

05/18/22 BCC AGENDA SHEET

TIRE SALES AND INSTALLATION  
(TITLE 30)

LAKE MEAD BLVD/SLOAN LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400037 (UC-19-0992)-GONZALEZ, ISRAEL:**

**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** tire sales and installation; **2)** reduced setback to residential use; and **3)** waive screening for roll-up doors.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; **2)** trash enclosure; and **3)** modified driveway design standards.

**DESIGN REVIEW** for a tire sales and installation facility on 0.2 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Lake Mead Boulevard, 750 feet west of Sloan Lane within Sunrise Manor. MK/jud/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-21-703-006

**USE PERMITS:**

1. Tire sales and installation.
2. Reduce setback from a tire sales and installation business to a residential use to 15 feet where 200 feet is required per Table 30.44-1 (a 93% reduction).
3. Allow roll-up doors to face the public right-of-way (Lake Mead Boulevard) without a buffer or landscape screening per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow alternative landscaping per Figure 30.64-14.
2. Reduce setback from a trash enclosure to residential development to 6 feet where 50 feet is required per Section 30.56.120 (an 88% reduction).
3.
  - a. Reduce the ingress radii to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
  - b. Reduce the driveway throat depth to 19 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 5765 Lake Mead Boulevard
- Site Acreage: 0.2
- Project Type: Tire sales and installation
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,500
- Parking Required/Provided: 9/9

#### Site Plans

The previously approved plans depict a new 1,500 square foot building for use as a tire sales and installation facility on 0.2 acres in the C-2 (General Commercial) Zone. The 14 foot high building is located on the southern half of the property, 15 feet from the south and west property lines. The trash enclosure is shown 35 feet from Lake Mead Boulevard on the west side of the property. The 9 parking spaces are shown between the street and building with a 19 foot throat depth from the Lake Mead Boulevard driveway. The bike rack is shown at the northeast corner of the building on the property line.

#### Landscaping

Previously approved plans show a 6 foot wide landscape strip with large trees every 20 feet on center along the west property line adjacent to the multiple family residential use. No landscaping is proposed between the parking spaces and east property line. A 10 foot wide intense landscaping strip is proposed along the southern property line adjacent to the existing multiple family residential use. A 25 foot by 20 foot landscape area is shown at the northeast corner of the property with an existing 5 foot attached sidewalk along Lake Mead Boulevard. Both ends of the parking area located on the east property line should be landscaped where the applicant only has landscaping included adjacent to Lake Mead Boulevard. Large trees every 10 feet on the west side of the property were required as a condition of approval of the original use permit.

#### Elevations

The previously approved elevation plan depicts a 14 foot stucco building with a flat roof, north facing bay doors, and glass storefront entrance. Both roll-up doors face Lake Mead Boulevard with no screening between the doors and the right-of-way.

#### Floor Plan

Preciously approved floor plan depicts 435 square feet of office, reception, and restroom area on the east side of the building. The remaining 1,065 square foot area is dedicated to tire sales and installation services.

#### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0992:

#### Current Planning

- Plant large trees every 10 feet along western property line;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Final driveway design must be approved by Public Works prior to off-site permit issuance;
- Drainage study and compliance;
- Nevada Department of Transportation approval.

#### 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.

### Applicant's Justification

Per the applicant, an extension of time for the use permit is requested for an additional 2 years to continue working with the Nevada Department of Transportation (NDOT) to work out a proper driveway design acceptable to NDOT. The applicant states, that the process has been taking longer than expected due to many utilities included but not limited to: power poles, street lights, water meters, and other utilities within the sidewalk along the frontage access to the site. Both the applicant and NDOT are close to an agreement on an alternative driveway design to allow ADA accessibility and maintain a safe driveway design for vehicular traffic. The applicant states that the drainage study has been approved by Clark County and NDOT, and the approval of this 2 year extension of time will allow for the completion of the project.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0992	Tire sales and installation	Approved by BCC	February 2020

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (up to 18 du/ac)	C-2	Senior apartment complex

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
East	Corridor Mixed-Use	C-2	Commercial retail
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current 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. Since there is an existing permit in process, an approved drainage study, and the applicant is actively working with other agencies to complete the project, staff finds that the applicant has shown progress with the development. Therefore, a 2 year extension of time is warranted.

**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:****Current Planning**

- Until February 19, 2024 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:** Sunrise Manor - denial.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ISRAEL GONZALEZ

**CONTACT:** TIM MORENO, 2273 TERRACE VERDE AVENUE, LAS VEGAS, NV 89138