

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0219-AMIGO REALTY CORP:

USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** alternative driveway geometrics.

DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone.

Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

140-28-210-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Monroe Avenue where required per Section 30.04.08.
2.
 - a. Allow an existing pan driveway along Monroe Avenue to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08.
 - b. Reduce the departure distance for a driveway along Monroe Avenue to 4 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 98% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1394 N. Nellis Boulevard
- Site Acreage: 0.96
- Project Type: Vehicle maintenance and repair
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 3,249
- Parking Required/Provided: 11/11
- Sustainability Required/Provided: 7/5.5

History & Site Plan

The plans depict a 3,249 square foot vehicle maintenance and repair facility (tire shop) located within an existing commercial building. A special use permit is required for the use since the prior land use applications have expired due to the lack of a valid business license for the proposed use. The building is located on the southwest corner of the overall site with parking located along the north property line adjacent to Monroe Avenue. The proposed development includes a new paved parking area on the north and west sides of the building. The existing roll-up doors along the north facing elevation of the building façade are approximately 84 feet from Monroe Avenue and will be visible from the right-of-way. The site has access from Monroe Avenue to the north and Nellis Boulevard to the west. Along the north side of the site, the plans depict a designated area for a mobile food truck, which is not a part of this application. Additionally, the plans show 4 metal shipping containers on the east side of the building which are proposed to house the tire storage. These containers are located 181 feet west of the neighboring residential property line. Included with this application are waivers of development standards to waive full off-site improvements, allow the existing pan driveway to remain and allow the reduction of the departure distance from the Monroe Avenue driveway.

Landscaping

New street landscaping is proposed along Monroe Avenue consisting of 14 medium trees and a 6 foot high wrought iron and CMU split combination wall behind the street landscape. Along Nellis Boulevard the applicant is proposing 7 shrubs immediately west of the building (this portion of the street landscape area was previously approved under a prior land use application) and 2 medium trees on the corner of Nellis Boulevard and Monroe Avenue. Additionally, along the east side of the site the applicant is proposing an intense landscape buffer consisting of 13 evergreen trees and an 8 foot high decorative screen wall. The plans also depict the required parking lot landscape islands located throughout the parking lot.

Elevations

The plans depict an existing single-story retail building consisting of painted CMU block walls with a flat parapet roof. The north elevation depicts 4 roll-up doors and an entrance to the office area. Additionally, the east elevation depicts 2 doors for access to the service and work areas. The applicant is proposing overhang shade canopies over all the pedestrian door access points.

Floor Plans

The commercial building is 3,294 square feet. It consists of 4 service bays totaling 1,638 square feet in area, 753 square feet of office area, 349 square feet of storage area and 463 of work area.

Applicant's Justification

The applicant states all business will be conducted indoors, with no outdoor tire storage. The used tires will be regularly picked-up and transferred to an authorized disposal facility. The tire shop's hours of operation are daily, from 9:00 a.m. to 6:00 p.m. The applicant further states installing a sidewalk in this area would result in an abrupt termination at the eastern corner of the property, serving no practical purpose and potentially creating an incongruous feature within the landscape. Also, the applicant requests the existing pan-style commercial driveway to remain as existing.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0418	Tire sales and installation in a C-2 zone, allowed service bay doors to face a street - expired	Approved by BCC	September 2022
ET-19-400064 (UC-0210-16)	Second extension of time for use permit for tire sales and installation - expired	Approved by PC	July 2019
ET-18-400152 (UC-0210-16)	First extension of time for use permit for tire sales and installation - expired	Approved by PC	August 2018
ET-18-400152 (UC-0210-16)	First extension of time for use permit for tire sales and installation - expired	Approved by PC	August 2018
UC-0210-16	Tire sales and installation in a C-2 zone, allow service bay doors to face a street, with a design review for a vehicle maintenance and installation facility in conjunction with an existing commercial building - expired	Approved by PC	May 2016
UC-0049-13 (ET-0048-13)	First extension of time to review a food cart	Denied by PC	July 2013
UC-0049-13 (WC-0049-13)	Waiver of conditions to amend the limited hours of operation	Denied by PC	July 2013
UC-0049-13	Original application for a food cart - expired	Approved by PC	March 2013
UC-0479-08 (ET-0173-09)	First extension of time to review a food cart - expired	Approved by PC	August 2009
UC-0479-08	Food cart - expired	Approved by PC	August 2008
UC-0359-90	Pawn shop in conjunction with an existing commercial building with a vehicle repair shop	Withdrawn	December 1990
VC-0788-90	Waive street landscaping, wall enclosed trash enclosure, and portions of unpaved parking lot	Withdrawn	December 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Corridor Mixed-Use	CG	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	City of Las Vegas	C-2	Tire shop

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 Permit

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.

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.

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.

Use Permit & Design Review

This site is in the Sunrise Manor Planning Area and designated as Corridor Mixed-Use within the Master Plan. Goal SM-1 of the Master Plan encourages the reinvestment in established areas of Sunrise Manor. Also, Policy SM-1.3 of the Master Plan supports the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment. The proposed vehicle maintenance and repair (tire shop) is consistent with the range of uses that exist along this section of the Nellis Boulevard. There will be no changes to the existing buildings and the use conforms with Goal SM-5.1 which encourages compatible development that provide an employment base. Based on these goals and policies, staff finds the uses are appropriate for the area and supports the use permit. The proposed improvements will enhance the site, and the location of the bay doors face north and are partially blocked by the proposed landscaping. The use does not result in a substantial or undue adverse effect on the adjacent properties which are mostly undeveloped, a landscape buffer is proposed adjacent to the residential property to the east, and the use is located on the westerly portion of the site. Therefore, staff can support these requests; however, since Public Works is not supporting the waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support this request to not install full off-site improvements on Monroe Avenue when there are existing full improvements on the north and south side of the street. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #2a

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

Waiver of Development Standards #2b

Staff cannot support the reduction of the departure distance along Monroe Avenue since this is a self-imposed hardship that could be addressed with a site redesign. The previous site plan that was provided met the departure distance standards. With the current site plan, staff has concerns with the traffic coming off of Nellis Boulevard as well as the residential traffic to the east being in conflict with movements from both of the driveways on Monroe Avenue.

Staff Recommendation

Approval of the use permit; denial of the waivers of development standards 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:

- 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;

- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

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.

TAB/CAC: Sunrise Manor - approval of the use permit and design review; denial of waivers of development standards.

APPROVALS:

PROTESTS:

APPLICANT: AMIGO REALTY CORPORATION

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