

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700018-JAB HOLDING, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres.

Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-21-701-004

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.46
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for the Neighborhood Commercial (NC) land use category is compatible with the surrounding area since the adjacent properties to the east and west are currently zoned Commercial General (CG) with additional commercial properties located on the north side of Lake Mead Boulevard. The proposed Neighborhood Commercial (NC) land use category will also provide a benefit to the community by allowing for additional commercial services in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS3.3 & CG (AE-65)	Undeveloped & commissary
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Commercial building
West	Neighborhood Commercial	CG	Undeveloped

Related Applications

Application Number	Request
ZC-25-0221	A zone change to reclassify the site from RS3.3 to CG is a companion item on this agenda.
WS-25-0223	A waivers of development standards and design review for a retail/commercial facility is a companion item on this agenda.
VS-25-0222	A vacation and abandonment for a portion of right-of-way being Lake Mead Boulevard 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 Compact Neighborhood (CN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Neighborhood Commercial (NC) land use category on the site is compatible with the surrounding area. The adjacent parcel to the west is already planned for Neighborhood Commercial (NC) uses and is zoned CG, while the north half of the adjacent parcel to the east that fronts Lake Mead Boulevard is currently zoned CG which is conforming to the Neighborhood Commercial (NC) land use category. Additionally, the properties to the north across Lake Mead Boulevard are either planned and/or zoned for commercial uses. Furthermore, the site is located along an arterial street (Lake Mead Boulevard) which should be able to

accommodate any increase in traffic from a commercial use. The request complies with Policy SM-1.1 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 Neighborhood Commercial (NC) 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: JAB HOLDING, LLC

CONTACT: JAMES CHILDS, 7510 APPLE SPRINGS AVENUE, LAS VEGAS, NV 89131

**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 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-25-700018 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-21-701-004 from Compact Neighborhood (CN) to Neighborhood Commercial (NC). Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane.

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

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY