

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0430-T-BIRD PLAZA, LLC:

ZONE CHANGE to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center.

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

RELATED INFORMATION:

APN:

140-07-601-012; 140-07-601-019; 140-07-601-020

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3603 N. Las Vegas Boulevard
- Site Acreage: 6.16
- Existing Land Use: Existing shopping center and undeveloped property

Request

This is a zone change request to CG zoning with no plans submitted for an existing shopping center. There is an existing in-line building along the northern portion of the site as well as on-site improvements that have been installed. The remainder of the site is undeveloped. The subject site consists of 4 parcels, 3 of which require a zone change from H-2 zoning to CG zoning. APN (140-07-601-018) is already zoned CG.

Applicant's Justification

A future land use application for specific development plans will be submitted at a later date on the undeveloped portions of the site. 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 these properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0237	Personal services (beauty salon) and permanent make-up	Approved by PC	July 2023
UC-22-0599	Personal service (beauty salon)	Approved by PC	December 2022
UC-0379-12	Allowed check cashing in an H-2 zone - expired	Approved by BCC	October 2012
ZC-0020-06	Reclassified this site to C-2 zoning and expansion of a shopping center - expired	Approved by PC	April 2006
ZC-1511-05	Reclassified APN: 140-07-601-018 to C-2 zoning for a retail building in conjunction with an existing shopping center	Approved by BCC	November 2005
UC-1443-00	Retail building	Approved by PC	October 2000
UC-0389-00	Allowed auto repair	Approved by PC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Business Employment	CG	Commercial building with gasoline sales
East	Business Employment	H-2	Convenience store & undeveloped
West	Public Use & Business Employment	P-F & H-2	Alexander Villas Park & a retail building

Related Applications

Application Number	Request
PA-25-700028	A plan amendment to redesignate the site from the Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) 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. 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, 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, is encouraged by the County. The requested zoning will be compatible with the adjacent planned land uses, and nearby zoning classifications and underscore the appropriateness of extending CG to this property. The uses allowed in the Airport Environs, APZ-1 and AE-70, Overlay are also compatible with a commercial zone.

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 has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: August 5, 2025 – APPROVED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: 3 cards

PROTESTS:

APPLICANT: T-BIRD PLAZA, LLC

CONTACT: G. C. GARCIA, INC. C/O MELISSA EURE, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014