

INDEPENDENCE
(TITLE 30)

DESERT INN RD/CABANA DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500147-SGG OAKS ROYAL LINKS, LLC:

TENTATIVE MAP consisting of 1,298 lots and common lots on 130.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

161-09-801-004

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 130.4
- Number of Units: 1,298
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 930 (gross and net)/1,925 (gross and net)
- Project Type: Attached single family residential planned unit development
- Open Space Required/Provided: 7.5 acres/41.69 acres

The plans depict an attached single family residential development situated on a 130.4 acre project site consisting of 1,298 residential lots with a density of 10 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The project site is bounded on the north by Vegas Valley Drive, the south by Desert Inn Road, the east by the City of Las Vegas Wastewater Treatment Plant, and the west by an existing single family residential development consisting of manufactured homes. The development consists of single family attached dwellings (2 plex buildings), 4 plex buildings with and without garages, and 6 plex buildings designed around 30 foot wide private streets. The minimum length of the driveways between the garage and private internal streets are 10 feet, necessitating a waiver of development standards reducing the setback from any street, drive aisle, sidewalk, or curb. The development is bisected by a proposed collector street, Sloan Lane, measuring 70 feet in width connecting to Desert Inn Road and Vegas Valley Drive. Sloan Lane features a roundabout located at the north and south portions of the street facilitating a connection to the interior private streets servicing the

development. Five foot wide detached, meandering sidewalks are located on both sides of Sloan Lane. Multiple sidewalks ranging between 4 feet to 5 feet in width, located between the townhouse units and along the private streets, offer pedestrian connectivity throughout the development. Parking consists of garage parking for residents and surface parking for both residents and visitors. The development requires 3,208 parking spaces where 3,227 parking spaces are provided. The minimum and maximum lot sizes within the development are 930 square feet and 1,925 square feet, respectively. A minimum building setback of 10 feet is provided around the perimeter of the site. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 5 feet
- Interior side setback – zero feet
- Side street corner setback – 10 feet
- Perimeter setback – 10 feet
- Courtyard wall setback – zero feet
- Patio setback – 1 foot
- Building separation – 7 feet

Landscaping

Street landscaping consists of a 15 foot wide area, including 5 foot wide detached sidewalks located along Desert Inn Road and Vegas Valley Drive. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 15 foot wide landscape area, including a 5 foot wide detached, meandering sidewalk, is located on both sides of Sloan Lane. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A landscape area measuring between 105 feet to 270 feet in width is located along the east portion of the project site. The existing 6 foot high wall along the east property line, adjacent to the City of Las Vegas Wastewater Treatment Plant, will be increased by an additional 6 feet. A 5.5 foot wide landscape area, with large evergreen trees planted 20 feet on center per Code requirements, is located along the west property line adjacent to the existing single family residential development. An existing 6 foot high block wall is also located along the west property line.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Reclassified the project site from P-F to R-2 zoning for an attached single family residential planned unit development - the use permit for the PUD, associated waivers and design reviews were denied without prejudice by the BCC	Approved by BCC	October 2020
ZC-1611-05	Reclassified the site from P-F to R-2 zoning with a residential planned unit development - expired	Held per applicant	June 2006
ZC-1649-98	Reclassified the site from R-E and C-2 zoning to P-F zoning, with a use permit for the overall golf course site	Approved by BCC	December 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0096-98	Reclassified a 4.3 acre portion from R-E to C-2 zoning to relocate the previously approved clubhouse	Approved by BCC	March 1998
VC-0095-98	Reduce setbacks for a pedestrian bridge over Vegas Valley Drive	Approved by BCC	February 1998
ZC-1663-97	Reclassified a 10 acre portion from R-E to C-2 zoning for a clubhouse, with a use permit for a 145 acre golf course	Approved by BCC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Public Facilities	R-T, P-F, R-3, & R-2	Single family residential & golf course
South	Residential Suburban (up to 8 du/ac) & Public Facilities	R-2 & O-S	Single family residential (Stallion Mountain development)
East	Industrial & Public Facilities	P-F	City of Las Vegas Wastewater Treatment Plant
West	Residential Suburban (up to 8 du/ac)	R-T	Single family residential

Related Applications

Application Number	Request
VS-21-0508	A vacation and abandonment of right-of-way is a companion item on this agenda.
UC-21-0507	A use permit for an attached single family residential planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map;
- Applicant to coordinate with Public Work for a cost contribution for the Desert Inn Road improvements.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;

- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

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

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 #0129-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval (applicant to continue to work with Public Works to determine if additional access points are needed from the development onto Desert Inn Road or Vegas Valley Drive).

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC.

CONTACT: CINDIE GEE, GCW ENGINEERING, 1555 SOUTH RAINBOW BLVD, LAS VEGAS, NV 89146