

02/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-23-0814-JRJ INVESTMENTS, INC:**

**DESIGN REVIEW** for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

163-11-510-004; 163-11-510-005

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Vehicle sales display lot
- Parking Required/Provided: 97/288

Site Plan

The plan depicts an automobile maintenance facility with entrance/exit on the west side of the site from El Camino Road and Sahara Avenue. Whereas the sales facility and showroom are located on APN 163-11-502-002, west of El Camino Road. Centrally located on the western portion of the subject site, the building includes a maintenance and detail garage, parts warehouse, and vehicle wash. The parcel to the east will have tandem parking spaces for vehicle display and will function as an expanded storage lot to support the Audi dealership. No changes are proposed to the existing building located on the parcel to the west (APN 163-11-510-005). Cross access is shown on the plans between both parcels. The eastern parcel that will be utilized for display of vehicles for sale will not have any building or other structures.

Landscaping

The plans submitted depict a 15 foot wide landscape area behind an attached sidewalk along Bronco Street and 20 foot wide landscape area with an additional 10 foot wide planter area behind a 5 foot attached sidewalk along Sahara Avenue. The plans do not show or depict parking lot landscaping as vehicle display for the dealership.

### Applicant's Justification

The applicant states the owner will utilize the existing undeveloped APN 163-11-510-004 as a satellite inventory storage lot. This parcel and the adjacent APN 163-11-510-005 have cross access to the subject parcel as access to Sahara Avenue and Bronco Street will be restricted with this development by block walls. Likewise, under a previous application, ZC-0478-17, required medium trees be planted adjacent to both Sahara Avenue and El Camino Road and this application will adhere to this previous application.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-19-0163	Changes to a previously approved automobile maintenance facility	Approved by BCC	April 2019
TM-18-500047	1 lot commercial subdivision map	Approved by PC	April 2018
ZC-0478-17	Reclassified the site to C-2 and C-P zoning for an automobile minor paint/body shop, vehicle maintenance facility, and vehicle carwash	Approved by BCC	July 2017
ZC-0497-14	Reclassified the eastern portion of the site to C-2 zoning and included use permits and design reviews for an automobile dealership on 2.9 acres in a C-2 zone, parking lot and driveway redesigned in conjunction with an existing office building, automobile repair, and automobile minor paint/body shop	Approved by BCC	October 2014
ZC-1476-05	Reclassified the northern parcel from R-E to C-2 zoning for retail/office buildings	Approved by BCC	October 2005

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	C-1	NV Energy offices
South	Corridor Mixed-Use	C-2	Retail
East	Corridor Mixed-Use	C-1 & C-2	Vehicle sales facility
West	Corridor Mixed-Use	C-P & C-2	Vehicle sales/maintenance facility

### **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**

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

This location has served as a commercial property for several years and the proposed plans to expand the vehicle display and storage use on this parcel depict a use, design, and location that will not have negative impacts to the surrounding area. The existing vehicle sales, vehicle wash and maintenance use are a functional extension for the existing commercial developments in this immediate area; therefore, staff can support this 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:**

#### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SAM DUNNAM

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