



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 10, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: - DANIELLE REALTY, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-57678	Staff recommends APPROVAL.	

** CONDITIONS **

TMP-57678 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.
2. A note shall be added to the final map to provide irrevocable, perpetual common access and parking to all driveways, drive aisles and parking spaces for all sites located within the boundaries of the commercial subdivision.
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the

Conditions Page Two
March 10, 2015 - Planning Commission Meeting

community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Site development to comply with all applicable conditions of approval for SDR-43961 and all other applicable site-related actions.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Staff Report Page One
March 10, 2015 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Tentative Map in order to create a one-lot commercial subdivision on 8.61 acres at 6950 and 7000 West Sahara Avenue. There are currently two new vehicle dealerships on the site. The map meets and complies with Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the recorded records of survey would remain.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/17/91	The City Council denied a Variance (V-0078-90) for an Outdoor Recreation (Golf Driving Range) Use at 7000 West Sahara Avenue, as part of a larger request. The Planning Commission and staff recommended approval.
06/01/94	The City Council approved a General Plan Amendment (GPA-0020-94) request from R (Rural Density Residential) and SC (Service Commercial) to GC (General Commercial) as part of a larger request. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (Z-0039-94) from N-U (Non-Urban) to C-1 (Limited Commercial) as part of a larger request. The Planning Commission and staff recommended approval.
09/28/98	The City Council approved a Rezoning (Z-0057-98) from R-E (Residence Estates) to C-2 (General Commercial) as part of a larger request. The Planning Commission and staff recommended approval.
01/24/02	The Planning Commission approved a Site Development Plan Review [Z-0057-98(3)] for an Auto Dealership parking lot expansion on the site. Staff recommended approval.
02/15/12	The City Council approved a Major Amendment (SDR-43961) to a previously approved Site Development Plan Review [Z-0057-98 and Z-0057-98(3)] for a Motor Vehicle Sales (New) dealership on 3.55 acre at 7000 West Sahara Avenue. The Planning Commission and staff recommend approval.

<i>Most Recent Change of Ownership</i>	
09/15/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
	YK

07/01/87	A business license (A65-00013) for Automotive Sales with Minor Repairs was issued at 7000 West Sahara Avenue. The license is currently active.
06/28/11	A business license (A-28-01044) for Automobile Leasing was issued at 7000 West Sahara Avenue. The license is currently active.
08/05/14	A business license (G62-07100) for Insurance Sales was issued at 7000 West Sahara Avenue. The license is currently active.
06/03/13	A business license (A65-00167) for Automotive Sales with Minor Repairs was issued at 7000 West Sahara Avenue. The license is currently active.
06/10/13	A business license (A19-00168) for a Rental Car Agency was issued at 7000 West Sahara Avenue. The license is currently active.
08/18/14	A business license (G62-07046) for Insurance Sales was issued at 7000 West Sahara Avenue. The license is currently active.

Pre-Application Meeting

12/15/14	Staff met with the applicant and reviewed the requirements for a one-lot commercial subdivision Tentative Map application. No major issues were noted.
----------	--

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

01/29/15	Staff visited the site and found two new automobile dealerships in operation.
----------	---

Details of Application Request
Site Area

Net Acres	8.61
-----------	------

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Moto Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	General Retail	CN (Commercial Neighborhood) Clark County	C-1 (Local Business District) Clark County
East	Moto Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
West	Moto Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Sahara Avenue	Primary Arterial	Planned Streets and Highways	150	Y
Via Olivero Avenue	Local	Planned Streets and Highways	60	Y

ANALYSIS

The site is located on Sahara Avenue and is utilized as two new vehicle dealerships in a C-2 (General Commercial) zone. All existing structures on the site meet Title 19 requirements.

Access to the site is provided from three driveways off of Sahara Avenue. There is no access directly off of Via Olivero Avenue. Site circulation is streamlined throughout the site and will be unaffected by this mapping action.

Parking and access is intended to be allowed across the site. A condition of approval will require the final map to state that common perpetual access and parking will be granted across the entire proposed commercial subdivision. A condition has been added to address this concern.

FINDINGS (TMP-57678)

The proposed Tentative Map conforms to Nevada Revised Statutes, and Title 19; therefore, staff recommends approval, subject to conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

YK

NOTICES MAILED

APPROVALS 0

PROTESTS 0