

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500045-AVENDANO PROPERTY DEVELOPMENT, INC:**

**TENTATIVE MAP** consisting of 24 single-family residential lots on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-18-301-002 through 140-18-301-005

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2674 & 2754 N. Pecos Road
- Site Acreage: 1.75
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 24
- Density (du/ac): 13.71
- Minimum/Maximum Lot Size (square feet): 2,007/5,390

Project Description

Access to the proposed subdivision is from Pecos Road to the west, with a 38 foot wide private street running east to west through the proposed subdivision. The private street terminates in a cul-de-sac on the east side of the subdivision and all lots will face into and are accessed from the private street. An attached sidewalk is proposed to remain along Pecos Road, and a proposed attached sidewalk runs along the private street throughout the subdivision.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-65)	Undeveloped with outdoor storage
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
West	City of North Las Vegas	R-1 (AE-65)	Single-family residential

## Related Applications

Application Number	Request
PA-26-700012	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0161	A zone change from RS20 to RS2 is a companion item on this agenda.
WS-26-0162	A waiver of development standards and a design review for a single-family residential townhome 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 an internal private street. The lots are only directly accessible from the private street and there are no double frontage lots proposed. The private street terminates in a cul-de-sac, which is the County's preferred turnaround within residential subdivisions. Additionally, the lot sizes of the subdivision meet the requirements of the RS2 zoning district. This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, since staff cannot support the associated waivers of development standards and design review, staff cannot support the tentative map.

#### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 3, 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

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;
- Traffic study and compliance;
- Off-site improvement permit will be required;

- Reconstruct any unused driveways with full off-site improvements.

**Building Department - Addressing**

- The street shown as Pecos Street on the vicinity map shall be shown as Pecos Road;
- 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; and to show on-site fire lane, turning radius, and turnarounds.

**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 #0480-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AVENDANO PROPERTY DEVELOPMENT, INC

**CONTACT:** LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
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