

PLAN AMENDMENT
(MASTER PLAN)

ALEXANDER RD/LAS VEGAS BLVD N

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-22-700007-AVALON PARTNERSHIP GROUP, LLC ET AL.:

PLAN AMENDMENT to amend the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for East Alexander Road between Puebla Street and Nellis Boulevard within Sunrise Manor. MK/gtb (For possible action).

RELATED INFORMATION:

APN:

140-05-801-004; 140-05-801-005; 140-05-803-006; 140-05-803-007; 140-05-803-008; 140-05-803-014; 140-05-803-015; 140-05-803-017; 140-05-890-001; 140-05-895-001; 140-08-501-001; 140-08-501-002; 140-08-501-004; 140-08-596-003; 140-08-504-004; 140-08-504-009

LAND USE PLAN:

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

SUNRISE MANOR – BUSINESS EMPLOYMENT

SUNRISE MANOR – CORRIDOR MIXED USE

BACKGROUND:

Project Description

General Summary

- Project Type: Master Plan Transportation Map Amendment (Northeast- Las Vegas Valley)

Overview

A request to amend the Northeast (Las Vegas) Valley Transportation Map of the Master Plan by removing the Arterial Street Designation for East Alexander Road between Puebla Street and Nellis Boulevard.

Applicant's Justification

The applicant's justification describes that the Arterial Street Designation for East Alexander Road is no longer needed due to assemblage of the subject parcels and future development proposal(s) on the larger assembled parcel.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|---------------|
| VS-1598-05 | Vacated and abandoned a portion of Alexander Road | Approved by PC | November 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|---------------------------|--|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Business Employment; & Corridor Mixed-Use | RUD; H-2; & C-2 | Single family residential; undeveloped; vehicle storage; manufactured home park; & hotel |
| South | Business Employment & Corridor Mixed-Use | H-2; M-1; C-2; R-T; & R-4 | Commercial; office warehouse & apartments |
| East | Incorporated Clark County (INCORP) | P-F | Nellis Air Force Base |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment | R-1 & M-D | Single family residential & vehicle storage |

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 current uses in the area surrounding this request include a mix of single family residential, undeveloped parcels, highway commercial, vehicle storage, manufactured home park, hotel, and highway/light industrial uses.

Existing uses abutting the Alexander Road alignment to the north are a single family development zoned RUD and the subject site (parcels APNs 140-05-801-004 and 140-05-801-005) which is also zoned RUD. Across Las Vegas Boulevard North to the southeast are an existing vehicle storage lot zoned C-2, a vacant parcel, and an existing manufactured home park zoned H-2. At the east end and along the north side of the Alexander Road alignment are a vacant parcel and existing hotel zoned C-2. Abutting the south side of the Alexander Road alignment are vacant parcels zoned H-2 and M-1. Farther to the east, ending at Nellis Boulevard, is an existing multiple family development zoned R-4. To the east of Nellis Boulevard is Nellis Air Force Base, zoned P-F. To the west of Puebla Street are existing residential developments zoned R-1 and an existing light industrial use (food distribution) zoned M-D.

Past development patterns containing a variety of uses have resulted in developments at both the west and east ends of the subject alignment taking partial access from Puebla Street to the west, Las Vegas Boulevard North in the middle, and Nellis Boulevard to the east. The various uses along both sides of the Alexander Road alignment located east of Las Vegas Boulevard North, including the multiple family development, extend up to the centerline of the Alexander Road alignment. The resulting development pattern results in inconsistent and difficult opportunities to allow through access from Puebla Street to Nellis Boulevard along the Alexander Road alignment.

As a result, it is no longer practical to extend Alexander Road from Puebla Street through to Nellis Boulevard and terminating at Nellis Air Force Base as currently aligned. Therefore, staff

finds the request to remove the Arterial Street Designation reasonable for this section of Alexander Road.

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: February 7, 2023 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval

APPROVALS:

PROTEST:

APPLICANT: AVALON PARTNERSHIP GROUP, LLC

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE CLARK COUNTY MASTER PLAN -
NORTHEAST VALLEY TRANSPORTATION MAP

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners (hereafter referred to as the Board) adopted the Clark County Master Plan (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 long-term general plans for the physical development of all unincorporated portions of Clark County, Nevada (hereafter referred to as the County), as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Master Plan needs to be amended to facilitate local land use patterns; and

WHEREAS, on February 7, 2023, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Northeast Valley Transportation Map of the Master Plan by:

PA-22-700007 - Amending the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for Alexander Road between Puebla Street and Nellis Boulevard.

PASSED, ADOPTED, AND APPROVED this 8th day of March, 2023.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
JAMES B. GIBSON, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK