

09/21/22 BCC AGENDA SHEET

TIRE SALES & INSTALLATION  
(TITLE 30)

NELLIS BLVD/MONROE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0418-AMIGO REALTY CORP:**

**USE PERMIT** for tire sales and installation.

**WAIVER OF DEVELOPMENT STANDARDS** to allow service doors to face a street (Monroe Avenue).

**DESIGN REVIEW** for a vehicle maintenance with tire sales and installation business on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard and the south side of Monroe Avenue within Sunrise Manor. TS/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-28-210-001

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1394 Nellis Boulevard
- Site Acreage: 0.9
- Project Type: Vehicle maintenance with tire sales and installation
- Number of Stories: 1
- Building Height (feet): 13 feet 4 inches
- Square Feet: 3,294 (total)/452 (retail)/2,842 (vehicle maintenance shop)
- Parking Required/Provided: 22/45

Request

Re-establish a vehicle maintenance with tire sales and installation business and separate retail use within an existing building with a redesigned site including driveways, parking, and landscaping.

### Site Plans

The plans depict a 2,842 square foot vehicle maintenance and tire sales and installation facility located within an existing commercial building. A similar business formerly occupied the building. A separate retail store (nutrition) is also located within the building. The building is located near the southwest corner of the overall site with parking to the north and east of the building. The proposed development includes a new paved parking area east of the building, new driveway along Monroe Avenue, and new street landscaping along portions of Monroe Avenue and Nellis Boulevard. The existing service bay doors are approximately 84 feet from Monroe Avenue and will be visible from the road. Although the applicant will be providing new street landscaping along Monroe Avenue, the trees do not sufficiently screen the doors from the road to meet Title 30 requirements. The site has access from Monroe Avenue to the north and Nellis Boulevard to the west.

Due to the proximity of the City of Las Vegas, this project is a Project of Regional Significance. The required RISE reports have been submitted and the required notification has been provided.

### Landscaping

Street landscaping 9 feet in width is shown along portions of Monroe Avenue and 15 feet wide along Nellis Boulevard. Parking lot landscaping is provided per Code, along with a landscape buffer at the southeast corner of the parcel per Figure 30.64-11. Landscaping materials include Shoestring Acacia and Bay Laurel trees, shrubbery, and groundcover.

### 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 overhead roll-up doors and an entrance to the office area.

### Floor Plans

The commercial building is 3,294 square feet. The subject business occupies 2,842 square feet, and the smaller retail business (nutrition) is located at the southwest corner of the building facing Nellis Boulevard and is 452 square feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the project was originally approved (UC-0210-16), and as the project moved through the improvement approval process, the Nevada Department of Transportation (NDOT) denied the driveway design along Nellis Boulevard if the size of the building was altered; therefore, the current proposed project keeps the building at the current size, keeping the existing driveway on Nellis Boulevard and adding a new driveway on Monroe Avenue. The use remains the same as previously approved with site improvements to meet current Code.

### Prior Land Use Requests

Application Number	Request	Action	Date
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	Existing Land Use
North & South	Corridor Mixed-Use	C-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	City of Las Vegas	C-2	Vehicle Sales

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

#### Use Permit, Waiver of Development Standards, & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

This site is located in the Sunrise Manor Planning Area and designated as Corridor Mixed-Use within the Master Plan. Policy SM-1.3 of the Master Plan encourages, in part, revitalization and redevelopment. The proposed vehicle maintenance and tire sales and installation shop are consistent with the range of uses that exist along this portion 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 permits. 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 has been provided adjacent to the residential property to the southeast, and the use is located on the westerly portion of the site. Therefore, staff can 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:**

#### **Current Planning**

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside storage is regulated per Table 30.44-1; 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; 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**

- Drainage study and compliance;
- Traffic study and compliance, if required by Public Works;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that utility poles, signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

**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.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VLADIMIR HERNANDEZ

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