

VEHICLE RENTAL
(TITLE 30)

WARM SPRINGS RD/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400161 (NZC-0037-08)-ABBASI RAMEZAN LARKI:

WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** construct driveway according to Uniform Standard Drawing 224; and **2)** driveway to be a maximum width of 40 feet in conjunction with a vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone.

Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:

177-04-801-030

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 7230 GilesPie Street
- Site Acreage: 0.5
- Project Type: Vehicle rental
- Number of Stories: 2

Site Plans

The plans show an existing 2 story, 4,174 square foot vehicle rental facility. The existing facility is situated on the site at an angle that lines up with the existing 48 foot wide portion of the cul-du-sac off GilesPie Street. The plans show parking along the north side of the site, in front of the building and parking spaces in the southern portion of the site. The site is accessed from a private cul-du-sac, from GilesPie Street which is leased from McCarran International Airport.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0037-08:

Current Planning

- All applicable standard conditions for this application type.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

Civil Engineering

- Construct driveway according to Uniform Standard Drawing 224;
- Driveway to be a maximum width of 40 feet.

Applicant's Justification

The applicant indicates that the request to waive conditions of approval is due to the existing lease with McCarran International Airport in regard to the usage of the street/cul-du-sac bulb. The applicant states that the cul-du-sac is basically like a private street since their business is the only entity using the street and requests approval of the waiver of conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0037-08	Reclassified 0.5 acres from R-E to C-1 zoning for a vehicle rental facility	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Public Facilities	P-F	Vehicle rental parking lot
South & West	Business and Design/Research Park	C-1	Vehicle rental facility

Related Applications

Application Number	Request
UC-21-0592	A use permit for vehicle maintenance in conjunction with a vehicle rental company and waivers of landscaping and architectural compatibility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff concurs with the applicant that the private street essentially acts as an extended drive aisle for their business. Based on the approved designs for the site, adding a commercial driveway at the end of the cul-de-sac would preclude the use of the site as has been previously approved and would not serve as a benefit to the public.

Staff Recommendation

Approval.

Approval of the waivers 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:**Clark County Water Reclamation District (CCWRD)**

- No comment.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: RAMEZAN ABBASI

CONTACT: JAIME DELAVEGA, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145