

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0815-FOLKS BROTHERS INVESTMENTS, LLC:

ZONE CHANGE to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located east of Boulder Highway and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-07-102-001

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3475 Boulder Highway
- Site Acreage: 0.62
- Existing Land Use: Motorcycle sales and service

Applicant's Justification

The applicant states that CG zoning will allow for greater flexibility for any future use of the property; and that no construction, redevelopment, or physical modification of the building is proposed at this time. The property's existing infrastructure, roadway access, and strategic location makes the site well suited for commercial, service-oriented, and retail uses that are allowed in the CG zone.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1-71	Motorcycle sales, service, and rental shop	Approved by BCC	February 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Undeveloped (demolished building site)

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & West	Corridor Mixed-Use	CG	Vehicle sales
East	Corridor Mixed-Use	H-2	Warehouse

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 request for CG zoning is appropriate and compatible with the surrounding area and is conforming to the Corridor Mixed-Use (CM) land use category on the site. The site itself has been operating as a motorcycle sales and service facility since 1971; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Additionally, there are numerous CG zoned properties already in existence along this stretch of Boulder Highway. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention of established local business districts. 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.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FOLKS BROTHERS INVESTMENTS, LLC

CONTACT: BRYAN FOLKS, 3475 BOULDER HIGHWAY, LAS VEGAS, NV 89121