

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700045–FB RIVIERA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres.

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

RELATED INFORMATION:

APN:

140-07-601-014

EXISTING LAND USE PLAN:

SUNRISE MANOR – BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

SUNRISE MANOR – CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3601 Las Vegas Boulevard N.
- Site Acreage: 0.96
- Existing Land Use: Retail building

Applicant's Justification

The applicant states that the request for the Corridor Mixed-Use (CM) land use category is consistent with the historical commercial use of the property and matches the recently approved plan amendment for CM that was approved for the adjacent properties to the north and east within the same shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0463-01	Administrative design review for a retail building	Approved by ZA	June 2001
UC-278-85	Use permit for a shopping center	Approved by PC	December 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG (AE-70 & APZ-2)	Shopping center
South & West	Public Use	PF (AE-70 & APZ-2)	Alexander Villas Park

Related Applications

Application Number	Request
ZC-25-0736	A zone change from H-2 to CG zoning 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 .

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) 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.

There are a number of commercial uses located along this stretch of Las Vegas Boulevard North. Historically, the site has been used for commercial purposes. Furthermore, the adjacent properties to the north and east which are a part of the same shopping center were recently approved for the Corridor Mixed-Use (CM) land use category. Approval of the subject request would allow for the overall shopping center to have a consistent land use designation. 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. 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 will be forwarded to the Board of County Commissioners' meeting for final action on January 7, 2026 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, , and/or the Nevada Revised Statutes.

STAFF ADVISORIES:**Fire Prevention Bureau**

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: FB RIVIERA, LLC

CONTACT: JENICA WESTERMAN, 3016 LANTERN LANE, LAS VEGAS, NV 89107

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 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 December 2, 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-25-700045 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-07-601-014 from Business Employment (BE) to Corridor Mixed-Use (CM). Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard.

PASSED, APPROVED, AND ADOPTED this 2nd day of December, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY