08/05/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**TM-26-500086-9 OF A KIND, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 337 single-family residential lots and 55 common lots 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)

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RELATED INFORMATION:

**APN:**
161-10-202-001

**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 residential lots)/55 (common lots)
- Open Space Required/Provided: 40,440/262,667
- Density (du/ac): 10.34
- Minimum/Maximum Lot Size (square feet): 1,670/3,295

Project Description
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 and this application was not associated with any proposed design for future development.

The applicant proposes 337 single-family detached homes within 32.36 acres. All of the proposed lots face internally to the site. Access is provided along the south property line adjacent to Vegas Valley Drive. The homes are front-loaded, with garages oriented towards the internal private streets, except for Lot 18, that is proposed as a side loading lot. The proposed development includes open space areas adjacent to the primary entries from Vegas Valley Drive.

**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 |

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| 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 |
|---|---|
| WS-26-0332 | Waivers of development standards for driveway geometrics and private street standards for a proposed single-family residential development is a companion item on this agenda. |
| PUD-26-0329 | A planned unit development for a proposed 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**
This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff is not supporting the proposed Tentative Map as submitted. Ultimately, staff is concerned with the numerous deviations from Title 30 standards for a site that is undeveloped and could be redesigned to align more closely with Title 30. Additionally, staff is not supporting the companion waiver of development standards via WS-26-0332 as well as PUD-26-0329. While the proposed development could help to activate a long-term unused area and is an in-fill development in the neighborhood, the density combined with the modified development standards of the proposed PUD will not be compatible with the character of the surrounding area. For these reasons, 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;
- 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.

**Building Department - Addressing**
- The street suffixes shall be spelt out;
- The directional prefixes shall not be included;
- 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**
- No comment.

**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.

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

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

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