

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700050-SINGAL VINEY & DUGGAL AMRISH & SARITA:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) on 2.50 acres.

Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor. MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-21-601-012

EXISTING LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the Compact Neighborhood (CN) land use category is appropriate for the site since the request promotes sustainable urban growth while addressing the community’s evolving housing and development needs. A higher density development makes better use of limited land resources by accommodating more residents and amenities within the same footprint. This approach aligns with smart growth principles and reduces urban sprawl. Furthermore, the adjacent properties to the east and south are already planned for Compact Neighborhood (CN) uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 (AE-65)	Single-family residential (duplex)

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Multi-family residential (four-plex)
East	Compact Neighborhood (up to 18 du/ac)	RM18 (AE-65) & CG	Single-family residential & senior housing
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential

Related Applications

Application Number	Request
ZC-25-0790	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0791	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500196	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

The proposed Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. The adjacent properties to the east and south are currently planned for Compact Neighborhood (CN) uses. Although the adjacent properties to the north are planned for Ranch Estate Neighborhood (RN) uses, the properties are zoned RS3.3, which is not conforming

to the Ranch Estate Neighborhood (RN) land use category. However, RS3.3 is conforming to the Compact Neighborhood (CN) land use category. Furthermore, a duplex is built on one of the adjacent properties to the north which is listed as one of the intended primary land uses in the Compact Neighborhood (CN) land use category in the Master Plan. The adjacent property to the south, although split zoned with RS20 and RS3.3 zoning, is constructed with a fourplex which is also an intended primary land use in the Compact Neighborhood (CN) land uses category in the Master Plan. 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 the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, 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.

PLANNING COMMISSION ACTION: January 20, 2026 – ADOPTED – Vote: Unanimous Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST: 11 cards, 1 letter

APPLICANT: LGI HOMES-NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR LAND USE PLAN MAP
OF THE CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on January 20, 2026, the Clark County Planning Commission adopted an amendment to the Sunrise Manor Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on February 18, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt and amend the Sunrise Manor Land Use Plan Map by:

PA-25-700050 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-21-601-012 from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN). Generally located east of Linn Lane and north of Lake Mead Boulevard.

PASSED, APPROVED, AND ADOPTED this 18th day of February, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK