

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700017-9 OF A KIND, LLC:

PLAN AMENDMENT to redesignate the land use category from Public Use (PU) to Compact Neighborhood (CN) on 32.36 acres.

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

RELATED INFORMATION:

APN:

161-10-202-001

EXISTING LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

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 Master Plan amendment to Compact Neighborhood (CN) for the purpose of rezoning the property to RM18. The site is surrounded by consistent land use categories and serves as a transitional land use. The amendment request responds to the urgent need for infill developments in the County. One characteristic of the Compact Neighborhood (CN) category is to support a wide range of housing types at various densities, states the applicant.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Zone change to R-2 for a PUD - expired	Approved by BCC	October 2020
ZC-1649-98	Zone change from R-E to P-F 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
ZC-25-0220	Zone change from PU to RM18 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 Public Use (PU) to Compact Neighborhood (CN). Intended primary uses in the Compact Neighborhood category include single-family homes, townhomes and multiplex developments. The subdivision east of the subject site is designated Compact Neighborhood (CN). South of the subject parcel is an existing development with single-family homes and townhomes.

The request for Compact Neighborhood (CN) is compatible with the surrounding area. The parcel is accessed via a collector street, Vegas Valley Drive. This thoroughfare should be able to accommodate any increased traffic due to future development on the site. The request complies with Policy 1.4.4 of the Master Plan, which encourages infill development and redevelopment in

established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. 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 will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m. unless otherwise announced.

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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC: Sunrise Manor – approval.

APPROVALS:

PROTEST:

APPLICANT: 9 OF A KIND, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE SNRISE 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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on May 6, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

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

PA-25-700017 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 161-10-202-001 from Public Use (PU) to Compact Neighborhood (CN). Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor.

PASSED, APPROVED, AND ADOPTED this 6th day of May, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY