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May 10, 2023

Nathaniel Taylor
Bonanza Auto Plaza LLC
4565 East Bonanza Road
Las Vegas, Nevada 89110

**RE: 22-0428 [SUP1, SUP2, AND SDR1]
PLANNING COMMISSION MEETING OF MAY 9, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 9, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 3.42 acres at 4561 and 4565 East Bonanza Road (APNs 140-32-101-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Diaz)

22-0428-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR USE

22-0428-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO SMOG CHECK USE

22-0428-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16,330 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE DEVELOPMENT WITH WAIVERS OF BUILDING DESIGN AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

23-0428-SUP1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0428-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0428-SUP2 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0428-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0428-SDR1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (22-0428-SUP1 and SUP2) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 02/13/23 and building elevations, date stamped 01/14/23, except as amended by conditions herein.
4. A shared parking agreement in compliance with Title 19 requirements shall be recorded and submitted to the Department of Community Development prior to the issuance of any building permits.

5. A Waiver from Title 19.08.040 is hereby approved, to allow a blank expressionless building façade where the building design should incorporate patterns and materials that provide visual interest.
6. A Waiver from Title 19.08.080 is hereby approved, to allow an eight-foot landscape buffer width along a portion of the north property line where 15 feet is required.
7. A Waiver from Title 19.08.080 is hereby approved, to allow a twelve-foot landscape buffer width along a portion of the south property line where 15 feet is required.
8. A Waiver from Title 19.08.080 is hereby approved, to allow no landscape buffer along a portion of the east property line where eight feet is required.
9. An Exception from Title 19.08.040 is hereby approved, to allow no shrubs within the north and south landscape buffer areas where four five-gallon shrubs are required per each tree.
10. An Exception from Title 19.08.040 is hereby approved, to allow 20 perimeter landscape buffer area trees where 47 are required.
11. An Exception from Title 19.08.110 is hereby approved, to allow seven interior parking area trees where 35 are required.
12. Proposed mechanical equipment shall be screened in accordance with Title 19 requirements.
13. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
16. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape

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plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:

All proposed trees shall be a minimum size of 24-inch box in accordance with the recommendations of the Southern Nevada Regional Plant List.

17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

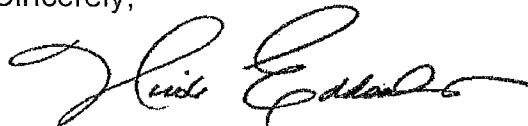
Public Works

19. Prior to the issuance of permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Bonanza Road adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required. Relocate the existing wall between the right-of-way and the easement such that the easement is unobstructed from the right-of-way.
20. Remove all unused driveways and replace with curb, gutter and sidewalk. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
21. Extend public sewer in Diamond Head Drive and connect to Public Sewer. Alternatively, coordinate a public sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
22. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
23. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Queues for the overall development shall not extend into the public right-of-way. Gate shall remain open during business hours.

25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This action by the Planning Commission on May 9, 2023 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after May 22, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

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cc:

Nathaniel Taylor
8414 West Farm Road #180-211
Las Vegas, Nevada 89131