

05/07/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0199-KULAR, GULZAR:**

**USE PERMITS** for the following: **1)** gas station; and **2)** vehicle wash.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; and **2)** alternative driveway geometrics.

**DESIGN REVIEW** for a commercial center on 2.31 acres in a CG (Commercial General) Zone.

Generally located south of Silverado Ranch Boulevard and west of Valley View Boulevard within Enterprise. JJ/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-504-002; 177-30-504-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the parking to 33 spaces where 41 spaces are required per Table 30.04.02 (a 20% reduction).
2.
  - a. Reduce the departure distance along Valley View Boulevard to 178 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
  - b. Reduce the throat depth for a driveway located along Silverado Ranch Boulevard to 14 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 43% reduction).

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.31
- Project Type: Commercial center consisting of vehicle wash, retail, and restaurant with outside dining
- Building Height (feet): 24 (buildings)/21 (fuel canopy)
- Square Feet: 8,023 (Building A)/2,500 (Building B)/3,700 (fuel canopy)
- Parking Required/Provided: 41/33
- Sustainability Required/Provided: 7/7

### Site Plans

The plans depict a new commercial center located at the southwest corner of Valley View Boulevard and Silverado Ranch Boulevard with access from both streets. The plans depict a restaurant with a drive-thru (Building B) located in the eastern portion of the lot adjacent to Valley View Boulevard. Patrons will enter the drive-thru located along the south side which wraps around the proposed building, and then exits on the north side of the building. Located along the western portion of the parcel will be a vehicle wash and a convenience store (Building A). The vehicle wash tunnel is located on the western property line, and the entrance is from the northern portion of the site and the exit is to the south exterior. Vacuum spaces will be provided at the exit along the south property line and also along Silverado Ranch Boulevard. A fuel canopy will be located within the center portion of the site.

### Landscaping

The plans depict street landscaping along Valley View Boulevard with a 10 foot wide landscaping behind an attached sidewalk which is allowed because of the area needed for the bus turnout. A portion of the street landscaping will be reduced to 5 feet, 6 inches to accommodate a bus stop. Along Silverado Ranch Boulevard, a detached sidewalk with two 5 foot wide landscape strips on each side is proposed. Along both streets, large trees are shown every 20 feet on center. Landscape islands are shown at each end of parking rows only, and not for every 6 parking spaces as Code requires; however, the applicant has provided the required trees throughout the interior of the site.

### Elevations

The plans depict a Building A (restaurant) and Building B (vehicle wash and convenience store) at 24 feet in height. Both buildings will have horizontal articulation along the exteriors, varied roofline, parapet walls, painted stucco exteriors, metal awnings, and store front glazed windows. The proposed fuel canopy will be 21 feet high, consisting of a aluminum composite flat roof and steel columns.

### Floor Plans

The plans depict an open floor plan for the restaurant with seating, prep areas, restrooms and utility rooms. The proposed convenience store will have a general area for merchandise and a utility room for the carwash.

### Applicant's Justification

The applicant states the proposed commercial center will be beneficial to the immediate area by providing for commercial amenities. As part of the request is the 200 foot separation to a gas station and a vehicle wash from a residential use. The distance to the property lines is under 200 feet, however, the residential building to the southwest is over 290 feet away from the gas station pumps and canopy. The residential separation from the vehicle wash is over 259 feet to the residential building. The applicant states this new commercial development will attract new businesses to the area, which in return will create employment opportunities for the community.

### Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0504	Reclassified this site to C-2 zoning with a use permit, waiver of development standards, and design review for a convenience store with vehicle wash and gasoline station - expired	Approved by BCC	October 2019

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG & RM50	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
South	Neighborhood Commercial	CG & RS20	Undeveloped
West	Neighborhood Commercial	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### Related Applications

Application Number	Request
VS-25-0201	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
ZC-25-0200	A zone change from RS20 to CG is a companion item on this agenda.

### 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

##### Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff can support the use permits for both the gas station and the vehicle wash due to their proximity to the residential properties to the southwest. While the fuel canopy is approximately 133 feet away from the adjacent property line the overall distance to the residential building exceeds 290 feet. Likewise, the vehicle wash building is shown with a 52 foot setback to the residential property line; however, is over 259 feet away from the residential building.

The location of the gasoline pumps and canopy is in the center portion of the parcel and is partially screened by the proposed convenience and vehicle wash building. Also, the entrance to

the wash tunnel is on the opposite side facing north and away from the residential property. Staff feels the design and placement will not impact the neighboring residential property or be injurious to the immediate neighborhood. Therefore, staff can support these requests.

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development standards #1

Staff cannot support the waiver of development standards to reduce on-site parking. The plans show a total of 9 parking spaces dedicated to the vehicle wash as vacuum stations. Should the applicant lower the number of vacuum station spaces, the overall on-site parking would bring the site closer to compliance. Staff finds the request to be self-imposed hardship and the commercial center could be redesigned to accommodate on-site parking requirements. Therefore, staff cannot support this request.

#### 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.

Overall, the proposed design of the buildings incorporates design elements including varying roofline, recognizable changes in materials and surface colors, parapet walls in the proposed design. Although the landscape islands are only provided at each end of parking rows and not for every 6 parking spaces, the provided trees exceed the required trees within the parking lot as they are proposed elsewhere within the interior of the site, mainly along the ingress/egress from Valley View Boulevard. However, since staff is recommending denial of waiver of development standards #1, staff cannot support the proposed design review.

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

##### Waiver of Development Standards #2

Staff has no objection to the reduction in departure distance for the Valley View Boulevard commercial driveway. The applicant placed the driveway as far south as the site will allow.

##### Waiver of Development Standards #3

Staff has no objection to the reduced throat depth on Silverado Ranch Boulevard. The applicant provided additional space on-site to allow vehicles to safely exit the right-of-way. Additionally, the two driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

**Staff Recommendation**

Approval of the use permits, waivers of development standards #2 and #3; denial of waiver of development standards #1 and the design review.

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**

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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; 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**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet back of curb for Silverado Ranch Boulevard, between 45 feet to 55 feet back of curb for Valley View Boulevard and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Coordinate with Public Works - Traffic Management for the Traffic Signal Project for the Silverado Ranch Boulevard and Valley View Boulevard Intersection;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**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 #0117-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GURDEV SINGH KULAR

**CONTACT:** SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,  
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