

06/16/21 BCC AGENDA SHEET

VEHICLE SALES
(TITLE 30)

CHARLESTON BLVD/ARDEN ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400063 (UC-18-0557)-PALMER, SELINA:

USE PERMIT FIRST EXTENSION OF TIME to allow vehicle (automobile) sales.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEW for a proposed vehicle (automobile) sales facility on 0.6 acres in a C-1 (Local Business) Zone.

Generally located between Charleston Boulevard and Nevada Avenue, 200 feet east of Arden Street within Sunrise Manor. TS/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

161-05-510-297

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 9 foot wide landscape area adjacent to an existing attached sidewalk along Charleston Boulevard where a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-17 or Figure 30.64-18 is required.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4643 E. Charleston Boulevard
- Site Acreage: 0.6
- Project Type: Vehicle (automobile) sales facility
- Number of Stories: 1
- Building Height: 21 feet, 7 inches
- Square Feet: 2,504
- Parking Required/Provided: 10/42

Site Plans

The previously approved plans depict a proposed 2,504 square foot office building located on southern portion of the site with a 15 foot setback from the south (rear) property line adjacent to Nevada Avenue. Customer parking is located on the north side of the building and inventory parking occupies the northern portion of the site. There are 10 customer parking spaces and 32

inventory spaces. The site has access to Charleston Boulevard via a shared driveway with the adjacent parcel to the east.

Landscaping

The previously approved plans depict a 9 foot wide landscape area adjacent to an existing attached sidewalk along Charleston Boulevard and a 15 foot wide landscape area adjacent to an existing attached sidewalk along Nevada Avenue. Additional landscaping is located adjacent to the building. The landscape materials include trees, shrubs, and groundcover. There are 6 foot high CMU walls located on the east and west property lines and a 6 foot high decorative fence along the south property line adjacent to Nevada Avenue.

Elevations

The previously approved plans depict a single story building with a varied roofline that includes a flat roof with parapet walls and a pitched roof with concrete tile. The height of the building ranges from 15 feet 10 inches to 21 feet 7 inches. The building façade includes stucco siding, aluminum glass window and door treatments, and architectural enhancements on all sides. A roll-up door is located on the eastern side of the building.

Floor Plans

The previously approved plans depict a 2,504 square foot building with a lobby, office, and garage/display area.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0557:

Current Planning

- 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.

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 #0408-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that an extension of time is needed because financial delays have occurred due to the COVID-19 pandemic. Although delays have occurred, the applicant and her husband are making progress by working with the bank to find a solution for funding.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0557	Allowed vehicle (automobile) sales	Approved by BCC	September 2018
DR-1031-04 (ET-0221-06)	Extension of time for vehicle maintenance and retail building	Approved by BCC	December 2006
DR-1031-04	Vehicle maintenance and retail building - expired	Approved by BCC	July 2004
ZC-1071-02	Reclassified the site from R-2 to C-1 zoning for a retail store	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-3	Apartments
South	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
East	Office Professional	C-1	Retail
West	Office Professional	C-P	Office

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. Although the applicant has not submitted for technical studies nor building permits, staff can support the first 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until September 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)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: CASH OR PAYMENTS AUTO SALES

CONTACT: SELINA PALMER, P.O. BOX 620541, LAS VEGAS, NV 89162