

03/18/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500025-DEJOHN MICHAEL:**

**TENTATIVE MAP** consisting of 15 single-family residential lots and common lots on 7.81 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action)

RELATED INFORMATION:

**APN:**

140-26-102-002; 140-26-102-003

**LAND USE PLAN:**

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.81
- Project Type: Single-family residential development
- Number of Lots: 15
- Density (du/ac): 1.92
- Minimum/Maximum Lot Size (square feet): 20,004/22,374 (gross) and 16,201/21,023 (net)

**Project Description**

The plans depict a proposed single-family residential development consisting of 15 lots on 7.81 acres. The density of the overall development is shown at 1.92 dwelling units per acre. The lot range in size from a minimum 20,004 square feet (gross) to a maximum 22,374 square feet (gross) and a minimum 16,201 square feet (net) to a maximum 21,023 square feet (net). The 15 single-family lots will be accessed from a 49 foot wide; east/west street via Morning Star Way. The east/west private street ends in an intersection with a north/south private street to the east. The east/west and north/south streets contain 5 foot wide sidewalks on both sides of the private streets. The east/west street terminates in an intersection with the north/south street. The north/south street terminates as a stub street to the north end, and as a cul-de-sac to the south end.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1595-01	Reclassify 34 acres from R-E to R-D and a special use permit for a planned unit development for 117 lot single family residential subdivision	Withdrawn	February 2002

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-1719-98	A street name change to create a consistent street name along the Los Feliz Street alignment on the east boundary of this site.	Approved by BCC	December 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Single-family residential & undeveloped

**Related Applications**

Application Number	Request
WS-25-0109	Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0110	A vacation and abandonment of portions of rights-of-way 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**

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Morning Star Way. This is not in compliance with Section 30.04.09C. Staff does not support the design of the subdivision and the waivers of development standards; therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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**

If approved:

- 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- 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 is advised that fire/emergency access must comply with the Fire Code as amended.

**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 #0418-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LGI HOMES-NEVADA, LLC

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