

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0180-OCHIAI GROUP, LLC:

ZONE CHANGE to reclassify a 0.40 acre portion of 0.63 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard, 150 feet east of Lucerne Street within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

161-05-510-007 ptn

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4741 E. Charleston Boulevard
- Site Acreage: 0.63 (overall)/0.40 (zone change)
- Existing Land Use: Retail building and parking lot

Applicant's Justification

This request is a zone boundary amendment to CG (Commercial General) zoning for the approximate south half of the parcel. There is a related land use request for the existing parking lot in conjunction with a proposed restaurant and future tavern. The site was previously approved for and operated as a restaurant and tavern. The context of the site's location justifies this request and a good example of furthering goals and policies under the Master Plan. Immediately to the east and farther west are CG developments. Therefore, the request is consistent and compatible with the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1778-03	Reclassified a portion of this site from R-2 to C-P for a parking lot in conjunction with a C-2 tavern expansion and remodel	Approved by BCC	January 2004
DR-0151-02	Expansion of the tavern business - expunged by ZC-1778-03	Approved by PC	March 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1728-99	Reclassified this site to C-2 for a tavern subject to a reduction to C-P for the southernmost 180 feet - C-P expired	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-3	Multi-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
East	Neighborhood Commercial	CG	Retail center
West	Neighborhood Commercial	RS3.3	Undeveloped

Related Applications

Application Number	Request
WS-25-0181	A waiver of development standards and design review for a proposed restaurant and future tavern 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 (Commercial General) zoning is appropriate and compatible with the surrounding area and is conforming to the Neighborhood Commercial (NC) land use category on the site. The developed property to the east is zoned CG and the general area along Charleston Boulevard is planned for NC uses. The northern portion of the property is currently zoned CG and by reclassifying the CP portion of the property to CG will provide uniform zoning for the entire site. For these reasons, staff can support the zone change request.

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.

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:

PROTESTS:

APPLICANT: MARIA LIZA OCHIAI

CONTACT: OCHIAI GROUP LLC, 4485 S. JONES BOULEVARD, LAS VEGAS, NV 89103