08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0833-A & J RENTALS, LLC:

HOLDOVER ZONE CHANGE to reclassify 1.62 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone.

Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor (description on file). TS/gc (For possible action)

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
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the request for RS10 zoning is necessary to accommodate the desired lot size for residential development. Furthermore, RS10 zoning will not adversely impact the surrounding area and will seamlessly integrate with the Sunrise Manor community.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400135 (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
ET-25-400069 (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	Allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	December 2024

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0373	Allow 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

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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

Application Number	Request
WS-25-0834	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0835	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
TM-25-500200	A tentative map for a 6 lot single-family residential subdivision is companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Zone Change
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS10 zoning is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site and is compatible with the surrounding area. There are a number of existing RS10 zoned subdivisions to the west located between Fogg Street and Sloan Lane. Furthermore, although the adjacent subdivision to the southwest is zoned RS20, the development was built as a PUD with lots as small as 12,000 square feet. The abutting RS20 zoned and Ranch Estate Neighborhood (RN) planned subdivision to the east will not be adversely impacted since an 80 foot wide collector street (Fogg Street) separates the site from the subdivision. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for RS10 zoning is appropriate for this location.

Staff Recommendation
Approval.

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:

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 #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: 2
PROTESTS: 15

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

COUNTY COMMISSION ACTION: May 20, 2026 – HELD – To 08/05/26 – per the applicant.

APPLICANT: PHILIP WAKEFIELD
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