

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0607-3591 BOULDER HIGHWAY, LLC:**

**ZONE CHANGE** to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for existing commercial buildings.

Generally located on the north side of Boulder Highway, 100 feet west of Dalhart Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

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RELATED INFORMATION:

**APN:**

161-07-102-009; 161-07-102-010

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3585 & 3591 Boulder Highway
- Site Acreage: 0.6
- Existing Land Use: Automobile sales

Request

This is a zone change request to CG zoning with no plans submitted. The site is currently developed with commercial buildings that have been used as a retail business for auto sales. No changes are proposed to the site. The site is 0.6 acres in size with access from Boulder Highway to the southwest.

Applicant's Justification

The applicant indicates the site has been operating with a commercial use and the request for CG zoning would be in-line with, and consistent with, the business use on the property. Furthermore, there are numerous parcels along Boulder Highway that are already zoned CG.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0354-92	Automobile sales in conjunction with an existing radiator service and repair shop - expired	Approved by PC	November 1992

### Prior Land Use Requests

Application Number	Request	Action	Date
VC-0715-92	Allow a mobile trailer as a sales office, eliminate side setback, waive street landscaping and waive wall enclosure around a trash bin – expired	Approved by PC	November 1992

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	CG & H-2	Motel & auto related uses
East	Business Employment	H-2	Auto related uses
South	Corridor Mixed-Use	H-2	Manufactured home park
West	Corridor Mixed-Use	CG	Trailer sales facility

### 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

The request to CG zoning conforms to the Sunrise Manor Land Use Plan and complies with the goals and policies of the Master Plan. 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 requested zoning will be compatible with the commercial development along the south, east, and west sides of this site and staff does not anticipate any adverse impacts with this proposal.

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)**

- 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LISA DE SANTIAGO

**CONTACT:** LISA DE SANTIAGO, NEWPORT MOTORS/AZTEC MOTORS, 2711 E. SAHARA AVENUE, LAS VEGAS, NV 89104