

01/17/23 PC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

JONES BLVD/FLAMINGO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400129 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:

USE PERMIT FOURTH EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.

DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

163-24-101-013

USE PERMIT:

Reduce the setback for a vehicle (automobile) wash facility from a residential use to 33 feet where a minimum of 200 feet is required (an 83.5% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 10 foot wide landscape area adjacent to an existing attached sidewalk along Jones Boulevard where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4132 S. Jones Boulevard
- Site Acreage: 1.3
- Project Type: Self-service automated vehicle (automobile) wash facility
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 6,160
- Parking Required/Provided: 5/25

Site Plans

The approved plans depict a self-service vehicle (automobile) wash facility. The 6,160 square foot building is located on the southern portion of the parcel with a queuing area along the north and east property lines and parking/vacuum areas on the north side of the building. The vacuum motor is located on the northwest portion of the property. The building is set back 137 feet from the north (side) property line, 33 feet from the east (rear) property line adjacent to an existing residential use, 56 feet from the west (front) property line, and 10 feet from the south (side) property line. Access is from Jones Boulevard. The approved plans also show access to the adjacent parcels to the north and south. The entrance to the vehicle wash is on the east side of the building and the exit is on the west side of the building. A trash enclosure is located on the northwest portion of the site.

Landscaping

A 10 foot wide landscape area is located adjacent to an existing attached sidewalk along Jones Boulevard. A 10 foot wide landscape area is located along the north, east, and south property lines except for a 40 foot portion along the east property line where the queuing lane connects to the entrance to the vehicle wash tunnel. Interior parking lot landscaping is generally distributed throughout the site. The landscape materials include trees, shrubs, and groundcover. The original request included a waiver of landscaping along the east property line. The waiver was withdrawn and a condition of approval requires a landscape buffer per Figure 30.64-12 along the east property line.

Elevations

The approved plans depict a single story building with a varied roofline ranging in height from 15 feet to 35 feet. The façade includes a parapet roof, stucco siding, split-face block, and metal trim.

Floor Plans

The approved plans depict a 6,160 square foot vehicle (automobile) wash building with a wash bay, equipment room, storage room, office, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400144 (UC-0308-16):

Current Planning

- Until July 5, 2022 to commence.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0023-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for ET-20-400063 (UC-0308-16):

Current Planning

- Until July 5, 2021 to commence;
- 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; 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.

Listed below are the approved conditions for ET-18-400163 (UC-0308-16):

Current Planning

- Until July 5, 2020 to commence;
- 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; 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.

Listed below are the approved conditions for UC-0308-16:

Current Planning

- Provide an intense landscape buffer per Figure 30.64-12 along the east property line;
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Commercial curb cut return driveways per Standards 222.1 and 225.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; and that fire protection may be required for this facility.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are new owners that just purchased the property from the previous applicants and that they had no knowledge of the expiring land use. The applicant also states that the civil plans have been approved, they have obtained off-site approvals, and have paid the bond. For these reasons, the applicant is asking for this extension of time to be approved.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0450	Multiple waivers for landscaping and alternative driveway geometrics	Approved by PC	October 2021
ET-21-400144 (UC-0308-16)	Third extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	October 2021
ET-20-400063 (UC-0308-16)	Second extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	August 2020
ET-18-400163 (UC-0308-16)	First extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	August 2018
UC-0308-16	Reduced the setback for a vehicle (automobile) wash facility from a residential use and waived alternative landscaping with a design review for a proposed vehicle (automobile) wash facility	Approved by PC	July 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, service station, & vehicle wash
South	Corridor Mixed-Use	C-2	Commercial & retail center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Urban Neighborhood (25 du/ac)	R-4	Multiple family residential
West	Corridor Mixed-Use	C-1	Vehicle repair & retail sales

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.

Normally, staff would not support a fourth extension of time application due to the time that has already passed since original approval. In this case, the applicant has recently purchased the property and states that they were not aware of the need for an extension until recently. Due to this extenuating circumstance, staff can support this request but will not support any future requests if significant progress is not made towards commencing construction.

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 July 5, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Coordinate with Clark County Public Works for the installation of a median island on Jones Boulevard;

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval (commence by December 31, 2023).

APPROVALS:

PROTEST:

APPLICANT: COMHAR HOLDINGS JONES, LLC

CONTACT: ULTRA CLEAN EXPRESS, 840 ESTRELLA PARKWAY, GOODYEAR, AZ
85338