

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400109 (UC-23-0514)-CAMMARERI, ADRIENNE:**

**USE PERMIT FIRST 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)** parking reduction; **3)** eliminate gate setback; and **4)** reduce the trash enclosure setback.

**DESIGN REVIEW** for the expansion of an existing vehicle repair facility on 0.5 acres in an IL (Industrial Light) Zone.

Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/tpd/kh (For possible action)

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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. Allow a parking reduction to 13 spaces where 28 spaces are required per Table 30.60-2 (a 54% reduction).
3. Eliminate setback from gate to the street where 50 feet is required per Section 30.64.020 (a 100% reduction).
4. 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: 0.5
- Project Type: Vehicle repair
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,567 (addition)/2,432 (existing)
- Parking Required/Provided: 28/13

### Site Plans

The 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 proposed addition to the subject site is 2,567 square feet and the maximum height is 19 feet. The proposed metal building addition is located along the south side of the site and will be internally connected with the existing building. Access to the site is via a private cul-de-sac, Cannoli Circle. Thirteen parking spaces are provided for this facility where 28 parking spaces are required. 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 approved plan shows an existing 1 story plaster over CMU 2,432 square foot building. The proposed 1 story addition is a 2,567 square foot metal building, which will be internally connected to the existing building. The proposed metal building will be painted to match the existing CMU building. Existing roof mounted A/C equipment will remain exposed. The overall height of the vehicle repair facility is 19 feet.

### Floor Plans

The approved plans depict a 4,999 square foot building, consisting of a 582 square foot office, restrooms, a 1,850 square foot service bay (existing), and 2,567 new service bays (proposed).

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

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](mailto: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 states the property owner decided to hire a new consulting firm which caused a delay in submitting the application for review. The applicant understands the importance of completing the project in a timely manner and intends to resume construction of the approved project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
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**

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the approved addition has not been constructed and there are no active building permits for it. Staff can support this request as this is the first extension request. However, staff may not be able to support future extension requests if no action is taken towards commencement of the project. Since the project was approved, Title 30 has been updated and the projects are expected to comply with the new regulations. Staff supports this first extension of time request with a condition for a review.

### **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, 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.

#### **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](mailto: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