

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action)

 RELATED INFORMATION:
APN:

161-05-510-282

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:**Project Description**

General Summary

- Site Address: 4631 E. Charleston Boulevard
- Site Acreage: 0.31
- Existing Land Use: Office

Applicant's Justification

The owner would like to establish a comprehensive vehicle sales facility and to change the zoning from Commercial Professional to Commercial General to better align with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-94-0380 (ET-03-400074)	First extension of time for a parking variance and wall enclosed trash area	Approved by PC	May 2003
WS-01-1252	Waiver to allow a freestanding sign where not allowed in a C-P zone in conjunction with an existing commercial building	Approved by PC	November 2001
VC-94-0380 (ET-98-400096)	Second extension of time for a parking waiver and wall enclosed trash area	Approved by PC	April 1998
VC-94-0380	Variance for parking and wall enclosed trash area in conjunction with a medical office	Approved by PC	April 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-95-1437	Request for a waiver to allow turf within 6 feet of street frontage in a residential zone	Withdrawn	August 1995
VC-93-1620	Waiver to include a 912 square foot addition to an existing doctor's office	Withdrawn	September 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Incorporated Clark County (City of Las Vegas)	R-3	Senior living
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-use	CG	Undeveloped
West	Neighborhood Commercial	CG	Retail center & medical offices

Related Applications

Application Number	Request
WS-25-0772	A waiver of development standards and design review for vehicle sales is a companion item on this agenda.

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. Staff finds the proposed conforming zone boundary amendment falls within the range of existing commercial and professional service businesses. The proposed zone change, and use are aligned with the Master Plan. In addition, this area of Sunrise Manor has a harmonious mix of residential, commercial and office professional uses so the proposed vehicle sales business would not be out of place. Staff does not anticipate an impact on the residential developments surrounding the sites. Lastly, the request complies with Policy SM-5.1 of the Master Plan which encourages the compatible development of businesses that provide an employment base near residents of Sunrise Manor. For these reasons, staff finds the request appropriate for this location.

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:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the CCWRD sewer system; and any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: December 17, 2025 – HELD – To 01/21/26 – per the applicant.

APPLICANT: NOVA AUTO, LLC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131