

VEHICLE SALES  
(TITLE 30)

BOULDER HWY/GLEN AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-21-400111 (ZC-19-0987)-PLATINUM MOTOR CARS, LLC:**

**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** install landscaping per plan by June 1, 2020; **2)** reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224; and **3)** Nevada Department of Transportation approval in conjunction with a previously approved zone change to reclassify 0.9 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone for a vehicle sales and repair facility.

Generally located on the northeast side of Boulder Highway, 225 feet southeast of Glen Avenue within Sunrise Manor. TS/ja/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-07-102-013

**LAND USE PLAN:**

SUNRISE MANOR - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3497 Boulder Highway
- Site Acreage: 0.9
- Project Type: Vehicle sales and repair facility
- Number of Stories: 1
- Building Height: 17 feet, 4 inches
- Square Feet: 6,720
- Parking Required/Provided: 31/29

**History & Request**

An existing vehicle sales and repair facility is located on-site and was approved in 1990. The use permit which approved the facility was approved subject to a review period. The application for review was never approved, and the application expired. Under the current Title 30 regulations these uses are not allowed in the H-2 zoning district. As a result, the owner requested the conforming zone change to C-2 zoning to enable a new vehicle sales and repair facility for the tenant to operate at this location. Since the approval in 2019, the applicant has worked diligently with staff, the County Commissioner's office, and Nevada Department of Transportation

(NDOT), to address issues with landscaping within the Boulder Highway right-of-way, and options for the commercial pan driveways. After numerous discussions, staff recommended that the applicant request the waivers of conditions and have the Board of County Commissioners' determine the appropriateness of the request.

### Site Plan

The approved site plan depicts an existing automobile sales and repair building located on the northern portion of the site, set back 10 feet from the northwest property line and 22 feet from the northeast property line. Parking spaces are located on the north side of the site, on the south side of the building, and along the Boulder Highway property line. Asphalt directly abuts the base of the building, and no sidewalk or landscaping is provided between the parking spaces and drive aisles and the building. Twenty of the parking spaces will be utilized for vehicle sales display rather than parking spaces.

Access to the site is provided by existing pan style driveways from Boulder Highway; however, conditions of approval required construction as commercial pan driveways, and to receive NDOT approval. This application is a request to waive those conditions. A pedestrian path connects the existing sidewalk on Boulder Highway to the front of the building. No cross access is proposed to connect to the adjacent parcels.

### Landscaping

Landscaping along Boulder Highway includes several landscape fingers that are 19 feet long adjacent to the parking spaces. No landscaping was proposed between the front of the parking spaces and the Boulder Highway right-of-way, necessitating the waiver of development standards to eliminate the landscaping along Boulder Highway where a 15 foot wide landscape strip is required. While the applicant initially proposed, and the application ultimately conditioned, to install a 20 foot wide landscape strip in the right-of-way (a 20 foot wide gap exists between the existing sidewalk and the property line of the subject property), the applicant is now requesting a waiver to the condition to provide landscaping per the approved plan.

### Elevations

The existing concrete block building is 17 feet, 4 inches tall and includes a mansard style roof near the front entrance. The remainder of the building includes parapet walls along the roofline. Two overhead roll-up doors face north, and an overhead roll-up door faces southwest towards Boulder Highway. The waiver of development standards was approved to allow the door to remain as is, not screened by on-site landscaping or another building. Another existing overhead roll-up door faces southwest towards Boulder Highway but will be replaced by a storefront window system.

### Floor Plan

The vehicle sales portion of the building is 2,000 square feet, and the vehicle repair and detailing portion of the building is 4,720 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0987:

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Install landscaping per plan by June 1, 2020.
- Applicant is advised that 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 the use permit, waivers of development standards and design review must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224;
- Nevada Department of Transportation approval.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates making the required improvements has proven to be an extreme financial hardship and may prevent the business from remaining open.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-19-0987	Reclassified to C-2 zoning for a vehicle sales and repair building	Approved by BCC	February 2020
VC-1553-96	Allowed a manufactured (mobile) office and shade canopy structure in conjunction with a vehicle sales facility - expired	Approved by PC	November 1996
UC-457-89 & VC-808-89	Established and maintained a used automobile sales facility	Approved by PC	January 1990

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
Northwest	Commercial General	H-2	Motorcycle sales
Northeast	Commercial General	H-2	Vacant building with overhead roll-up doors
Southeast	Commercial General	H-2	Warehouse building
Southwest	Commercial General	H-2 & C-2	Vehicle sales & repair

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Current Planning**

##### Waiver of Conditions #1

In this area, several properties along Boulder Highway do not have substantial, if any landscaping along the street frontage. This business has existed on the site for several decades, and due to staff's oversight, has been licensed to operate the business. There are no improvements being requested at this time, in fact the applicant has removed non-permitted modular buildings and shade structures. Staff can support the request until additional buildings are proposed to modify/expand the vehicle sales business which may warrant additional requirements.

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

##### Waiver of Conditions #2

Staff has no objection to allowing the existing curb return driveways with reduced ingress radii to remain on Boulder Highway, a Nevada Department of Transportation (NDOT) roadway since NDOT does not object to the request.

##### Waiver of Conditions #3

The purpose of the original condition of approval requiring NDOT approval was a result of the applicant proposing landscaping within Boulder Highway, an NDOT roadway. Since the applicant has decided to not landscape that area, NDOT approval is no longer required.

#### **Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Vehicles shall not be parked in the Boulder Highway Nevada Department of Transportation right-of-way.

**Public Works - Development Review**

- Applicant is advised that if landscaping is installed within the Boulder Highway right-of-way in the future, approval from the Nevada Department of Transportation may be required.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PLATINUM MOTOR CARS, LLC

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