10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700028-4796 LAKE MEAD, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.73 acres.

Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:
140-20-610-074; 140-20-610-076

EXISTING LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 4796 E. Lake Mead Boulevard
- Site Acreage: 1.73
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant is requesting a Master Plan Amendment from Business Employment (BE) to Corridor Mixed-Use (CM). The applicant is also requesting a zone change on the western parcel from RS3.3 to CG. The eastern parcel is already zoned CG. This zone change requires a Master Plan Amendment to the Corridor Mixed-Use (CM) land use category. According to the applicant, the proposed Master Plan amendment to Corridor Mixed-Use is an appropriate request for the area that is already home to several industrial and commercial uses that include various retail and auto-related services like the proposed request.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0187-05	Zone change for APN 140-20-610-074 from R-2 to C-2 for a retail center	Approved by BCC	March 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS3.3 & IP (AE-65 & APZ-2)	Single-family residential & office/warehouse
South	Business Employment & Public Use	PF, CG, RS3.3 & RM18 (APZ-2)	Miller Elementary School, veterinary office, & undeveloped
East	Corridor Mixed-Use	CG (APZ-2)	Retail complex
West	Business Employment	IP (APZ-2)	Retail complex & vehicle sales

Related Applications

Application Number	Request
ZC-26-0358	A zone change for APN 140-20-610-076 from RS3.3 to CG is a companion item on this agenda.
UC-26-0359	A use permit, waiver of development standards, and design review for a retail center with vehicle maintenance and sales 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 Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

Given the location of the site being adjacent to Lake Mead Boulevard and existing commercial development to the east and west, staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. The request complies with Policy SM-2.5 of the Master Plan which supports opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise Manor, and Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) land use category is 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: August 18, 2026 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.
APPROVALS:
PROTEST:

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: RAVIN NATHAN
CONTACT: FIRM CONSTRUCTION, 6233 MIGHTY FLOTILLA AVENUE, LAS VEGAS, NV 89139

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 August 18, 2026, 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 October 7, 2026, 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-26-700028 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN's: 140-20-610-074 and 140-20-610-076 from Business Employment (BE) to Corridor Mixed-Use (CM). Generally located north of Lake Mead Boulevard and east of Marion Drive.

PASSED, APPROVED, AND ADOPTED this 7th day of October, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

_____
LYNN GOYA, COUNTY CLERK