

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0220-9 OF A KIND, LLC:

ZONE CHANGE to reclassify 32.36 acres from a PF (Public Facility) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor (description on file). TS/mc (For possible action)

 RELATED INFORMATION:
APN:

161-10-202-001

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: NA
- Site Acreage: 32.36
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests a zone change to RM18 (Residential Multi-Family 18) for a future residential development. The site is surrounded by similar land use categories and is surrounded by an arterial and collector street and a flood control channel, states the applicant. There is a developing townhome project south of the subject site across Vegas Valley Drive that is consistent with the proposed RM18 zoning.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Zone change for a planned urban development - expired	Approved by BCC	October 2020
ZC-1649-98	Zone change from R-E to P-F zoning for a golf course	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood & Public Use	RS3.3 & RS20	Flood channel (Las Vegas Wash) & single-family residential subdivision
South	Public Use	P-F & R-2	City of Las Vegas water treatment facility & single-family residential subdivision
East	Public Use & Business Employment	RS20 & IH	NV Energy substation
West	Compact Neighborhood	RM18	Single-family residential subdivision

Related Applications

Application Number	Request
PA-25-700017	Plan amendment from Public Use to Compact Neighborhood is a 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**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. There is an existing RM18 zoned subdivision located west of the subject site across Sloan Lane. In the surrounding area there are 4 other RM18 zoned subdivisions, as well as numerous other existing subdivisions zoned RS5.2 and RS3.3. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for RM18 is appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, the 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: May 6, 2025 – APPROVED – Vote: Unanimous
Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 161-10-202-001; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the District is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 1 card

PROTESTS: 3 cards

APPLICANT: 9 OF A KIND, LLC

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