

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)

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

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|----------------------------------|----------------------------------|--------------------------|
| 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

| Application Number | Request |
|---------------------------|---|
| 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 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: December 2, 2025 – APPROVED – Vote: Unanimous
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: 2 cards

PROTESTS: 1 card

APPLICANT: FB RIVIERA, LLC

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