

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400119 (UC-23-0514)-CAMMARERI, ADRIENNE:

USE PERMIT SECOND EXTENSION OF TIME to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate screening for mechanical equipment; **2)** eliminate gate setback; and **3)** reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.46 acres in an IL (Industrial Light) Zone.

Generally located west of Wynn Road and south of Cannoli Circle within Paradise. MN/nai/cv
(For possible action)

RELATED INFORMATION:

APN:

162-19-810-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate screening for mechanical equipment where required per Table 30.56-2.
2. Eliminate setback from gate to the street where 50 feet is required per Section 30.64.020 (a 100% reduction).
3. Reduce the trash enclosure setback to the street to 8 feet where 10 feet is required per Section 30.56.120 (a 20% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4795 Wynn Road
- Site Acreage: 0.46
- Project Type: Vehicle repair
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 1,419 (new building)/2,432 (existing)
- Parking Required/Provided: 8/13

History & Request

This project was originally approved on October 3, 2023 by the Planning Commission with a condition to review as a public hearing in one year. The approved plans show an existing vehicle

repair facility. The applicant requested to build an attached addition that would be 2,567 square feet. The first extension was approved on November 19, 2024 by the Planning Commission (ET-24-400109). While completing the building permit, the applicant found out that there was an existing leach field underneath the proposed addition that cannot be built upon. As a result, revised plans were submitted that showed a 1,419 square foot detached building, rather than the original attached design, located on the south portion of the property. ADR-25-900592 was approved by the Zoning Administrator in July 2025 for that change. Now the applicant is applying for their second extension of time to complete their building permit.

Site Plan

The approved plans depict an existing vehicle repair facility within a 2,432 square foot building built in 1983. The existing building is located along the west side of the site. The originally approved plan showed an attached addition to an existing vehicle repair facility. The addition was 2,567 square feet. The revised plans approved with ADR-25-900592 show that the proposed addition will be detached and 1,419 square feet in area. The proposed detached metal building is located along the south side of the property. Access to the site is via a private cul-de-sac, Cannoli Circle. Originally, the applicant requested a waiver to reduce parking. However, the revised plans approved with ADR-25-900592 show 13 parking spaces are provided for this facility where only 8 parking spaces are required. Therefore, the waiver to reduce parking is no longer needed. The trash enclosure is located on the northeast corner of the site, intruding into the right-of-way setback along Cannoli Circle by 1 foot 2 inches; therefore, waivers of development standards were included in the original application. Additionally, a design review for the addition, as well as a use permit to allow service bay doors facing a street (Cannoli Circle) are a part of the original request. The hours of operation are Monday to Friday from 7:00 a.m. to 6:00 p.m. The vehicles being repaired are automobiles and light trucks and will not include any watercraft or recreational vehicles.

Landscaping

The approved plans show existing 6 foot wide street landscaping (palm trees) along Wynn Road. According to the applicant, the landscaping has been there for at least 20 years. No parking lot landscaping is proposed on site.

Elevations

The originally approved plan shows an existing 1 story plaster over CMU 2,432 square foot building. The revised plans approved with ADR-25-900592 show a 1 story addition is a 1,419 square foot metal building, which will be detached from the existing building. The height of the new building will be 18 feet. The proposed metal building will be painted to match the existing CMU building. The overall height of the existing vehicle repair facility is 18 feet.

Floor Plans

The approved plans depict an existing 2,432 square foot building, consisting of a 582 square foot office, restrooms, a 1,850 square foot service bay (existing). The revised plans approved with ADR-25-900592 depict a detached building that has 1,419 square feet of new service bays.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400109 (UC-23-0514):

Comprehensive Planning

- Until October 3, 2025 to commence or the application will expire unless extended with an extension of time;
- Until October 3, 2025 to review or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

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 UC-23-0514:

Comprehensive Planning

- 1 year to review as a public hearing.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 and application for review; 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.

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)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

Applicant's Justification

The applicant is requesting an extension of time for UC-23-0514. There is an active building permit, and plans have been submitted to the Southern Nevada Health District. The applicant

also submitted an administrative design review for revised plans because there was an existing leach field on the property and they had to make adjustments.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900592	Revised plans for UC-23-0514	Approved by Zoning	July 2025
ET-24-400109 (UC-23-0514)	First extension of time for use permit, waivers of development standards, and a design review for a vehicle repair facility	Approved by PC	November 2024
UC-23-0514	Use permit, waivers of development standards, and a design review for a vehicle repair facility	Approved by PC	October 2023
ZC-0144-83	Reclassified 5.3 acres from R-E to M-1 zoning	Approved by BCC	September 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East & West	Business Employment	IL	Industrial uses
South	Entertainment Mixed-Use	IL	Industrial uses

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

Staff finds that the applicant has made progress towards commencement. There is an active building permit for this project (BD25-15711). Also, the applicant submitted revised plans to reconfigure the proposed addition to be detached from the existing building due to an existing leach field. Therefore, staff can recommend approval. If significant progress is not made and a third extension of time is requested, staff may not be able to support the 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

- Until October 3, 2026 to commence or the application will expire unless extended with an extension of time;
- Until October 3, 2026 to review or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

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: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145