

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500200-A & J RENTALS, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 6 single-family residential lots on 1.62 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

140-34-103-004

**LAND USE PLAN:**

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.62
- Project Type: Single-family residential
- Number of Lots: 6
- Density (du/ac): 3.7
- Minimum/Maximum Lot Size (square feet): 7,673/9,719 (net)/ 10,979/11,708 (gross)
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 2,950 to 4,286 (proposed residences)

Project Description

The plans depict a proposed 6 lot single-family residential subdivision with access from Fogg Street. The proposed private street is oriented east to west and terminates with a proposed hammerhead cul-de-sac on the west side of the subdivision. All 6 lots will face toward the private street. Detached sidewalks are provided along the east property line adjacent to Fogg Street. Lastly, there is a 10 foot wide drainage easement along the west and north property lines.

**Prior Land Use Requests**

| <b>Application Number</b>    | <b>Request</b>   | <b>Action</b>  | <b>Date</b>   |
|------------------------------|--|----------------|---------------|
| ET-25-400135<br>(WS-24-0547) | Second extension of time to allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height | Approved by PC | February 2026 |

**Prior Land Use Requests**

| <b>Application Number</b>    | <b>Request</b>  | <b>Action</b>   | <b>Date</b>   |
|------------------------------|---|-----------------|---------------|
| ET-25-400069<br>(WS-24-0547) | First extension of time to allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height                               | Approved by PC  | August 2025   |
| WS-24-0547                   | Waiver of development standards for an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height                            | Approved by PC  | December 2024 |
| WS-20-0373                   | Waiver of development standards for a single-family residential development to access a collector street, modified driveway standards, and increased finished grade - expired | Approved by BCC | October 2020  |

**Surrounding Land Use**

|                      | <b>Planned Land Use Category</b>                    | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|----------------------|---|----------------------------------|---------------------------|
| North, South, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20                             | Single-family residential |
| East                 | Ranch Estate Neighborhood (up to 2 du/ac)           | RS20                             | Single-family residential |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| ZC-25-0833                | Zone change from RS20 to RS10 zoning is a companion item on this agenda.   |
| VS-25-0835                | Vacation and abandonment of right-of-way is a companion item on this agenda.   |
| WS-25-0834                | Waivers of development standards and design review for a single-family residential 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 proposed tentative map includes a hammerhead cul-de-sac in lieu of a standard cul-de-sac and the applicant has not provided a suitable justification in support of an alternative street design. In addition, staff has recommended denial of the accompanying waivers of development standards and design review which could result in design changes that affect the layout of the tentative map; therefore, 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;
- Full off-site improvements;
- 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.

### **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**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0393-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** March 18, 2026 – HELD – To 05/20/26 – per the applicant.

**APPLICANT:** PHILIP WAKEFIELD

**CONTACT:** ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183