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

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0288-CITY OF LAS VEGAS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate drainage study in conjunction with a proposed minor subdivision on 31.7 acres in a PF (Public Facility) Zone.

Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/ji/kh (For possible action)

RELATED INFORMATION:

APN:
161-10-701-015

WAIVER OF DEVELOPMENT STANDARDS:
Eliminate the drainage study where required per Section 30.04.08B.

LAND USE PLAN:
SUNRISE MANOR - PUBLIC USE

BACKGROUND:
Project Description
General Summary
- Site Address: 6211 Vegas Valley Drive
- Site Acreage: 31.7
- Project Type: Minor subdivision

Site Plan
The site plan depicts a proposed 3 lot parcel map on the south side of Vegas Valley Drive, which is requested with MSM-26-600013. Lot 1 is positioned at the northeast portion of the site, fronting Vegas Valley Drive. Lots 2 is situated immediately south of Lot 1, and Lot 3 is located to the south of Lot 2. The portion of the site identified as Lot 2 and 3 was previously approved and currently operates as a solar field. The existing solar field within the boundary of Lot 2 will be eliminated to accommodate a multi-family residential development. Lot 3 will continue to house the existing solar facility. A drainage study is required as part of the minor subdivision request; however, the applicant is deferring the drainage study to be done as part of the proposed multi-family residential development.

Applicant's Justification
The applicant states there will be a drainage study conducted upon approval of the future multi-family residential development. The waiver will allow the parcel map to move forward independently from the approval of the proposed multi-family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-26-0259	Design Review for multi-family residential development	Approval by PC	July 2026
PA-26-700022	Plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN)	Approval by PC	July 2026
ZC-26-0257	Zone change to reclassify the site from PF to RM32	Approval by PC	July 2026
VS-26-0258	Vacation and abandonment of a portion of right-of-way	Approval by PC	July 2026
ADET-0779-12 (ZC-0429-09)	First extension of time for a solar photovoltaic facility	Approved by ZA	September 2012
VS-0462-10	Vacation and abandonment a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009
NZC-0096-04	Non-conforming zone change for a 20 acre portion of the site from M-1 to RUD zoning-expired	Approved by BCC	May 2004
NZC-0095-04	Non-conforming zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
VS-26-0289	Vacation and abandonment of a portion of a right-of-way is a companion item on this agenda.
PA-26-700022	**A plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a related item on this agenda.**
ZC-26-0257	**A zone change for a portion of the site from PF to RM32 is a related item on this agenda.**
VS-26-0258	**A vacation and abandonment for a portion of right-of-way is a related item on this agenda.**
DR-26-0259	**A design review for a multi-family residential development on a portion of the site is a related 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
Public Works - Development Review
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff has no objection to eliminating the drainage study requirement for the parcel map, as the drainage study is required with application DR-26-0259 on this parcel.

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

- Applicant is advised within 2 years from the approval date the application must commence 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 and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0283-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimate may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: July 8, 2026 – HELD – To 08/05/26 – per the applicant.

APPLICANT: MARK MULHALL
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN ROAD, LAS VEGAS, NV 89115