

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0170-HERNANDEZ-AQUINO, ALEX & HERNANDEZ, GLADIS:

ZONE CHANGE to reclassify 0.36 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone.

Generally located on the north side of Sahara Avenue and the east side of Lamont Street within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

161-05-810-245; 161-05-810-246

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.36
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to CG (Commercial General) zoning with no plans submitted. A future land use application for specific development plans will be submitted at a later date. The applicant indicates the Planned Land Use category for this site is designated as Neighborhood Commercial further affirming its suitability for commercial development. The property is situated in an area where adjacent land uses, and nearby zoning classifications support the change. These existing zoning districts demonstrate compatibility with the proposed change and underscore the appropriateness of extending CG to this property.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development
East	Neighborhood Commercial	RS5.2	Undeveloped
West	Neighborhood Commercial	CP	Parking lot

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG (Commercial General) zoning is appropriate and compatible with the surrounding area and is conforming to the Neighborhood Commercial land use category on the site. The adjacent properties to the west and farther east are currently zoned commercial and staff does not anticipate any adverse impacts with this proposal. Lastly, the site is located along Sahara Avenue where commercial zoning is appropriate. As a result, staff can support the CG zoning request.

Staff Recommendation

Approval.

If this request is approved, 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.

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145