

CONVENIENCE STORE/VEHICLE REPAIR  
VEHICLE PAINT & BODY SHOP  
(TITLE 30)

LAMB BLVD/LAKE MEAD BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400048 (UC-18-0168)-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST  
ETAL & MORADI HAMID TRS:**

**USE PERMITS THIRD EXTENSION OF TIME** for the following: **1)** reduce the separation from a gasoline station to a residential use; **2)** reduce the separation from a tire sales and installation facility to a residential use; **3)** reduce the separation from a vehicle maintenance facility to a residential use; **4)** reduce the separation from a vehicle repair facility to a residential use; **5)** permit a proposed vehicle paint and body shop facility; **6)** permit a proposed tire sales and installation facility in the APZ-2 Overlay District; **7)** permit a proposed vehicle maintenance facility in the APZ-2 Overlay District; **8)** permit a proposed vehicle paint and body shop facility in the APZ-2 Overlay District; **9)** permit a proposed vehicle repair facility in the APZ-2 Overlay District; **10)** permit a proposed vehicle rental facility in the APZ-2 Overlay District; and **11)** permit a proposed vehicle sales facility in the APZ-2 Overlay District.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation from a vehicle paint and body shop to a residential use; **2)** permit a vehicle paint and body shop as a principal use; **3)** increase block wall height; **4)** reduced improvement standards (throat depth) where required per Uniform Standard Drawings; and **5)** modified street standards.

**DESIGN REVIEWS** for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed tire sales and installation facility; **4)** proposed vehicle maintenance facility; **5)** proposed vehicle paint and body shop; **6)** proposed vehicle repair facility; **7)** proposed vehicle rental facility; and **8)** proposed vehicle sales facility on 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/tpd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-20-201-015

**USE PERMITS:**

1. Reduce the separation from a gasoline station to a residential use to 136 feet where 150 feet was previously approved and a minimum of 200 feet is required per Table 30.44-1 (a 32% reduction).
2. Reduce the separation from a tire sales and installation facility to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).

3. Reduce the separation from a vehicle maintenance facility to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
4. Reduce the separation from a vehicle repair facility to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
5. Permit a proposed vehicle paint and body shop facility per Table 30.44-1.
6. Permit a proposed tire sales and installation facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
7. Permit a proposed vehicle maintenance facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
8. Permit a proposed vehicle paint and body shop in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
9. Permit a proposed vehicle repair facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
10. Permit a proposed vehicle rental facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
11. Permit a proposed vehicle sales facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.

#### **WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the separation from a vehicle paint and body shop to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
2. Permit a vehicle paint and body shop as a principal use where required as an accessory use to automobile or off-highway vehicle sales per Table 30.44-1.
3. Increase decorative block wall height to 8 feet where a maximum wall height of 6 feet is permitted per Section 30.64.020 (a 33.3% increase).
4. Reduce the minimum throat depth for driveways to 11 feet where 75 feet is required per Uniform Standard Drawing 222.1 (Commercial Driveway Geometrics) (an 86% reduction).
5. Reduce the driveway departure distance (driveway off-set) from Lamb Boulevard for a driveway along Lake Mead Boulevard to 160 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).

#### **LAND USE PLAN:**

##### **SUNRISE MANOR - BUSINESS EMPLOYMENT**

#### **BACKGROUND:**

##### **Project Description**

##### **General Summary**

- Site Address: 4324 E. Lake Mead Boulevard
- Site Acreage: 3.9
- Project Type: Convenience store/gasoline station/vehicle maintenance, paint and body, repair, rental, and sales
- Number of Stories: 1
- Building Height (feet): 24 (convenience store)/21 (building 2)/21 (building 3)/19 (fuel canopy)
- Square Feet: 3,000 (convenience store)/14,790 (building 2)/14,441 (building 3)

- Parking Required/Provided: 160/160

### History & Request

Use permits, waivers of development standards, and design reviews were previously approved for the project site via UC-18-0168 by the Board of County Commissioners in April 2018. The applicant filed for their first extension of time with ET-20-400048 (UC-18-0168) which was approved in July 2020. Additionally, the applicant filed for their second extension of time with ADET-22-900131 (UC-18-0168) which expired in April 2023. Now a third extension of time is being requested for this proposed development.

### Site Plans

The approved plans depict a proposed convenience store (building 1), consisting of 3,000 square feet, located at the southeast corner of the site. A gasoline station, consisting of a fuel canopy with an area of 3,848 square feet, is located to the southwest of the convenience store. Building 2, located to the north of the convenience store, consists of 14,790 square feet and contains 6 service bays for vehicle maintenance and 6 service bays for vehicle repair. Tire sales and installation is also proposed within building 2. Building 3, located immediately to the north of building 2, consists of 14,441 square feet. The vehicle paint and body shop is located in building 3, with an overall area of 12,965. A customer service area and office consisting of 980 square feet are located within the western portion of building 3. The auto sales and rental office, consisting of 496 square feet, is also located within building 3. Five parking spaces are designated for the sale of vehicles and 5 parking spaces are designated for the rental of vehicles.

The service bay doors associated with building 3 are located on the south side of the facility, facing toward the interior of the development and building 2. The service bay doors on the north side of building 2 are oriented toward the interior of the development and the south side of building 3. The service bay doors featured on the south side of building 2 are screened from Lake Mead Boulevard by a combination of the convenience store, fuel canopy, and proposed street landscaping. A 20 foot wide landscape area is located behind the existing attached 5 foot wide sidewalks along Lake Mead Boulevard and Lamb Boulevard. An 8 foot high block wall is located along the northern and eastern property lines, and between buildings 2 and 3 to screen the drive aisle and loading spaces servicing the buildings from Lamb Boulevard. Eight bicycle spaces are provided for the project site. The required trash enclosures are located to the northeast of the convenience store and building 2. A loading space is located adjacent to the northwest corner of the convenience store. Two loading spaces are located between buildings 2 and 3, servicing the vehicle maintenance and repair facilities. An internal network of 5 foot wide pedestrian walkways is provided throughout the site linking the 3 buildings together. Five foot wide pedestrian walkways connecting the existing public sidewalk to the proposed buildings are also depicted on the site plan. A 5 foot wide pedestrian sidewalk is also provided around the perimeter of the convenience store, building 2, and building 3. The proposed development requires 160 parking spaces where 160 parking spaces are provided. Access to the project site is granted via 2 proposed commercial driveways along Lamb Boulevard and 1 commercial driveway along Lake Mead Boulevard.

### Landscaping

The previously approved plans depict a 20 foot wide landscape area along the north and east property lines of the project site, adjacent to the existing residential uses. Twenty-four inch box large Evergreen trees, planted 20 feet on center, are located within these landscape areas. Additionally, an 8 foot high decorative block wall is located along the northern and eastern property lines. A 20 foot wide landscape area is located behind the existing 5 foot wide attached sidewalks along Lake Mead Boulevard and Lamb Boulevard. Large, 24 inch box trees are planted 20 feet on center within these landscape areas in addition to shrubs and groundcover. Large, 24 inch box trees are equitably distributed throughout the interior of the parking lot per Code requirements.

### Elevations

The plans depict a proposed convenience store with a height ranging from 22 feet to 24 feet to the top of the parapet wall. An aluminum storefront window system with decorative stone veneer is featured on the northwest elevation of the building. The northwest elevation also features a stucco exterior with a contrasting color scheme. The north, south, east, and west elevations of the convenience store feature varying rooflines and a stucco exterior. The convenience store will feature a natural gray and sandstone color schematic.

The plans for building 2 depict a proposed vehicle maintenance and repair facility with a height ranging from 19.5 feet to 21 feet to the top of the parapet wall. The service bay doors for building 2 are located on the north and south sides of the facility. An aluminum storefront window system is also featured on portions of the north and south elevations. The exterior of the building consists of split-face and smooth face CMU block. Building 2 will feature a natural gray and sandstone color schematic.

The plans for building 3 depict a proposed vehicle paint and body shop with a height ranging from 19.5 feet to 21 feet to the top of the parapet wall. The service bay doors for building 3 are located on the south side of the facility. The east elevations feature an aluminum storefront window system with an exterior consisting of split-face and smooth face CMU block. The north, south, and west elevations feature an exterior consisting of split-face and smooth face CMU block. An aluminum storefront window system is also featured on a portion of the south elevation. Building 3 will feature a natural gray and sandstone color schematic.

The fuel canopy measures 19 feet in height and 148 feet in length. A 5 foot high stone veneer base is featured on each steel supporting column of the fuel canopy. Decorative stone veneer and a stucco coating is featured along the roofline of the canopy. The fuel canopy will be painted with neutral, earth tone colors.

### Floor Plans

The previously approved plans depict a convenience store (building 1) consisting of 3,000 square feet featuring walk-in coolers, gaming area, restroom, office, cashier's area, retail area, kitchen preparation area, and janitorial and electrical closets.

Building 2 features 6 vehicle maintenance bays each measuring 1,305 square feet in area. Tire sales and installation is featured within 1 of the maintenance bays. Six vehicle repair bays are

also featured within building 2, each measuring 1,305 square feet in area. A storage room, and office and customer waiting area are included within 2 of the 12 services bays.

The previously approved plans for building 3 depict a vehicle paint and body shop consisting with an overall area of 12,965 square feet. A customer service area and office consisting of 980 square feet are located within the western portion of building 3. The auto sales and rental office, consisting of 496 square feet, is also located within the building.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ADET-22-900131 (UC-18-0168):

##### Current Planning

- Until April 18, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be advised for conformance with 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; and that 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.

Listed below are the approved conditions for ET-20-400048 (UC-18-0168):

##### Current Planning

- Until April 18, 2022 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WC-18-400198 (UC-18-0168):

##### Current Planning

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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 this application must commence within 2 years of approval date or it will expire.

#### Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; fire protection may be required for this facility; operational permits may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0123-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for UC-18-0168:

#### Current Planning

- No vehicle paint shop;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Install cameras for surveillance and security that can be used by public safety.
- 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 this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Construct bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to e-mail [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0123-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Applicant's Justification

In April 2021, the property was sold to the current owners. The new owners, applicants in this request, have been coordinating with local agencies to submit plans for the acquisition of necessary permits. An updated drainage study was submitted to Clark County Public Works (CCPW). However, in November 2021 the documents submitted were sent back for revisions. One of the concerns is a flow analysis, which will take several months to complete. At this time, the applicant is requesting an extension of time to address the concerns raised by CCPW.

### **Prior Land Use Requests**

| <b>Application Number</b>      | <b>Request</b>   | <b>Action</b>   | <b>Date</b>    |
|--------------------------------|--|-----------------|----------------|
| ADET-22-900131<br>(UC-18-0168) | Second extension of time for use permit, waiver and design reviews for a convenience store/vehicle repair  | Approved by ZA  | April 2022     |
| WS-21-0380                     | Waiver and design reviews for a convenience store/gasoline station   | Approved by BCC | August 2021    |
| ET-20-400048<br>(UC-18-0168)   | First extension of time for use permit, waiver and design reviews for a convenience store/vehicle repair   | Approved by BCC | July 2020      |
| DR-19-0031                     | Increased finish grade in conjunction with a previously approved vehicle repair and maintenance facility   | Approved by BCC | April 2019     |
| UC-18-0672                     | Use permits and waiver for a vehicle paint and body shop - expired   | Approved by BCC | October 2018   |
| TM-18-500131                   | 3 lot commercial subdivision   | Approved by PC  | September 2018 |
| WC-18-400198<br>(UC-18-0168)   | Waiver to allow for a vehicle paint and body shop in conjunction with an auto plaza development  | Approved by BCC | October 2018   |
| UC-18-0168                     | Various uses including convenience store, gasoline station, tire sales and installation facility, vehicle maintenance facility, vehicle repair facility, vehicle rental facility, and vehicle sales facility | Approved by BCC | April 2018     |
| WC-18-400054<br>(ZC-0307-11)   | Waiver requiring 24 inch box trees with no shrubs within the landscape area along the street frontage  | Approved by BCC | April 2018     |
| TM-0125-12                     | 1 lot commercial subdivision - expired   | Approved by PC  | January 2013   |

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>    |
|---------------------------|---|-----------------|----------------|
| ZC-0307-11                | Reclassified the project site from R-T, R-2, R-4, and C-2 zones to M-D zoning with use permits for a convenience store, reduced separation from a convenience store to a residential use, and reduced setback from a service station to a residential use; and a design review for a convenience store and service station and lighting and signage | Approved by BCC | August 2011    |
| ZC-1083-00                | Reclassified the site from T-C to R-T zoning to implement Title 30 for a portion of the site  | Approved by BCC | September 2000 |
| VC-1003-96                | Increased block wall heights in conjunction with a manufactured home park   | Approved by PC  | July 1996      |
| VC-003-56                 | Established a manufactured home park  | Approved by BCC | February 1956  |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                      | <b>Zoning District</b> | <b>Existing Land Use</b>                          |
|-------|---|------------------------|---|
| North | Business Employment                                   | R-T                    | Single family residential                         |
| South | Neighborhood Commercial                               | C-1                    | McDonald's & commercial center                    |
| East  | Business Employment                                   | R-T                    | Manufactured home park                            |
| West  | Business Employment; Public Use; & Corridor Mixed-Use | R-2 & C-2              | Undeveloped, place of worship, & gasoline station |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff believes the applicant has taken steps to commence development as originally approved. The applicant has several building permits currently in review for various uses of development. For these reasons staff can support the extension of time request.

**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 18, 2025 to commence.
- 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; and that 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.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LAND DEVELOPMENT CONSULTANTS, LLC

**CONTACT:** LAND DEVELOPMENT CONSULTANTS, LLC, 11811 N. TATUM BLVD.,  
SUITE 1051, PHOENIX, AZ 85028