08/05/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0332-9 OF A KIND, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce back of curb radius; and **2)** modified private street sections in conjunction with a proposed single-family residential subdivision on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone.

Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:
161-10-202-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the back of curb radius to 15 feet where 20 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (a 25% reduction).
2. Allow an inverted crown on private streets where an "R" curb or "Roll" curb is required per Uniform Standard Drawing 210.S1.

LAND USE PLAN:
SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 32.36
- Project Type: Single-family detached development
- Number of Lots: 337 (single-family lots)/55 (common element)
- Density (du/ac): 10.34

History & Site Plan
PA-25-700017 and ZC-25-0220 were approved on the site on June 2025. The approved zone change reclassified the site to RM18 zoning but there was not a companion application associated with a proposed design for future development.

Currently with this application, there is a companion project for a proposed planned unit development for 337 single-family detached residential lots. Access is provided along the south property line adjacent to Vegas Valley Drive. All of the proposed lots face internally toward the proposed subdivision. The applicant is requesting to reduce the back of curb radii to 15 feet

where 20 is required for the internal private street configuration. Lastly, the applicant is requesting to allow an inverted crown on the proposed private street configuration within the subdivision.

Applicant's Justification

The applicant states these modifications are requested due to site constraints and the requested waivers for reduced radius return will still accommodate both passenger and emergency vehicles while the request for an inverted crown will allow the applicant to meet grading without adding steps or deepened footings to the buildings, and the modified sidewalk ramps

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0312	Vacation and abandonment of easements and right-of-way	Approved by PC	June 2025
ZC-25-0220	Zone change (no plans) from a PF Zone to RM-18 Zone	Approved by BCC	June 2025
PA-25-700017	Plan amendment from Public Use to Compact Neighborhood	Approved by BCC	June 2025
NZC-20-0051	Non-conforming zone change from P-F to R-2 with use permits, waivers of development standards, and design reviews for a planned unit development (PUD) - expired	Approved by BCC	October 2020
UC-0960-08	Use permit, waivers of development standards, and a design review for public utility structures - expired	Approved by PC	November 2008
ZC-1649-98	Zone change from R-E and C-2 to P-F, use permit, and waiver for golf course	Approved by BCC	December 1998
ZC-0096-98	Zone change from R-E and C-2 to P-F zoning for a clubhouse in conjunction with a golf course	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, RS20, & RS3.3	Las Vegas Wash Flood Control Channel & single-family residence
South	Public Use	PF & RS3.3	Single-family attached residence & City of Las Vegas Water Pollution Control Facility
East	Public Use & Business Employment	RS20, PF, & IP	Drainage canal & Nevada Power Substation
West	Compact Neighborhood (up to 18 du/ac)	RM-18	Single-family residences

Related Applications

Application Number	Request
PUD-26-0329	A planned unit development for 337 lot single-family detached residential subdivision is a companion item on this agenda.
TM-26-500086	A tentative map for 337 single-family detached 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.

Public Works - Development Review
Waiver of Development Standards #1
Staff has no objection to the request to reduce the back of curb radius. The reduction applies only to internal streets of the development that are expected to experience lower traffic volumes, which helps minimize any potential impacts.

Waiver of Development Standards #2
Staff cannot support the request to allow an inverted crown and cross slope street section, as these self imposed hardships can be addressed through a site redesign. The subject parcel is an undeveloped, raw piece of land, and there is no demonstrated reason the applicant cannot meet the minimum standards.

Staff Recommendation
Approval of waiver of development standards #1; denial of waiver of development standards #2.

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 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; 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout on Vegas Valley Drive with a 5 foot by 25 foot bus shelter pad behind the sidewalk in accordance with RTC standards;
- 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sloan Lane and Vegas Valley Drive improvement project;
- 90 days to record said separate document for the Sloan Lane and Vegas Valley Drive improvement project.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 161-10-202-001; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0614-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

COUNTY COMMISSION ACTION: July 22, 2026 – HELD – To 08/05/26 – per the applicant.

TAB/CAC: Sunrise Manor - approval.
APPROVALS:
PROTESTS:

APPLICANT: 9 OF A KIND, LLC
CONTACT: KRISTIN ESPOSITO, LAS VEGAS, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146