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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0835-A & J RENTALS, LLC:

HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Fogg Street located between Bonanza Road and Linden Avenue within Sunrise Manor (description on file). TS/sd/cv (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
The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk along Fogg Street.

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
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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
ZC-25-0833	A zone change from RS20 to RS10 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.
TM-25-500200	A tentative map for a 6 lot single-family residential subdivision 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
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

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:

Comprehensive Planning
- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- Drainage study and compliance;

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing
- No comment.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No objection.

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