

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0791-SINGAL VINEY & DUGGAL AMRISH & SARITA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** reduce curb return radius.

DESIGN REVIEWS for the following: **1)** alternative yards; and **2)** a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

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

RELATED INFORMATION:

APN:

140-21-601-012

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the height of a retaining wall along the north property line to 4 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 33% increase).
 - b. Increase the height of a retaining wall along the west property line to 4 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 33% increase).
 - c. Increase the height of a retaining wall along the south property line to 4 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 33% increase).
2.
 - a. Reduce the curb return radius for the north side of the intersection of Linn Lane and Roczen Way to 15 feet where 20 feet is required per Uniform Standard Drawing 222 and Section 30.04.08C (a 25% reduction).
 - b. Reduce the curb return radius for the west side of the intersection of Roczen Way and Tomac Court to 10 feet where 20 feet is required per Uniform Standard Drawing 222 and Section 30.04.08C (a 50% reduction).
 - c. Reduce the curb return radius for the east side of the intersection of Roczen Way and Tomac Court to 15 feet where 20 feet is required per Uniform Standard Drawing 222 and Section 30.04.08C (a 25% reduction).

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
- Number of Stories: 1 to 2
- Building Height (feet): 28
- Square Feet: 1,575/2,014 (Minimum/Maximum)

Site Plans

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.

Landscaping

Along Linn Lane, the street landscaping area will consist of a 5 foot wide landscape strip on each side of a 5 foot wide detached sidewalk. A total of 9 large trees are required along the Linn Lane frontage where a total of 13 large trees are provided, where not within sight visibility zones. The trees will be spaced approximately every 30 feet on center.

Elevations

The elevations show 5 different models with 2 to 3 possible exterior designs for the homes, for a total of 11 possible exterior design combinations. Each exterior corresponds with either a Modern, Mediterranean, or Craftsman style. Of the models provided, 4 of the models are 2 stories with 1 model type being single-story. The height of the homes will range from 15 feet to 27.2 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 1,575 square feet up to 2,014 square feet. Each model has 2 to 4 bedrooms with options that include walk-in closets, laundry rooms, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant's Justification

The proposed development will be in line with the density and architecture of surrounding developments with similarly zoned properties in the area. The proposed alternative lot orientation is justified as it will comply with existing zoning district setbacks and allow for the proposed home to be sited more appropriately. The increased retaining wall height is needed to maintain the necessary elevation for the site to properly drain. Additionally, the reduction in curb return radius dimensions is mitigated by the fact there will be limited traffic on the site and at the intersections affected.

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 & 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.
TM-25-500196	A tentative map for a 20 lot single-family residential subdivision 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

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. Overall, staff finds the increase in retaining wall height to be minimal given the characteristics of the area and would not significantly increase the height of the subject site over the surrounding properties. As a result, staff can support this request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

The purpose of reviewing alternative yards is to assure that the proposed orientations of the yards will not cause any undue burdens of the surrounding properties. Staff finds that in this case, only 1 lot will have an alternative yard orientation which is proposed to allow the proposed home to be sited more appropriately on the site. Additionally, the only adjacent property being affected is APN 140-21-601-010, and staff does not anticipate the request to cause any adverse affect on this parcel as the side yard of Lot 20 now becomes the rear yard with a greater setback. For these reasons, staff can support this request.

Design Review #2

Staff finds that the proposed residential development is similar in character to other medium to high density developments within the area. There are similar residential developments to the east of the subject site, to the south of Lake Mead Boulevard, and to the east of Sloan Lane. In addition, the proposed development will help to activate a long unused lot and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds the proposed architecture and garage styles are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed designs are attractive, modern, and fit the aesthetics of the 1 story ranch homes found to the northwest of the site and the 2 story homes found to the east of the site. Each lot is provided with sufficient access to the internal and external street systems and on-site parking is well provided. Additionally, street landscaping is provided in excess of Code requirements which should enhance the streetscape and help reduce heat island effects within the area. Staff finds the proposed subdivision supports Master Plan Policies 1.3.1, 1.3.2, 1.3.5, and 1.4.4, and Sunrise Manor Specific Policy SM-1.1, which encourage the development of new and varying housing units in older neighborhoods particularly through the development in-fill properties in ways which improve the livability of the neighborhood. For these reasons, staff can support this request.

Public Works - Development Review**Waiver of Development Standards #2**

Staff has no objection to reducing the curb radii for the intersections of Linn Lane and Roczen Way, and Tomac Court and Roczen Way. The development should see lower traffic volumes, thereby minimizing potential impacts from the curb radius modification.

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**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; 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.

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