

## Sunrise Manor

### Area Background

The Sunrise Manor planning area (“Sunrise Manor”) covers approximately 40 square miles (over 25,600 acres) on the eastern side of the Las Vegas Valley. Sunrise Manor is generally bounded by Interstate 15 to the north; Boulder Highway and Harmon Road to the south; Pecos Road, Nellis Boulevard, and Boulder Highway to the west; and by the Frenchman and Sunrise Mountains to the east. The City of Las Vegas forms much of the western edge of Sunrise Manor with the City of North Las Vegas bordering the planning area to the west and north. The Northeast County and Whitney planning areas meet the eastern end of the Sunrise Manor planning area while Whitney and Winchester/Paradise planning area are generally south of Sunrise Manor. Sunrise Manor planning area surrounds Nellis Air Force Base to the south and west and along its northeasterly boundary.

### Area Character

Sunrise Manor features a diversity of land uses and neighborhoods. Much of the planning area is made up of single-family residential areas, including several estate residential areas—the largest of which is generally bounded by Charleston Boulevard, Sloan Lane, Bonanza Road, Hollywood Boulevard, Owens Avenue, and the public lands surrounding Frenchman Mountain to the east.

Commercial development and multi-family housing are predominant along Fremont Street and Boulder Highway, Nellis Boulevard, Charleston Boulevard, and Lake Mead Boulevard. Employment areas, featuring warehousing, distribution, and light-industrial uses, are common surrounding Nellis Air Force Base, especially between Nellis Boulevard and Walnut Road north of Carey Avenue.

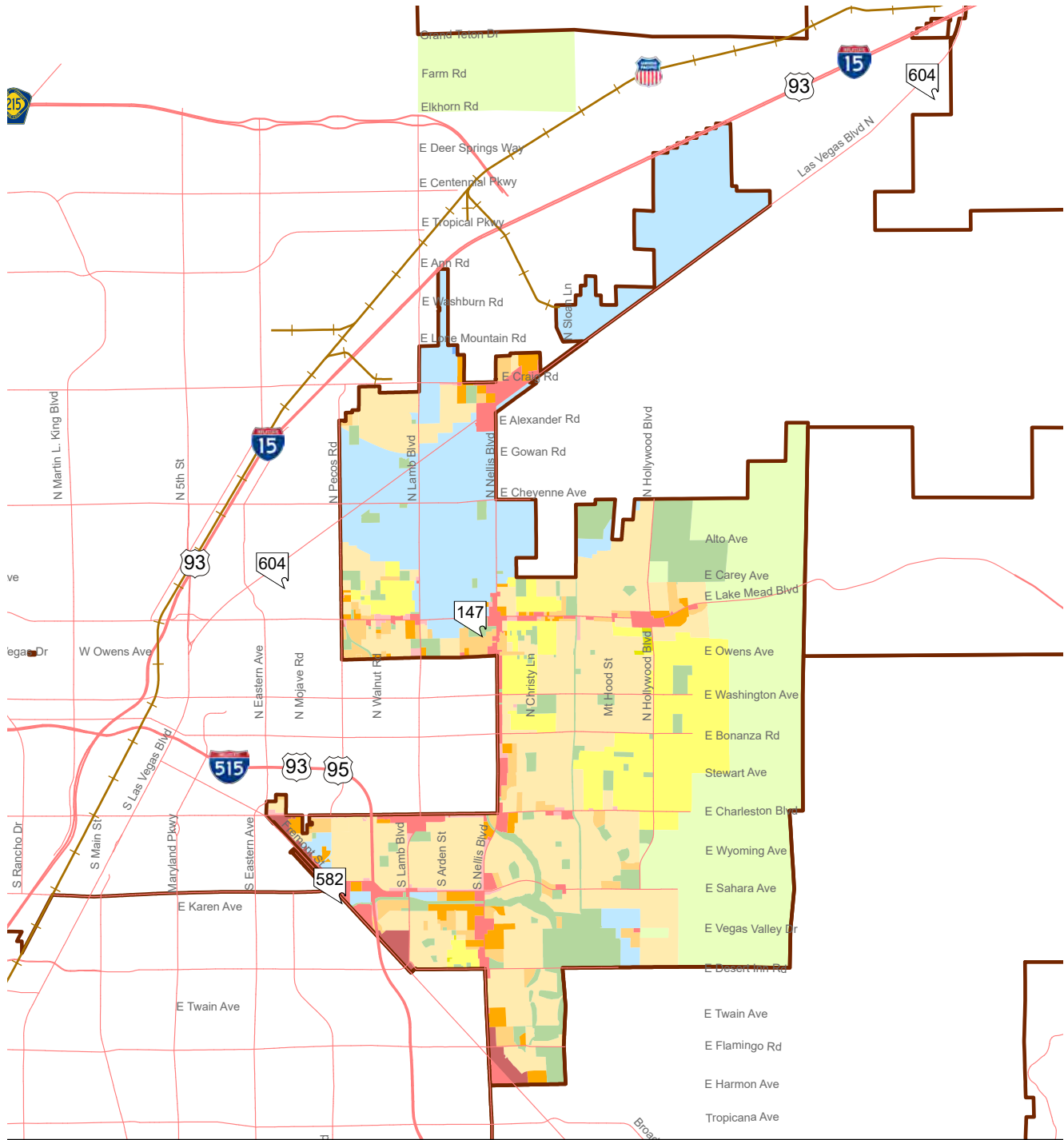


## History of the Sunrise Manor Planning Area

The history of Sunrise Manor is punctuated by two significant events that impacted development in the area. The first was the construction of the Boulder Highway (State Route 582) from downtown Las Vegas to Railroad Pass during the construction of Boulder Dam—now known as the Hoover Dam—in the 1930's.

The second was the establishment of the Las Vegas Army Airfield—now Nellis Air Force Base—in the 1940's. These two facilities contributed to development of commercial activity along Las Vegas Boulevard North, Boulder Highway, and Nellis Boulevard. In May 1957, the County created the unincorporated Town of Sunrise Manor and established the original Town boundary, which was later expanded to the east in 1996.

Sunrise Manor Planned Land Use Map



Sunrise Manor - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

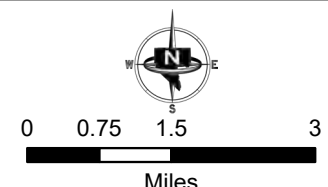
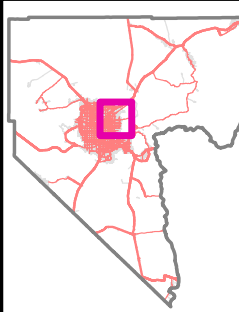
- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas



Date Adopted: November 17, 2021  
Date Amended: July 31, 2023



## Sunrise Manor Goals and Policies

### Goal SM-1: Encourage reinvestment in established areas of Sunrise Manor

#### POLICY SM-1.1: NEIGHBORHOOD REVITALIZATION

Encourage reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. Targeted infill should support more varied housing options—type, density, and price point—that allow residents to remain in the neighborhood regardless of age, family structure, or income.

#### POLICY SM-1.2: ADAPTIVE REUSE

Repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse in older neighborhoods of Sunrise Manor—where practical and consistent with development—to promote reinvestment and support countywide sustainability initiatives.

#### POLICY SM-1.3: CORRIDOR REVITALIZATION

Support the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment that establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit-supportive centers. Place a particular emphasis on the Boulder Highway/Fremont Street corridor.

#### POLICY SM-1.4: RANCH ESTATE NEIGHBORHOODS

Encourage infill development within Ranch Estate Neighborhoods in accordance with the compatibility considerations contained in Neighborhood Land Use Category Definitions. [See also, Countywide Policy 1.5.1: *Rural Neighborhood Preservation Areas*]

### Goal SM-2: Expand access to neighborhood-serving uses and amenities in Sunrise Manor

#### POLICY SM-2.1: NEW AND EXPANDED PARKS

Address the shortage of parks in Sunrise Manor by identifying opportunities for purchasing land, working with new development, or leveraging County-owned lands or rights-of-way to increase the availability of parks, recreation areas, and open space.

#### POLICY SM-2.2: FACILITIES MAINTENANCE AND IMPROVEMENTS

Improve the user experience, safety, and longevity of public parks, recreation centers, and civic facilities in Sunrise Manor through increased focus on maintenance

and improvements, such as trash removal, additional lighting, and sidewalk connections. Prioritize enhancements at facilities that are high-use or serve a larger population.

#### POLICY SM-2.3: COMMUNITY AMENITIES

Provide equitable access to parks and public services through more accessible community amenities targeted to a more “urban” context, such as pocket parks, public art, small dog parks, plazas, community gardens, community gathering spaces, and secured bicycle parking.

#### POLICY SM-2.4: ESSENTIAL SERVICES AND AMENITIES

Encourage the development and growth of businesses, while maintaining compatibility with surrounding neighborhoods, that provide for the basic needs of Sunrise Manor residents—notably childcare and healthy, affordable food.

#### POLICY SM-2.5: NEIGHBORHOOD CENTERS

Support opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise Manor.

### Goal SM-3: Protect Sunrise Manor’s natural environment and systems

#### POLICY SM-3.1: WASHES, ARROYOS, AND DRAINAGEWAYS

Collaborate with the RFCD and municipalities on the identification of washes, arroyos, and drainageways corridors for potential preservation for habitat, recreation, open space, and restoration—especially along the Las Vegas and Flamingo Wash, and the and Range washes and their tributaries.

#### POLICY SM-3.2: TRANSITIONS TO OPEN SPACE

Promote site designs that are sensitive to nearby open space, especially the Frenchman and Sunrise mountains, and that provide for appropriate transitions at the urban edge. Design approaches could include provision of a wide buffer from open space along the edge of the site, clustering housing units to provide transitional open space, transition of development intensity away from the shared lot line, or some combination of these approaches.

#### POLICY SM-3.3: LOS FELIZ ALIGNMENT

Explore opportunities to minimize development intensities east of the Los Feliz Street alignment on the slopes of the Sunrise and Frenchman Mountains.



### Goal SM-4: Enhance multimodal connections to and within Sunrise Manor

#### POLICY SM-4.1: TRANSIT ACCESS

Coordinate with the City of Las Vegas, City of North Las Vegas, and RTC on the planned expansion of high-capacity transit along Sahara Avenue, Charleston Boulevard, Nellis Boulevard, and Boulder Highway and Fremont Street and ensure transit-supportive infrastructure supports the goals and standards of RTC.

#### POLICY SM-4.2: CONNECTIONS TO NEIGHBORING COMMUNITIES

Improve pedestrian, bicycle, transit, and automobile connections between Sunrise Manor and the City of Las Vegas, City of North Las Vegas, Las Vegas Strip, and other unincorporated communities. Improve connections to, and reduce barriers formed by Interstate 15, Interstate 515/U.S. Highways 93 and 95, and Boulder Highway by implementing improvements to sidewalks and bike lanes, intersection design that prioritizes pedestrian safety, and pedestrian bridges or underpasses at stormwater infrastructure and highways.



### Goal SM-5: Protect and enhance Sunrise Manor's employment base

#### POLICY SM-5.1: LOCAL EMPLOYMENT

Encourage the compatible development of businesses that provide an employment base near the residents of Sunrise Manor.

#### POLICY SM-5.2: NELLIS AIR FORCE BASE

Encourage development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District.

#### POLICY SM-5.3: EMPLOYMENT AREAS

Protect existing employment areas by adopting development regulations that discourage residential, commercial, and mixed-use residential development in light industrial areas of Sunrise Manor.