

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400050 (WS-22-0084)-BAYVIEW ACQUISITIONS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** screening mechanical equipment; **2)** alternative landscaping; and **3)** alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** vehicle sales facility; and **2)** alternative parking lot landscaping on 0.71 acres in a CG (Commercial General) Zone.

Generally located on the southeast corner of Boulder Highway and English Avenue within Whitney. JG/al/kh (For possible action)

RELATED INFORMATION:

APN:

161-28-510-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive requirements to screen mechanical equipment where required per Table 30.56-2.
2.
 - a. Permit an alternative landscape design along Boulder Highway where landscaping per Figure 30.64-17 is required.
 - b. Permit an alternative landscape design along English Avenue where landscaping per Figure 30.64-13 is required.
3.
 - a. Reduce driveway throat depth to 5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
 - b. Reduce the departure distance from an intersection to 17 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 10.5% reduction).

DESIGN REVIEWS

1. A vehicle sales facility.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5717 Boulder Highway
- Site Acreage: 0.71

- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): Up to 24
- Square Feet: 672 office/1,216 service building
- Parking Required/Provided: 5/6

Site Plans

The approved plans depict a vehicle sales facility consisting of 2 buildings with access to the site from English Avenue. The approved plans depict a 6 foot high block wall along the southern and eastern property lines and a 6 foot high wrought iron fence along the northern and western property lines. Boulder Highway is located along the western property line, and the fence will be set back 12 feet from the street. English Avenue is located along the northern property line, and the fence will be set back 10 feet from the street. The 2 buildings are located on the southeastern portion of the site and consist of an office and a service building. The office is a modular building set back 10 feet from the southern property line, approximately 175 feet from Boulder Highway, and approximately 82 feet from English Avenue. The service building will be used to detail the vehicles and will not be open to the public. The service building is located 10 feet to the east of the office building, 10 feet from the southern property line, 21 feet from the eastern property line, and 57 feet from English Avenue.

Landscaping

The approved plan depicts 2 trees within the interior of the site, which are being provided for the parking lot landscaping. These trees are not in a landscape finger or island adjacent to the customer parking area, which is why the design review for alternative parking lot landscaping was required. Landscaping along the streets will consist of shrubs and groundcover along entire portions of the street frontages. Landscaping is shown on the northwest corner of the site at the intersection of the street adjacent to the entrance to the site. In addition, there are 6 trees shown on the southeast corner of the parcel. The trees will buffer the 2 buildings to the adjacent parcels on the south and east sides. There is 1 tree on the northeast corner of the site, east of the trash enclosure.

Elevations

The approved office building is a modular building with a flat roof. The office building is 1 story with a height of 12 feet, and the exterior of the building has wood siding in a vertical lap pattern. The mechanical equipment consists of an HVAC unit mounted on the side of the building that will be visible from the street. The service building is 1 story with a height of 23 feet. The building has a flat roof, and the exterior of the building consists of split face concrete block. There are 2 roll-up doors on the north side of the building, and no doors or windows on any of the other sides of this building.

Floor Plans

The approved office building has an area of 672 square feet consisting of a private office, restroom, and an open office area. The service building has an area of 1,216 square feet and has 2 bays used to detail vehicles before being placed on display.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400122 (WS-22-0084):

Comprehensive Planning

- Until April 5, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Listed below are the approved conditions for WS-22-0084:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the

public system, a Point of Connection request must be submitted to CCWRD as shown on the CCWRD website.

Applicant's Justification

The applicant indicates that since the approval of the last extension of time application for this project they have continued to move forward to complete the project. ADR-25-901054 was approved in January 2026 for modifications to the approved plans for the project. Applications for electrical, plumbing, and building permits have been submitted and are being reviewed by the Building Department. It is believed that all issues could be resolved by the first quarter of 2027 and the project will commence. Therefore, additional time is needed to complete the permitting process to allow the construction of the project to commence.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-901054	Administrative design review for modifications to the approved plans	Approved by ZA	January 2026
ET-24-400122 (WS-22-0084)	First extension of time for waivers of development standards and design reviews for a vehicle sales facility	Approved by PC	December 2024
WS-22-0084	Waivers of development standards and design reviews for a vehicle sales facility	Approved by PC	April 2022
ZC-0614-07	Zone change from H-2 to a C-2 zone for a vehicle sales lot and maintenance facility; however, the use did not commence	Approved by BCC	September 2007
VC-1065-98	Use permit for a truck rental and sales facility - expired	Approved by PC	August 1998
UC-0875-93	Use permit for an automobile sales facility - expired	Approved by PC	July 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Corridor Mixed-Use	CG	Retail sales
South	Corridor Mixed-Use	CG	Vehicle sales

Clark County Public Response Office (CCPRO)

CE-25-01797 is a complaint on file with CCPRO for outside storage on the property.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has continued to make progress toward the commencement of this project. Some technical studies have been completed, others are being reviewed; and plumbing, electrical and building permits are being reviewed by the Building Department. Therefore, staff can support this request for an extension of time. However, this will be the second extension of time and the County adopted the Revised Title 30 Development Code since this project was originally approved. Due to the changes to the Development Code, if this project does not commence by the end of this extension, staff will not support any additional requests for more time to commence the project.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:

Comprehensive Planning

- Until April 5, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; the applicant is solely responsible for ensuring compliance with all conditions and deadlines; and this will be the last extension of time application that staff will support.

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTEST:

APPLICANT: PEYMON MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052