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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700022-CITY OF LAS VEGAS:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Urban Neighborhood (UN) on a 15.20 acre portion of a 31.58 acre site.

Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor. TS/gc (For possible action)

RELATED INFORMATION:

APN:
161-10-701-015 ptn

EXISTING LAND USE PLAN:
SUNRISE MANOR - PUBLIC USE

PROPOSED LAND USE PLAN:
SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 6211 Vegas Valley Drive
- Site Acreage: 15.20 (portion)
- Existing Land Use: Solar power facility

Applicant's Justification
The applicant states that the proposed Urban Neighborhood (UN) land use category is appropriate for the site since it would support Goal 1.1 of the Master Plan that encourages providing diverse housing options to meet the needs of residents of all ages, income levels, and abilities; and Goal 1.2 which promotes expanding the number of long-term affordable housing units available in Clark County. Furthermore, the higher density proposed for the site will be buffered from the lower density residential in the area by the adjacent Public Use (PU) and Business Employment (BE) uses. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-0779-12 (ZC-0429-09)	Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by ZA	September 2012

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0462-10	Vacate and abandon a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009
NZC-0096-04	Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility & undeveloped
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
ZC-26-0257	A zone change for a portion of the site from PF to RM32 is a companion item on this agenda.
VS-26-0258	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
DR-26-0259	A design review for a multi-family residential development on a portion of the site is a companion item on this agenda.
VS-26-0289	**Vacation and abandonment of a portion of a right-of-way is a related item on this agenda.**

Related Applications

Application Number	Request
WS-26-0288	**Waiver of development standards to eliminate drainage study is a related 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 Public Use (PU) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units (where allowed by underlying zoning), multi-family dwellings, and neighborhood-serving public facilities.

The request for the Urban Neighborhood (UN) land use category on the site is not compatible with the surrounding area. The proposed residential use would be adversely impacted since the site is essentially surrounded by industrial uses including an electric generation facility to the north (planned for Business Employment (BE)), a recycling center and an automobile auction facility to the east (planned for Business Employment (BE)), and a wastewater treatment plant to the west (planned for Public Use (PU)). Furthermore, the change to the Urban Neighborhood (UN) land use category may adversely impact future residents on the site due to nuisances such as odors and/or noise. Title 30 would typically require the existing recycling center to the east to be 600 feet from any nonindustrial use, the existing wastewater treatment plant to the west to be 1,000 feet from any nonindustrial use, and the existing electric generation (large scale) facility to the north to be 1,000 feet from any nonindustrial use, which the proposed residential use would not meet any of these requirements. The request does not comply 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. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is not appropriate for this location.

Staff Recommendation
Denial. 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: July 7, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Brady, Kirk, Roitman, Stone Nay: Kilarski
Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS: 6
PROTEST: 37

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

COUNTY COMMISSION ACTION: August 5, 2026 – HELD – To 08/19/26 – per the applicant.

COUNTY COMMISSION ACTION: August 19, 2026 – HELD – To 09/02/26 – per the applicant.

COUNTY COMMISSION ACTION: September 2, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: FIXX DEVELOPMENT
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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 July 7, 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-26-700022 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on a portion of APN 161-10-701-015 from Public Use (PU) to Urban Neighborhood (UN). Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment).

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

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

_____
LYNN GOYA, COUNTY CLERK