

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0264-CULICHI GL, INC:

ZONE CHANGE to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building.

Generally located on the south side of Boulder Highway, 300 feet west of Nellis Boulevard within Paradise (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-20-502-010

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4966 Boulder Highway
- Site Acreage: 0.52
- Existing Land Use: Commercial building

Request

This is a zone change request to CG zoning with no plans submitted. However, the site is currently developed with a commercial building that was most recently used as a restaurant. No changes are proposed to the site. The site is 0.52 acres in size with access from Boulder Highway.

Applicant's Justification

The applicant states the site was being used as a restaurant and intends to continue operating it as a restaurant. The requested CG zoning has the potential to rejuvenate the community and bring life to a previously abandoned building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-95-82	Restaurant with drive-thru facilities	Approved by BCC	July 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Convenience store with gas pumps
South	Corridor Mixed-Use	H-2	Undeveloped
East	Entertainment Mixed-Use	CR	Sam’s Town Resort Hotel
West	Corridor Mixed-Use	CG	Commercial building

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 a listed zoning category in Code and the conversion to an appropriate zoning district is encouraged by the County. The request for Commercial General (CG) zoning is appropriate and compatible with the surrounding area. The site itself has been operating with a commercial use since 1983; therefore, the request for CG zoning would be in line with and consistent with the existing use on the site. Furthermore, to the northwest and southeast along Boulder Highway, a number of similar commercial properties are also zoned CG. The request complies with Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for CG zoning is 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:**Fire Prevention Bureau**

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RAYMUNDO GIL

CONTACT: RAYMUNDO GIL, 2052 LINCOLN ROAD, LAS VEGAS, NV 89115