

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0736–FB RIVIERA, LLC:**

**ZONE CHANGE** to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay.

Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)

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RELATED INFORMATION:

**APN:**

140-07-601-014

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR – CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3601 Las Vegas Boulevard N.
- Site Acreage: 0.96
- Existing Land Use: Retail building

**Applicant's Justification**

The applicant states that the existing H-2 zoning on the property is no longer a valid zoning district due to the recent update of Title 30 in January 2024. The request for CG zoning is consistent with the historical commercial use of the property and matches the recently approved zone change for CG zoning that was approved for the adjacent properties to the north and east within the same shopping center.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-0463-01	Administrative design review for a retail building	Approved by ZA	June 2001
UC-278-85	A use permit for a shopping center	Approved by PC	December 1985

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Corridor Mixed-Use	CG (AE-70 & APZ-2)	Shopping center
South & West	Public Use	PF (AE-70 & APZ-2)	Alexander Villas Park

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700045	A plan amendment from Business Employment (BE) to Corridor Mixed-Use (CM) 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. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The site itself has been operating with commercial uses for several decades; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Furthermore, the adjacent properties to the north and east which are a part of the same shopping center were recently approved for CG zoning (ZC-25-0430). Approval of the subject request would allow for the overall shopping center to have a consistent zoning category throughout. Additionally, there are a number of CG zoned properties already in existence along this stretch of Las Vegas Boulevard North. 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. For these reasons, staff finds the request for CG zoning is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 7, 2026 at 9:00 a.m., unless otherwise announced.

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 property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FB RIVIERA, LLC

**CONTACT:** JENICA WESTERMAN, 3016 LANTERN LANE, LAS VEGAS, NV 89107