

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700028-T-BIRD PLAZA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres.

Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action)

RELATED INFORMATION:

APN:

140-07-601-012; 140-07-601-018 through 140-07-601-020

EXISTING LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:**Project Description**

General Summary

- Site Address: 3603 N. Las Vegas Boulevard
- Site Acreage: 7.01
- Existing Land Use: Existing shopping center and undeveloped property

Applicant's Justification

The applicant states the site has been operating as a commercial retail shopping center (Thunderbird Plaza) for several decades. The subject site consists of four parcels and is located on the northwest corner of Las Vegas Boulevard and Lamb Boulevard. The subject parcels have a land use designation of Business Employment (BE) with a small portion of the site at the northeast corner having a Mid-Intensity Suburban Neighborhood (MN) designation. The applicant indicates by changing the land use category to Corridor Mixed-Use (CM) will help support a mix of retail, restaurants, office, and service commercial uses that already exist at this shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0237	Personal services (beauty salon) and permanent make-up	Approved by PC	July 2023
UC-22-0599	Personal service (beauty salon)	Approved by PC	December 2022
UC-0379-12	Allowed check cashing in an H-2 zone - expired	Approved by BCC	October 2012
ZC-0020-06	Reclassified this site to C-2 zoning and expansion of a shopping center - expired	Approved by PC	April 2006
ZC-1511-05	Reclassified APN: 140-07-601-018 to C-2 zoning for a retail building in conjunction with an existing shopping center	Approved by BCC	November 2005
UC-1443-00	Retail building	Approved by PC	October 2000
UC-0389-00	Allowed auto repair	Approved by PC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Business Employment	CG	Commercial building with gasoline sales
East	Business Employment	H-2	Convenience store & undeveloped
West	Public Use & Business Employment	P-F & H-2	Alexander Villas Park & a retail building

Related Applications

Application Number	Request
ZC-25-0430	A zone change from H-2 to CG 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 Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. Several similar commercial centers exist along this portion of North Las Vegas Boulevard. The request complies with Policy SM-2.5 of the Master Plan which supports opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise Manor, and Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) 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: August 5, 2025 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 2 cards

PROTEST:

APPLICANT: T-BIRD PLAZA, LLC

CONTACT: G. C. GARCIA, INC. C/O MELISSA EURE, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR 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 August 5, 2025, 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 September 3, 2025, 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-25-700028 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN's 140-07-601-012, 018, 019, and 020 from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM). Generally located on the north side of Las Vegas Boulevard and west side Lamb Boulevard.

PASSED, APPROVED, AND ADOPTED this 3rd day of September, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK