08/05/26 BCC AGENDA SHEET

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)

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

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

Prior Land Use Requests

Application Number	Request	Action	Date
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	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

	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
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 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.

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