

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700012-AVENDANO PROPERTY DEVELOPMENT INC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.75 acres.

Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-18-301-002 through 140-18-301-005

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2674 & 2754 N. Pecos Road
- Site Acreage: 1.75
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that due to the small size of the property and its location along a highly trafficked arterial street (Pecos Road), the current land use category of Mid-Intensity Suburban Neighborhood (MN) is no longer appropriate for the site. The site is more suitable for a higher density residential use, such as what the proposed Compact Neighborhood (CN) land use category allows. The request will stimulate reinvestment and revitalization in the area by allowing compatible, newer housing to the area at an attainable price. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-65)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
West	City of North Las Vegas	R-1 (AE-65)	Single-family residential

Related Applications

Application Number	Request
ZC-26-0161	A zone change from RS20 to RS2 is a companion item on this agenda.
WS-26-0162	A waiver of development standards and a design review for a single-family residential townhome development is a companion item on this agenda.
TM-26-500045	A tentative map for a 24 lot single-family residential subdivision 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 Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. Properties in the area with direct access to Pecos Road (an arterial street) have been transitioning to higher density residential and/or commercial uses. Although an RS20 zoned property is located on the adjacent property to the north, the home has been demolished and the property is currently being used for non-permitted outdoor storage. Given

the limited size of the subject property and its location on an arterial street, a higher density residential land use category is more appropriate for the site. The site has been undeveloped for over 15 years and has a history of Clark County Public Response Office reports of graffiti and vagrant camps on the property. The change to the Compact Neighborhood (CN) land use category may spur development with the increased density allowed, and therefore, eliminate some of the issues and nuisances plaguing the site and impacting the surrounding neighborhood. The request complies with Policy SM-1.1 of the Master Plan 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 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 3, 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, Title 30, and/or the Nevada Revised Statutes.

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: AVENDANO PROPERTY DEVELOPMENT INC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**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 5, 2026, 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-26-700012 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN's 140-18-301-002 through 005 from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Generally located east of Pecos Road and south of Alto Avenue.

PASSED, APPROVED, AND ADOPTED this 5th day of May, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____

EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY