

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0221-JAB HOLDING, LLC:

ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action)

 RELATED INFORMATION:
APN:

140-21-701-004

PROPOSED LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.46
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for CG zoning is compatible with the surrounding area since the adjacent properties to the east and west are currently zoned CG with additional commercial properties located on the north side of Lake Mead Boulevard.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS3.3 & CG (AE-65)	Undeveloped & commissary
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Commercial building
West	Neighborhood Commercial	CG	Undeveloped

Related Applications

Application Number	Request
PA-25-700018	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
WS-25-0223	A waiver of development standards and design review for a retail/commercial facility is a companion item on this agenda.
VS-25-0222	A vacation and abandonment for a portion of right-of-way being Lake Mead Boulevard 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 request for CG zoning on the site is compatible with the surrounding area. The adjacent parcel to the west and the north half of the adjacent parcel to the east that fronts Lake Mead Boulevard are already zoned CG. Additionally, the properties to the north across Lake Mead Boulevard are either zoned CG or planned for commercial uses. Furthermore, the site is located along an arterial street (Lake Mead Boulevard) which should be able to accommodate any increase in traffic from a commercial use. The request complies with Policy SM-1.1 which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for CG zoning is appropriate for this location.

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: May 6, 2025 – APPROVED – Vote: Unanimous

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 1 card

PROTESTS: 2 cards

APPLICANT: JAB HOLDING, LLC

CONTACT: JAMES CHILDS, 7510 APPLE SPRINGS AVENUE, LAS VEGAS, NV 89131