10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0358-4796 LAKE MEAD, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.86 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone.

Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:
140-20-610-076

PROPOSED LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 4796 E. Lake Mead Boulevard
- Site Acreage: 1.73
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant is requesting a zone change to a CG (Commercial General) Zone. According to the applicant, the CG designation is consistent with the zoning designation for the surrounding area and will attract new businesses, which in return will create employment opportunities for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0187-05	Zone change for APN 140-20-610-074 from R-2 to C-2 for a retail center	Approved by BCC	March 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS3.3 (AE-65 & APZ-2)	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	PF, CG, RS3.3 & RM18	Miller Elementary School & veterinary office
East	Business Employment	CG	Undeveloped
West	Business Employment	IP	Retail complex & vehicle sales

Related Applications

Application Number	Request
PA-26-700028	A plan amendment for APN 140-20-610-074 & 076 from BE to CM is a companion item on this agenda.
UC-26-0359	A use permit, waiver of development standards, and design review for a retail center with vehicle maintenance and sales 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 on the site is compatible with the surrounding area. The other subject parcel to the east is owned by the same property owner and is already zoned CG (Commercial General). Reclassifying this parcel to CG (Commercial General)will provide uniform zoning for the entire site. Additionally, parcels farther east and west along Lake Mead Boulevard are zoned CG (Commercial General). Lastly, the proposed zone boundary amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl. For these reasons, staff finds the request for CG (Commercial General) zoning 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: August 18, 2026 – 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 #0009-

2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.
APPROVALS: 1
PROTESTS:

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: RAVIN NATHAN
CONTACT: FIRM CONSTRUCTION, 6233 MIGHTY FLOTILLA AVENUE, LAS VEGAS, NV 89139