

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0790-SINGAL VINEY & DUGGAL AMRISH & SARITA:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor (description on file). MK/gc (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: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that RS3.3 zoning is appropriate for the site since adjacent properties to the north and south are zoned RS3.3 with more intense zoning districts located to the east that are zoned RM18 and CG. The request will create a cohesive and harmonious urban environment the request promotes sustainable urban growth while addressing the community's evolving housing and development needs.

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 (AE-65) & CG	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.
WS-25-0791	Waivers of development standards and design review for a single-family residential development 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 the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is compatible with the surrounding area. The adjacent properties to the north are zoned RS3.3 and the properties to the south are zoned RS3.3 (although the immediate adjacent property to the south is split zoned RS20 & RS3.3). Furthermore, the adjacent properties to the east are zoned RM18 and CG, and the request for RS3.3 on the subject site will allow for a transition from the more intense zoned properties to the east to the RS20 zoned properties to the west. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location

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:

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