

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500052-BOULDER DIRT DEVELOPMENT, LLC:

TENTATIVE MAP consisting of 219 detached single-family residential lots and 16 common lots on 21.12 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.12
- Project Type: Single-family detached residential planned unit development
- Number of Lots: 219
- Density (du/ac): 10.37
- Minimum/Maximum Lot Size (square feet): 2,103/3,944

The plans depict a single-family residential detached development totaling 219 single-family lots and 16 common area lots on 21.12 acres located on the northeast side of Boulder Highway and the west side of US 95. The density of the overall development is shown at 10.37 dwelling units per acre. The lots range in size from a minimum acreage of 2,079 square feet to a maximum acreage of 3,174 square feet. The lots within the development are divided between 2 programming types: a large lot and a small lot product. The 2 types of lots are differentiated by a driveway length, lot size, and street access. The larger lots will usually have a 20 foot long driveway, will contain a lot size over 3,000 square feet, and will access a 43 foot wide street, while the smaller lots will have a 5 foot long driveway, will contain less than 3,000 square feet, and will access a 38 foot wide street. There will be 97 large lots provided with the remaining 127 lots being the small lot product. The larger lots are primarily found along the perimeter of the site with exception of the eastern perimeter block. The small lots are primarily found in the internal blocks and along the eastern perimeter of the site. Each lot will have 5 foot wide private access easement on 1 side to allow usable access to the side yard. The development will have sole access to Boulder Highway from a gated, varying 49 foot wide access street in the far western portion of the site. Additional emergency access is provided by a 24 foot wide gated driveway at the southern end of the development. Access to the lots is provided primarily by a 43 foot wide

street that accesses the main entry street and forms a loop around the development. Further access is provided to the interior lots by 38 foot wide streets off of the primary 43 foot wide street. Sidewalks are provided within the development primarily on 1 side within the interior of the development. These sidewalks varying in width between 4 feet and 5 feet and connect to Boulder Highway.

The landscape plans show that interior and street landscaping is being provided. Street landscaping is only being provided along Boulder Highway. This landscaping consists of a 10 foot wide landscape strip on property behind the existing attached sidewalk. This landscape strip contains only a mixture of medium to large shrubs with a 6 foot high CMU block wall behind the landscape strip.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0497-09	Reclassified a portion of the site from C-2 & H-2 zoning to C-2 zoning for a commercial development	Approved by BCC	October 2009
ZC-0031-08	Reclassified a portion of the site from R-V-P, R-1, & C-2 zoning to C-2 zoning for a 634 unit motel	Approved by BCC	February 2008
WS-0527-02	Increased the height of an off-premises sign	Approved by BCC	June 2002
ZC-1519-01	Reclassified a portion of the site from C-2 zoning to R-V-P zoning	Approved by BCC	February 2002
WS-0002-01	Allowed an off-premises sign	Approved by BCC	September 2001
ZC-1082-00	Reclassified a portion of the site from C-3 zoning to C-2 zoning for the implementation of Title 30	Approved by BCC	September 2000
VS-0699-94	Vacated and abandoned a portion of a flood control channel	Approved by BCC	September 1994
ZC-1168-94	Reclassified a portion of the site from H-2 zoning to C-3 zoning for a recreational vehicle sales lot	Approved by BCC	September 1994
ZC-1200-93	Reclassified a portion of the site from H-2 & R-E zoning to C-2 zoning for a 624 unit motel	Approved by BCC	August 1993
DR-0062-92	Permitted a mobile home to function as an office for a mobile home sales lot - expired	Approved by PC	June 1992
UC-056-75	Allowed a go-cart track, batting cages, and an office - expired	Approved by BCC	July 1975
VAC-017-72	Vacated and abandoned portions of McLaurie Avenue, Stratford Avenue, and Forest Street	Approved by BCC	July 1972

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo wash channel & outside storage yard
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult cabaret
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2, CG, & RS5.2	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the US 95 right-of-way is directly to the east of the subject site.

Related Applications

Application Number	Request
PA-24-700009	A Plan Admendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0236	A zone change from RS20, RS5.2, CG, & H-2 zones to an RS2 zone is a companion item on this agenda.
PUD-24-0237	A planned unit development with modifications to standards for a 219 lot single-family detached residential subdivision is a companion item on this agenda.
VS-24-0238	A vacation and abandonment of a portion of a flood control easement 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and matches the associated planned unit development design review. However, since staff does not support the associated planned unit development, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2024 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

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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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;
- Per the Clark County Amendments to the 2018 IFC, the minimum clear width of the Fire Apparatus Access Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11 852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0347-2023 to obtain your POC exhibit; and that flow contributions exceeding CCCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMY RENEEGRAYBILL

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