

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500196-SINGAL VINEY & DUGGAL AMRISH & SARITA:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor. MK/hw/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-601-012

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential development
- Number of Lots: 20
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,301/5,920

Project Description

The plans show a proposed 20 lot single-family detached residential development located east of Linn Lane. The overall site is 2.5 acres with a density of 8.0 dwelling units per acre. The lots range in size from 3,301 square feet to 5,920 square feet and will generally be 25 feet to 53 feet wide and 74 feet to 119 feet long. Overall, a total of 12 lots will be accessed from a centrally located east-west oriented 48 foot wide public street which terminates in a 38 foot wide public stub street on the east side of the site, inclusive of 5 foot wide attached sidewalks located on both sides of the street. This street will be directly accessed from Linn Lane on the west side of the site. Seven lots will be accessed from a north-south oriented 48 foot wide public street, inclusive of 5 foot wide attached sidewalks on each side of the street. This north-south street branches off the main east-west public street, approximately 162 feet east of Linn Lane and terminates in a stub. Lot 20 is accessed directly from Linn Lane. Five foot wide detached sidewalks are provided along Linn Lane within common element areas. Lastly, the applicant is requesting to allow an alternative yard for Lot 20 only. With this request, the south property line will act as front, the west property line will act as street side, the north property line will act as rear, and the east property line will act as interior side.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|--|
| North | Ranch Estate Neighborhood (up to 2 du/ac) | RS3.3 (AE-65) | Single-family residential (duplex) |
| South | Compact Neighborhood (up to 18 du/ac) | RS20 & RS3.3 | Multi-family residential (four-plex) |
| East | Compact Neighborhood (up to 18 du/ac) | RM18 & CG (AE-65) | Single-family residential & senior housing |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-65) | Single-family residential |

Related Applications

| Application Number | Request |
|--------------------|--|
| PA-25-700050 | A plan amendment from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) is a companion item on this agenda. |
| ZC-25-0790 | A zone change from RS20 to RS3.3 is a companion item on this agenda. |
| WS-25-0791 | Waivers of development standards and design review for a single-family residential development is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The layout of the subdivision is orderly with lots on both sides of the internal streets. The lots are only accessible from internal and external local public streets and there are no double frontage lots, as common lots or other spaces are used to separate lots from the perimeter streets. Additionally, the lot sizes of the subdivision meet the requirements of the RS3.3 zoning district along with any applicable exceptions. This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the request matches the corresponding design review request. For these reasons, staff could support this request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 18, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Linn Lane;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Building Department - Addressing

- The street suffixes shall be spelt out;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0165-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES- NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118