

V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
None

VI. Planning & Zoning

1. **UC-20-0103-MEESE FAMILY TRUST & MEESE ROBERT H & MICHELLE C TRS:**

USE PERMIT to allow retail sales and services (sale of car batteries, starters, and alternators) within an existing office/warehouse facility on 1.1 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the north side of Desert Inn Road, 390 feet west of Wynn Road within Winchester. JJ/al/jd (For possible action) **04/07/20 PC**

2. **ZC-20-0135-BOULDER HIGHWAY, LLC:**

ZONE CHANGE to reclassify 6.8 acres from R-1 (Single Family Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** vehicle paint/body shop; and **2)** vehicle repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation for vehicle paint/body shop to a residential use; **2)** reduced separation for vehicle repair to a residential use; **3)** mechanical equipment screening; **4)** landscaping; **5)** eliminate sidewalk around the base of buildings; **6)** eliminate cross access; **7)** nonstandard improvements in the right-of-way; and **8)** modified commercial driveway geometrics.

DESIGN REVIEW for vehicle sales and repair facility. Generally located on the south side of Glen Avenue and the southwest side of Boulder Highway within Winchester (description on file). TS/al/xx (For possible action)

04/08/20 BCC

VII. General Business

- 1. Receive a presentation from the US Census Bureau about the upcoming 2020 Census (for discussion only).

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: March 31, 2020

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

- Winchester Community Center: 3130 S McLeod Dr., Las Vegas NV 89121
- Fast & Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas NV 89121
- United States Postal Services: 2478 E. Desert Inn Rd., Las Vegas, NV 89121
- Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager



Winchester Town Advisory Board

February 25, 2020

MINUTES

Board Members: John Delibos – Chair – **Present**
Robert O. Mikes, Jr. – Vice Chair- **Present**
Kenneth Dayton – **Present**
Judith Siegel – **Present**
Roxana Valladares – **Excused**

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Phillip Blount; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of February 11, 2020 Minutes
Moved by: Delibos
Change Vote on item #4 to 3-0-1 Abstained
Vote: 4-0 Unanimous
- IV. Approval of Agenda for February 25, 2020
Moved by: Delibos
Move Item #2 to be item #1
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to Meet and Greet. This will be held at the Hollywood

Recreation Center on March 12, 2020 from 5:30 p.m. to 6:30 p.m.

VI. Planning & Zoning:

1. **AR-20-400013 (UC-19-0104)-SOMERSET PROPERTY, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a restaurant; **2)** office as a principal use; and **3)** reduce width of pedestrian access around the perimeter of an outside dining area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** pedestrian walkways within parking lots; **3)** landscaping; and **4)** allow existing pan driveways to remain.
DESIGN REVIEWS for the following: **1)** modifications to the exterior of an existing commercial building; and **2)** modifications and expansion of an existing parking lot on 0.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Convention Center Drive, 160 feet east of Channel 8 Drive within Winchester. TS/tk/ja (For possible action)

03/18/20 BCC

Moved By- Delibos
Approve – with staff conditions
Vote: 3-0
1 Abstained
2. **WS-19-0901-ALDABBAGH, OMAR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased area for an animated sign; and **2)** increased area for a freestanding sign.

DESIGN REVIEW for an animated freestanding sign in conjunction with an existing adult cabaret on 0.9 acre in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester. TS/nr/jd (For possible action)

03/04/20 BCC

Moved By- Dayton
Approve- with staff conditions
Vote: 3-1
3. **WS-20-0076-ALDABBAGH, OMAR:**
WAIVER OF DEVELOPMENT STANDARDS to establish an alternative parking requirement.
DESIGN REVIEWS for the following: **1)** expand the existing use of an existing adult cabaret; and **2)** for a building addition and accessory building on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive and 636 feet south of Edna Avenue (alignment) within Winchester. TS/jor/jd (For possible action)

03/18/20 BCC

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous
4. **WS-20-0082-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS; ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot

landscaping; 2) alternative parking design standards; and 3) reduce throat depth.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/lm/jd (For possible action)

Moved By- Delibos

Replace if approved conditions #1 and #2 with creative lighting.

Vote: 4-0- Unanimous

5. **WS-20-0083-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase freestanding sign area; and 2) increased animated sign area.

DESIGN REVIEW for signage in conjunction with a retail and office/warehouse complex on 9.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/lm/jd (For possible action)

03/18/20 BCC

Moved By- Delibos

Approve- with staff conditions

Vote: 4-0 Unanimous

VI. General Business

1. Appoint one member as the TAB's or CAC's (as appropriate) representative to be involved in the update of the County's Comprehensive Master Plan and Development code (Title 30). (For possible action)

Moved by – Dayton

Appoint John Delibos to represent Winchester TAB

Vote: 4 – 0 Unanimous

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be March 10, 2020

IX. Adjournment

The meeting was adjourned at 6:45 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MARCH 10, 2020**

04/07/20 PC

1. **UC-20-0103-MEESE FAMILY TRUST & MEESE ROBERT H & MICHELLE C TRS:**
USE PERMIT to allow retail sales and services (sale of car batteries, starters, and alternators) within an existing office/warehouse facility on 1.1 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the north side of Desert Inn Road, 390 feet west of Wynn Road within Winchester. JJ/al/jd (For possible action)

04/08/20 BCC

2. **ZC-20-0135-BOULDER HIGHWAY, LLC:**
ZONE CHANGE to reclassify 6.8 acres from R-1 (Single Family Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** vehicle paint/body shop; and **2)** vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation for vehicle paint/body shop to a residential use; **2)** reduced separation for vehicle repair to a residential use; **3)** mechanical equipment screening; **4)** landscaping; **5)** eliminate sidewalk around the base of buildings; **6)** eliminate cross access; **7)** nonstandard improvements in the right-of-way; and **8)** modified commercial driveway geometrics.
DESIGN REVIEW for vehicle sales and repair facility. Generally located on the south side of Glen Avenue and the southwest side of Boulder Highway within Winchester (description on file). TS/al/xx (For possible action)

RETAIL SALES
(TITLE 30)

DESERT INN RD/WYNN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0103-MEESE FAMILY TRUST & MEESE ROBERT H & MICHELLE C TRS:

USE PERMIT to allow retail sales and services (sale of car batteries, starters, and alternators) within an existing office/warehouse facility on 1.1 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the north side of Desert Inn Road, 390 feet west of Wynn Road within Winchester. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

162-07-801-012

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4180 W. Desert Inn Road
- Site Acreage: 1.1
- Project Type: Retail sales of car batteries, starters, and alternators
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 1,533 (lease space)
- Parking Required/Provided: 20/20

Site Plan

The request is to allow the retail sales of car batteries, starters, and alternators within a lease space in an existing office/warehouse complex. Access to the site is from Desert Inn Road and the site shares access with the parcels to the west. The existing building is set back approximately 56 feet from Desert Inn Road with parking located along the front and sides of the building with additional parking to the rear.

Landscaping

No changes are proposed or required to existing landscape areas with this request. An existing landscape area consisting of trees, shrubs and groundcover is located along Desert Inn Road.

Elevations

The existing building is 1 story with a flat roof behind a parapet wall. There is a hip roof for a covered walkway along the front of the building that is covered in concrete tile. The building is constructed of brick that is painted beige.

Floor Plans

The lease space has an area of 1,533 square feet. The front 714 square feet of the lease space will consist of the sales area and an office. The remaining 819 square feet of the lease space will be used to store the products that are for sale.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the business will sell car batteries, starters and alternators. The applicant believes the site is an appropriate location for the proposed business and their intended customer base.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0281-09	Supper club with a waiver to reduce parking - expired	Approved by PC	June 2009
UC-096-88	Private club (Loyal Order of Moose) - expired	Approved by BCC	June 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 to 32 du/ac)	R-4	Multi-family residential development
South	Commercial General	C-2	Office building
East	Commercial General	M-1	Vehicle sales facility
West	Commercial General	M-1	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 Comprehensive 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.

The proposed business will sell car batteries, starters, and alternators. The site is an existing office/warehouse facility zoned M-1; however, there are other commercial uses located within this facility. In the past the lease space for this proposed business has been used for an office and a supper club, uses of equal or higher intensity. Additionally there are other commercial uses in the surrounding area; therefore, staff finds the proposed business is compatible with other uses in the area, will not have an undue adverse effect on adjacent properties, and is appropriate for the area.

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

- 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

- 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:

APPROVALS:

PROTESTS:

APPLICANT: HUGO GONZALEZ

CONTACT: HUGO GONZALEZ, 22191 TEHAMA ROAD, APPLE VALLEY, CA 92308

VEHICLE SALES & REPAIR
(TITLE 30)

BOULDER HWY/GLEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0135-BOULDER HIGHWAY, LLC:

ZONE CHANGE to reclassify 6.8 acres from R-1 (Single Family Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) vehicle paint/body shop; and 2) vehicle repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation for vehicle paint/body shop to a residential use; 2) reduced separation for vehicle repair to a residential use; 3) mechanical equipment screening; 4) landscaping; 5) eliminate sidewalk around the base of buildings; 6) eliminate cross access; 7) nonstandard improvements in the right-of-way; and 8) modified commercial driveway geometrics.

DESIGN REVIEW for vehicle sales and repair facility.

Generally located on the south side of Glen Avenue and the southwest side of Boulder Highway within Winchester (description on file). TS/al/xx (For possible action)

RELATED INFORMATION:

APN:

161-07-101-001 through 161-07-101-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from a vehicle paint/body shop to a residential use to 120 feet where a minimum of 200 feet is required per Table 30.44-1 (a 40% reduction).
2. Reduce the separation from a vehicle repair facility to a residential use to 120 feet where a minimum of 200 feet is required per Table 30.44-1 (a 40% reduction).
3. Waive mechanical equipment screening where required per Table 30.56-2.
4.
 - a. Waive landscaping adjacent to a less intense use where required per Figure 30.64-11.
 - b. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
 - c. Permit an existing 10 foot wide landscape area to remain along Boulder Highway where a 15 foot wide landscape area is required per Figure 30.64-17.
5. Eliminate sidewalk around the base of a building where a 5 foot wide sidewalk is required to separate buildings from pavement for parking aisles and spaces per Section 30.60.050 (a 100% reduction).
6. Eliminate cross access where cross access is required per Table 30.56-2 (a 100% reduction).

7. Allow nonstandard improvements (landscaping) to remain within the Boulder Highway right-of-way where off-site improvements per Section 30.52.050 are required.
8.
 - a. Allow pan style driveways where commercial driveways are required per Uniform Standard Drawing 222.1.
 - b. Reduce throat depth to 22 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 78% reduction).
 - c. Reduce driveway width to 25 feet where 32 feet is the minimum per Uniform Standard Drawing 222.1 (a 21.9% reduction)
 - d. Reduce the departure distance from a street intersection to a driveway to a minimum of 34 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (an 82.1 % reduction).
 - e. Reduce the approach distance from a driveway to a street intersection to minimum 102 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 32 % reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3470 Boulder Highway
- Site Acreage: 6.8
- Project Type: Vehicle sales and repair
- Number of Stories: 1 and 2 stories
- Building Height (feet): 28
- Square Feet: 73,314
- Parking Required/Provided: 286/337

Site Plan

The site is an existing vehicle sales, repair and paint/auto body facility that was originally constructed in 1968. The request is to reclassify the site into a more appropriate zoning district for the uses and to make improvements to the site and facilities. The site has frontage along Glen Avenue to the north and Boulder Highway along the eastern boundary, with access provided to these public streets by 3 driveways. Jacyra Avenue is a private street along the west side of the site that provides access to commercial and residential developments to the west and no access is provided from this street to the site. There are currently 4 buildings on the property. The sales office and showroom are located on the northeastern portion of the site. South and south west of the sales office are vehicle maintenance, repair, and paint/auto body building. The applicant indicates that the sales office and show room and a portion of the existing paint shop will remain, the other buildings will be demolished and 2 new service, repair, and body shop buildings will be constructed.

The existing sales office and showroom are parallel to Boulder Highway and are set back approximately 70 feet from Boulder Highway and 80 feet from Glen Avenue. The plan depicts a new service and repair building that is also parallel to Boulder Highway. The service and repair

building is located 48 feet to the southeast of the sale office and showroom and 60 feet from Boulder Highway. The remaining portion of the existing paint shop is located approximately 42 feet to the southwest of the service and repair building. The paint shop is located 48 feet from the southeastern boundary of the site and approximately 230 feet from Boulder Highway. The new body shop building is located approximately 45 feet to the southwest of the paint shop and 44 feet from the southeastern boundary of the site. To the southwest of the site is an existing townhouse development. The proposed body shop building is located 120 feet from the property line of the townhouse development; however, the body shop is located 200 feet from the closest residence to the southwest. The parking, vehicle display spaces, employee parking, customer parking, and vehicle storage area are inter-mixed throughout the site.

The request to reduce the departure distance from a street intersection to a driveway to 34 feet is for the separation between Jacyra Avenue and an existing driveway onto Glen Avenue on the northwestern portion of the site. Another departure reduction is from the intersection of Glen Avenue/Boulder Highway and an existing driveway onto Boulder Highway to approximately 135 feet. The approach distance reduction is from the driveway onto Glen Avenue to the intersection of Glen Avenue/Boulder Highway.

Landscaping

The plans depict existing 10 foot wide landscape areas located along Glen Avenue and Boulder Highway and the applicant is requesting a waiver to not have to expand existing landscaping area along Boulder Highway. There is also existing landscaping located within the right-of-way of Boulder Highway that the applicant would like to remain. The southwestern portion of the site is adjacent to an existing residential townhouse development. Per Code landscaping per Figure 30.64-11 should be provided adjacent to the residential use and the plans depict no landscaping in this area.

Elevations

The buildings all have flat roofs behind parapet walls and are between 16 feet and 28 feet in height. The buildings are constructed of concrete blocks and the exterior of the buildings is a combination of stucco finish and concrete blocks painted in earth tone colors. All roll-up doors for the facility face away from the residential development to the southwest and away from the streets.

Floor Plans

The existing sales and showroom building is 1 story and has an area of 10,570 square feet consisting of offices, storage areas, and vehicle display area. The remaining portion of the paint shop is 1 story and has an area of 6,200 square feet and consists of prep areas and 2 paint booths. The body shop building is 1 story and has an area of 19,648 square feet and consists of office, service bays, and a parts storage area. The service and repair building is 2 stories and has an area of 34,688 square feet consisting of offices, service areas, and parts storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the zone change request conforms to the Winchester Land Use Plan. The zone change is being requested to reclassify an existing vehicle sales, repair and paint/auto body facility into a more appropriate zoning district for these uses than the current H-2 and R-1 zoning. The use permits are for vehicle repair and vehicle paint/body shop uses in conjunction with a vehicle sales facility. These uses are consistent with the existing developments in the area and are also uses that have been conducted on the site for several years in conjunction with an automobile sales facility. The requested waivers of development standards will allow the facility to continue to operate the existing uses on the site with fewer changes to the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0987	Reclassified 0.9 acres to the east across Boulder Highway from H-2 to C-2 with similar requests for a use permit, waivers of development standards and design review	Approved by BCC	February 2020
ADR-20-900050	Exterior improvements to an existing vehicle showroom in conjunction with a vehicle sales facility	Approved by ZA	February 2020
WS-0636-04	Waiver for alternative design standards for a shade/weather cover for storage in conjunction with an automobile dealership	Approved by PC	May 2004
DR-0968-96	Design review for a shade canopy structure for the display area of an automobile dealership	Approved by PC	July 1996
VC-1720-95	Variance to allow an automobile paint and body shop in conjunction with an automobile dealership in an H-2 zone	Approved by PC	November 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	H-2 & C-2	Undeveloped & commercial development
South	Commercial General	C-2	Parking lot
East	Commercial General	H-2 & C-2	Vehicle sales, service & repair facilities & warehouse building
West	Commercial General	C-2 & R-3	Mini-warehouse facility & townhouses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This conforming zone boundary amendment is within the range of non-residential intensities anticipated for the site by the Winchester/Paradise Land Use Plan. Per the land use plan, Commercial General allows medium to high intensity retail and service commercial uses that serve regional patrons and include more intense commercial characteristics. General Commercial (C-2) zoning conforms to the Commercial General land use category, and C-2 zoning is compatible with the surrounding vehicle related uses in the area. As a result, staff can support the conforming zone boundary amendment.

Use Permits #1 & #2

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 Comprehensive 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.

Vehicle repair and vehicle paint/body shops are compatible uses to the vehicle sales and repair uses existing around the subject site along Boulder Highway. Similar facilities exist and have been approved to the east of this site across Boulder Highway. Additionally, this is a request to re-develop an existing vehicle sales and repair facility and these uses have been conducted at this location for several years in conjunction with the existing vehicle sales facility. The vehicle repair and vehicle paint/body shop uses will occur in buildings that are designed for these uses, and staff does not anticipate any negative impacts from the proposed uses; therefore, staff can support the use permits.

Waivers of Development Standards

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.

Waivers of Development Standards #1 & #2

The building where these uses are being conducted is approximately 120 feet from a residential use, which is the property line of an existing townhouse development to the southwest. However, the closest residence is located 200 feet away from the building. Additionally, this is a request to re-develop an existing vehicle sales and repair facility and these uses have been conducted at this location for several years in conjunction with the existing vehicle sales facility. The vehicle repair and vehicle paint/body shop uses will occur in a building that are designed for these uses, and staff does not anticipate any negative impacts from the proposed uses; therefore, staff can support these waivers.

Waiver of Development Standards #3

This request is to waive the screening for mechanical equipment on the existing buildings. Staff finds that the applicant has not provided a sufficient justification to warrant the approval of this request. Screening can be provided with a few basic modifications to the building with the use of a variety of buildings material which would screen the equipment at minimal costs, and improve the appearance of the site. Therefore, staff does not support this request.

Waiver of Development Standards #4a

The portion of the site that is currently zoned R-1 is the portion of the site that is adjacent to the existing residential development to the southwest. This area is currently used for parking. The plans indicate that the proposed body shop building will be slightly closer to the existing residential development and the existing buildings on the site. To help mitigate the impacts of the proposed changes on the site to residential develop to the southwest, staff finds that landscaping should be provided adjacent to the existing residential development and does not support this waiver.

Waivers of Development Standards #4b, #4c, #5, # 6, & Design Review

Although several waivers of development standards are necessary, these waivers will enable the continued use of the site as a vehicle sales, repair and paint/body shop facility and improve the property. As a result, staff finds that these waivers of development standards and the design review are consistent with Goal 1 of the Comprehensive Master Plan, which in part promotes economic viability with development that is compatible with adjacent land uses. The uses have existed on the site previously, the design is compatible with adjacent vehicle related uses, and the applicant has improved the circulation and visual appeal of the facility. Therefore, staff can support these waivers of development standards and the design review.

Public Works - Development Review

Waiver of Development Standards #7

Staff has no objection to the non-standard improvements in the Boulder Highway right-of-way. However, Boulder Highway is a Nevada Department of Transportation (NDOT) road and any improvements must be approved by NDOT.

Waiver of Development Standards #8a

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. With the redevelopment of the on-site portions of the site, staff finds that it is imperative to improve the driveways as public safety is more important than the on-site redevelopment. The applicant's reference to similar waivers being approved on APN 161-07-102-013 by ZC-19-0987 cannot be used as justification for this waiver request since that other site is less than 1 acre in size where this subject site is 6.8 acres. Due to the small size of APN 161-07-102-013, curb return driveways would have rendered a portion of the site unusable without requiring the applicant to demolish buildings. Therefore, staff cannot support this request.

Waiver of Development Standards #8b and #8c

The reduction in throat depth and driveway width, combined with the request in Waiver #8a, further reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced throat depth will compound the impact of the pan driveways and narrow driveways, creating a dangerous situation for the public. Therefore, staff cannot support this request.

Waiver of Development Standards #8d (Glen Avenue)

Staff has no objection to the reduction in the distance from Jacyra Avenue to the driveway on Glen Avenue since Jacyra Avenue is a private, gated street that has minimal usage since it only serves the adjacent 129 unit townhouse development.

Waiver of Development Standards #8d (Boulder Highway)

The reduced distance from Glen Avenue to the driveway northernmost driveway on Boulder Highway may cause hazards as drivers travelling on Boulder Highway will first need to potentially slow down for vehicles accessing Glen Avenue or turning from Glen Avenue and then immediately face an additional slowing or stop condition since the driveway is so close to the intersection. Therefore, staff cannot support this request.

Waiver of Development Standards #8e

Staff has no objection to the location of the Glen Avenue driveway in relation to the distance to Boulder Highway. The Glen Avenue driveway is important as it will allow the public to safely exit the subject site to access Sahara Avenue without having to turn onto Boulder Highway and then make a U-turn. Additionally, the driveway is located as far away from the intersection as possible.

Staff Recommendation

Approval of the zone change, use permits, waivers of development standards #1, #2, #4b, #4c, #5, #6, #7, #8d (Glen Avenue), #8e, and the design review; denial of waivers of development standards #3, #4a, #8a, #8b, #8c, and #8d (Boulder Highway).

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

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation 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 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 the use permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct pan driveways with ADA compliant pan driveways per Uniform Standard Drawing 224;
- Nevada Department of Transportation approval.
- Applicant is advised that off-site permits may be required.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: BOULDER HIGHWAY, LLC

CONTACT: BARRY BARCUS, 5333 N. 7TH STREET, SUITE B 320, PHOENIX, AZ 85014



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>2-4-20</u> PLANNER ASSIGNED: <u>DI</u> ACCEPTED BY: <u>DI</u> FEE: <u>967502</u> CHECK #: COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>Asian</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY:	APP. NUMBER: <u>UC-20-0103</u> TAB/CAC: <u>Wanchew</u> TAB/CAC MTG DATE: <u>3-10</u> TIME: <u>6P</u> PC MEETING DATE: <u>4-7</u> <u>7P</u> BCC MEETING DATE: ZONE / AE / RNP: <u>M-1 No AE</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: COMMENCE/COMPLETE:	
	PROPERTY OWNER	NAME: <u>The Meese Family Trust - Michelle Meese, Trustee</u> ADDRESS: <u>27116 Fond Du Lac Road</u> CITY: <u>Rancho Palos Verdes</u> STATE: <u>CA</u> ZIP: <u>90275</u> TELEPHONE: <u>310-614-2867</u> CELL: <u>310-614-2867</u> E-MAIL: <u>michelle.preh@gmail.com</u>		
	APPLICANT	NAME: <u>Hugo Gonzalez</u> ADDRESS: <u>22191 Tehama Road</u> CITY: <u>Apple Valley</u> STATE: <u>CA</u> ZIP: <u>92308</u> TELEPHONE: <u>909-328-0255</u> CELL: <u>909-328-0255</u> E-MAIL: <u>Hugo50gonzalez@gmail.com</u> REF CONTACT ID #:		
	CORRESPONDENT	NAME: <u>Hugo Gonzalez</u> ADDRESS: <u>22191 Tehama Road</u> CITY: <u>Apple Valley</u> STATE: <u>CA</u> ZIP: <u>82308</u> TELEPHONE: <u>909-328-0255</u> CELL: <u>909-328-0255</u> E-MAIL: <u>Hugo50gonzalez@gmail.com</u> REF CONTACT ID #:		

ASSESSOR'S PARCEL NUMBER(S): 162-07-801-012

PROPERTY ADDRESS and/or CROSS STREETS: 4180 W. Desert Inn Rd. Suite B-1, Las Vegas, NV 89102

PROJECT DESCRIPTION: Sales of car batteries, starters and alternators

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Michelle Meese Michelle Meese
 Property Owner (Signature)* Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON 18 January 2020 (DATE)
 By Michelle Meese
 NOTARY PUBLIC:



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



Universal Batteries/Las Vegas

4180 W Desert Inn Rd Suite ~~1B~~ B-1

Las Vegas, NV 89102

760.220.5934

January 22, 2020

UC-20-0103

Legal Description

The business will engage in selling new and used automotive batteries. We will have trained employees to check for the specific battery needed for their automotive. Also will be able to install their batteries if the customer requests to do so.

The whole building counts with 18 parking spaces, and we have 3 parking spaces specifically for our customers. Our unit 1B counts with two offices one is for our retail merchandise. Second space is for our office administration. Our warehouse 21ft x 39ft will store all merchandise into safe rack shelves.

We will be open 7 days a week Monday-Friday 8am-5pm Saturday & Sunday 8am-3pm. Will have a lunch break from 12:00-12:30 pm.

~~Hugo Gonzalez~~

~~Owner~~



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <u>1050</u> <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>675</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>2-13-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$2,975</u> CHECK #: <u>3321</u> COMMISSIONER: <u>T.S.</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-20-0135</u> TAB/CAC: <u>Wanchuck</u> TAB/CAC MTG DATE: <u>3-10</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-8 9A</u> ZONE / AE / RNP: <u>R4 H-2 N/A</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>100</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: <u>✓</u>
	PROPERTY OWNER	NAME: <u>Boulder Highway LLC</u> ADDRESS: <u>7455 W. Orchid Lane</u> CITY: <u>Chandler</u> STATE: <u>AZ</u> ZIP: <u>85226</u> TELEPHONE: <u>480-970-0740</u> FAX: _____ CELL: <u>480-329-7193</u> E-MAIL: <u>mattshenefield@chapmanchoice.com</u>	
	APPLICANT	NAME: <u>Property Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
	CORRESPONDENT	NAME: <u>Barry Barcus</u> ADDRESS: <u>5333 N. 7th St., Suite B 320</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85014</u> TELEPHONE: <u>602-264-4341</u> FAX: <u>602-264-2542</u> CELL: <u>602-402-5906</u> E-MAIL: <u>barry@brbdesign.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-07-101-001, 002 and 003

PROPERTY ADDRESS and/or CROSS STREETS: 3470 Boulder Highway

PROJECT DESCRIPTION: Interior remodel to the existing Sales Building. Moving storefront glass to edge of roof overhang.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

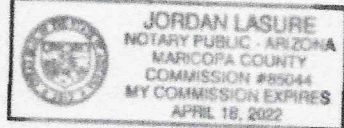
 Property Owner (Signature)*

 David R. Bower
 Property Owner (Print)

STATE OF Arizona
 COUNTY OF Maricopa

SUBSCRIBED AND SWORN BEFORE ME ON 01/14/2020 (DATE)
 By David R. Bower

NOTARY PUBLIC: Judee Xochu



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

ZC-19-0987 - Background - similar request in the queue

February 11, 2020

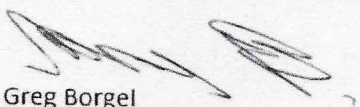
Clark Co. Planning
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a zone change from H-2 and R-1 to C-2 , with special use permits for automobile repair and vehicle paint/body shop with waivers as indicated below, plus design review on APNs 161-07-101-001, 002 and 003 for a remodel of the existing Chapman Automotive facility:

1. The requested C-2 zoning is conforming to the planned land use of CG (General Commercial) and was requested by staff when the initial facility remodel was proposed.
2. The special use permits for automobile repair and vehicle paint/body shop are requested to continue the existing uses on the property.
3. Waivers of development standards are requested, in most cases just to allow existing conditions to remain with minor modifications:
 - A. Reduced throat depths and retain existing pan driveways.
 - B. Reduced driveway width at southernmost driveway on Boulder Highway.
 - C. Reduced driveway width and reduced approach and departure intersection separations for Glen Avenue.
 - D. Non-standard improvements (alternative landscaping) within Boulder Highway right-of-way.
 - E. Not provide internal parking lot landscaping islands.
 - F. Not provide private sidewalk abutting repair and body shop buildings.
 - G. Permit vehicle paint/body shop building within 200 ' of residential use.
 - H. Waive landscape buffer on west property line adjacent to Jacyra private street and allow existing alternative landscaping to remain.
 - I. Permit three gated driveway accesses with setbacks of 26', 25' and 22'.
 - J. Permit unscreened roof equipment to remain.

Justification: C-2 zoning conforms to the general plan designation for the property. Requested special use permits are normal uses associated with automobile dealerships and have operated on the subject property for many years with no problems the applicant is aware of. Requested waivers generally ask to maintain existing conditions of the property (except for new gates which are intended to enhance security consistent with Metro Police recent guidance for this area). Design review is for new or enhanced buildings to improve the functionality and appearance of the site. Overall purpose of the application is to bring the property's zoning into conformance with current general plan as requested by staff and upgrade several buildings with modern technology and meeting current building codes. Applicant understands that many of the requested waivers will be subject to NDOT approval. Similar requests have been granted to other properties similarly situated (ref: ZC-19-0987, approved 2/5/20).



Greg Borgel
300 S. 4th St. #1400
Las Vegas NV 89101
Ph: 702-791-8219