

PLAN AMENDMENT  
(TITLE 30)

**UPDATE**  
LAS VEGAS BLVD N/LAMB BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**PA-23-700025-BWNV, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 7.7 acres.

Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

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RELATED INFORMATION:

**APN:**  
140-07-702-002; 140-07-702-003

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 3654 Las Vegas Boulevard North
- Site Acreage: 7.7

Applicant's Justification

The applicant states Las Vegas Boulevard North and Lamb Boulevard have transitioned over the past 15 years with a combination of commercial and design manufacturing office warehouse uses; however, very little development has occurred in recent years. The proposed change to Industrial Employment (IE) will diversify the economic base in conjunction with the existing Corridor Mixed-Use (CM) and Business Employment (BE) found in the area. The IE designation will provide for an increased mix of industrial uses that will help revitalize the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-19-1005	Reclassified APN 140-07-702-003 from R-T to M-D zoning for a vehicle repair facility with accessory outside storage	Approved by BCC	May 2020
TM-19-500267	1 lot commercial subdivision on APN 140-07-702-003	Approved by BCC	May 2020

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Use & Business Employment	P-F, C-2, & H-2	Alexander Villas Park & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	C-2 & M-D	Convenience store with gas pumps, warehouse building, & mini-warehouse facility
West	Business Employment	R-E, C-2, & H-2	RV park, trailer sales, motel, & tavern

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0541	A zone change to reclassify the site from H-2 & M-D to M-1 zoning; use permits to allow vehicle (trailer) repair and sales in APZ-2, waiver of development standards for alternative street landscaping, and design reviews for an office/warehouse complex with outside storage, vehicle (trailer) repair and sales, and finished grade is a companion item on this agenda.
TM-23-500113	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of the Master Plan and Title 30.

**Analysis****Comprehensive Planning**

The applicant requests a change from Business Employment (BE) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment land use designation include manufacturing and heavy industry. Supporting land uses include manager's office or residence and other supporting uses.

Staff finds the request for the Industrial Employment (IE) land use designation appropriate for this location. There are several industrial uses in the surrounding area including M-1 zoned properties, which are conforming to the IE land use designation, located within 900 feet to the northeast, southeast, and southwest of the site. Although the adjacent property to the southwest is zoned H-2 and R-E with an existing RV Park, motel, and tavern, the adjacent site is owned by the same property owner as the subject property. IE is also appropriate for the site since the property is located within the Nellis Air Force Base flight path and in the APZ-2 Airport Environs Overlay District where industrial uses with low density of people is encouraged. Therefore, the request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base. The request also complies with Policy SM-1.3 which promotes supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible in-fill and redevelopment.

**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:** October 3, 2023 – ADOPTED – Vote: Unanimous  
**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:** 1 letter

**PROTEST:**

**APPLICANT:** BRENT CHILDRESS

**CONTACT:** LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
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 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 October 3, 2023, 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 November 8, 2023, 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-23-700025 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APNs 140-07-702-002 and 140-07-702-003 from Business Employment (BE) to Industrial Employment (IE). Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard.

**PASSED, APPROVED, AND ADOPTED this 8<sup>th</sup> day of November, 2023.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_

JAMES B. GIBSON, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK