

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0161-AVENDANO PROPERTY DEVELOPMENT, INC.:

ZONE CHANGE to reclassify 1.75 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

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

RELATED INFORMATION:

APN:

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

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 the proposed RS2 zoning aligns well with the adjacent residential area, as the site is surrounded by other single-family residential developments. The proposed RS2 zoning will allow for new and diverse housing options to the area at an attainable price point.

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
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
PA-26-700012	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) 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 APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS2 zoning 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 smaller lot zoning district with higher density may be 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 RS2 zoning district may spur development, 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 RS2 zoning is appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, 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: May 5, 2026 – APPROVED – Vote: Unanimous
Absent: Stone

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)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0480-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 2 cards

PROTESTS: 4 cards

APPLICANT: AVENDANO PROPERTY DEVELOPMENT, INC.

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