

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0742-JIMENEZ PROPERTIES GROUP, LLC:

ZONE CHANGE to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the south side of Las Vegas Boulevard, 750 feet northeast of Pecos Road within Sunrise Manor (description on file). WM/mc (For possible action)

RELATED INFORMATION:

APN:

140-18-102-009

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3186 Las Vegas Boulevard North
- Site Acreage: 0.6
- Existing Land Use: Vehicle maintenance facility

Applicant's Justification

The applicant states there are existing buildings on the property used as a tire center, service bays for windshield repair/maintenance and an office. According to the applicant, the surrounding zoning is mostly IP to the west and south, some CG to the east and H-2 and RM32 on the southeast side of the property. The IP zone will be more appropriate for the property because that district accommodates low-intensity industrial uses. According to the applicant, they are trying to comply with the new Title 30 adaptation and this request is the first step of the process.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0620-08	Automobile maintenance facility - expired	Approved by PC	September 2008
VC-0495-98	Variance to replace an existing retail tire store - expired	Approved by PC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-2 (AE-70 & AE-75)	Outside vehicle storage
South	Business Employment	IP, H-2, & RM32 (AE-70 & AE-75)	Outside vehicle storage & multi-family residential
East	Business Employment	CG (AE-75)	Automotive sales
West	Business Employment	IP (AE-70)	Vehicle maintenance/vehicle repair

Related Applications

Application Number	Request
UC-24-0743	A use permit for a vehicle maintenance facility and waivers for residential adjacency, vehicle maintenance not within an enclosed building and landscaping, and design review for a vehicle maintenance facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district and is being phased out. The conversion to an appropriate zoning district which is in conformance with the Master Plan is encouraged by the County. The request for IP (Industrial Park) zoning is compatible with the surrounding area and conforms to the Business Employment (BE) land use category of the property. A use permit for the automotive business on-site (glass installation) was approved in 2008. The use permit was approved with a 2 year review and expired when the applicant did not file a request to extend the time limit; however, the business has continued to operate on the site. The request for IP zoning would be consistent with the existing use on the site. In addition, the parcels directly east and south of the subject site are zoned IP, and across Las Vegas Boulevard North are 2 IP zoned parcels. The request complies with Policy 5.5.3 of the Master Plan, which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for IP zoning is appropriate for this location.

Staff Recommendation

Approval.

If this request is approved, the Board 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:

Fire Prevention Bureau

- No comment.

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 #0038-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145