

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700022-LRLJ, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 4.99 acres.

Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment), and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-002

EXISTING LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1758 N. Nellis Boulevard
- Site Acreage: 4.99
- Existing Land Use: Undeveloped

Applicant's Justification

This request for the subject parcels is related to applications for a proposed single-family residential development on a total of 10.71 acres that are related items on this agenda. Currently, the overall site is under 2 master plan categories being Corridor Mixed-Use (CM) and Compact Neighborhood (CN). More specifically, the subject parcels (APN: 140-21-401-007 and 140-21-405-002) have either split planned land use with both Corridor Mixed-Use (CM) and Compact Neighborhood (CN) or just Corridor Mixed-Use (CM) on the property. The applicant is proposing a future compact single-family residential subdivision consisting of 87 lots. With that, the applicant proposes a Master Plan Amendment for the subject parcels to Compact Neighborhood (CN) for uniformity over the entire development. According to the applicant, in-fill development should support more varied housing options type, density, and price point that allow residents to remain in the neighborhood regardless of age, family structure, or income. Additionally, the Master Plan envisions that "Sunrise Manor, over time, through compatible in-

fill and redevelopment, establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit-supportive centers.”

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3, & CG	Multi-family residential complex, single-family residential homes, vehicle sales & repair shop
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales & retail building
East	Ranch Estates Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential homes
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development

Related Applications

Application Number	Request
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 is a companion item on this agenda.
WS-25-0276	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way being Ringe Lane is a companion item on this agenda.
TM-25-500066	A tentative map for an 87 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 Corridor Mixed-Use (CM) to Compact Neighborhood (CN) which allows residential development up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood 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.

Staff finds the request for the Compact Neighborhood (CN) land use category appropriate for this location. The majority of APN 140-21-401-007 is already planned for Compact Neighborhood (CN) and parcels along 3 sides of APN 140-21-405-002 are also planned Compact Neighborhood (CN). Designating these parcels to Compact Neighborhood (CN) will provide uniform land use with the adjacent parcels, which with the subject parcels are part of a proposed single-family residential development. Furthermore, Compact Neighborhood would be an appropriate transition between the CG Zone and commercial businesses along Nellis Boulevard to the west and the RS20 and RS3.3 zoned single-family residential uses to the east. 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; and Policy 1.1.2 which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for the Compact Neighborhood land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: May 20, 2025 – ADOPTED – Vote: Unanimous
Absent: Gibson

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 2 cards

PROTEST: 3 cards

APPLICANT: LGI HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR 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 Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on May 20, 2025, the Clark County Planning Commission adopted an amendment to the Sunrise Manor Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on June 18, 2025, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

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

PA-25-700022 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN's 140-21-401-007 and 140-21-405-002 from Corridor Mixed-Use (CM) and Compact Neighborhood (CN) to Compact Neighborhood (CN). Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment); and the east side of Nellis Boulevard, 160 feet north of Owens Avenue.

PASSED, APPROVED, AND ADOPTED this 18th day of June, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK