

11/21/23 PC AGENDA SHEET

PLAN AMENDMENT  
(TITLE 30)

LAS VEGAS BLVD N/LAMONT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-23-700031-AVALON PARTNERSHIP GROUP, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE) on 5.8 acres.

Generally located 30 feet north of Las Vegas Boulevard North and 380 feet west of Lamont Street within Sunrise Manor. MK/mc (For possible action)

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RELATED INFORMATION:

**APN:**

140-05-801-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 5.8

Applicant's Justification

The applicant states that redesignating this parcel to BE will allow for a future rezoning with 4 other adjacent parcels, also designated as BE, for a future warehouse project. According to the applicant, the proposed land use change will meet a number of goals and policies within the Master Plan. More specifically, the applicant states that the proposed Plan Amendment will meet Goal 1 in the Master Plan which encourages reinvestment in established areas and Goal 5.1 which encourages compatible development of businesses that provide an employment base.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0548-02	Reclassified 13.5 acres from R-4 to RUD zoning for a single family subdivision with a use permit for a planned unit development	Approved by BCC	May 2002
ZC-1615-00	Reclassified 13.3 acres from R-E and H-2 to R-4 zoning for an apartment complex - expired	Approved by BCC	January 2001

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
South	Business Employment	C-2	Commercial building
East	Business Employment	RUD	undeveloped

### **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 Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE). Intended primary land uses in the proposed BE land use category include office and professional, light manufacturing, and public facility uses.

Staff finds the request for the Business Employment (BE) land use category appropriate for this location. The property abuts Las Vegas Boulevard North, and a number of parcels directly south of, and adjacent to, that street are also designated as Business Employment (BE). The property adjacent to this parcel to the east is also designated BE.

Property along Las Vegas Boulevard North in this area is generally zoned for commercial or office uses, with a land use designation of commercial or light industrial. The BE land use category would also be compatible with Nellis Air Force Base, considering the proximity of the site to the base. The request complies with Policy SM-5.1 of the Master Plan to encourage the compatible development of businesses that provide an employment base near the residents of Sunrise Manor. The request also complies with Policy SM-5.2 to encourage development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the Airport Environs Overlay (AEO) District.

#### **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 December 20, 2023, 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:**

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** AVALON PARTNERSHIP GROUP, LLC

**CONTACT:** JAMES GRINDSTAFF, 2608 MOUNTAIN RAIL DRIVE, NORTH LAS VEGAS, NV 89084

**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 November 21, 2023, 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-23-700031 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-05-801-005 from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE). Generally located 30 feet north of Las Vegas Boulevard North, 380 feet west of Lamont Street.

**PASSED, APPROVED, AND ADOPTED this 21st day of November, 2023.**

**CLARK COUNTY PLANNING COMMISSION**

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

STEVEN D. KIRK, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY