



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: FEBRUARY 19, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: GREEN SHACK PLAZA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0375-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
24-0375-VAC1	Staff recommends APPROVAL, subject to conditions:	24-0375-VAR1
24-0375-SDR1	Staff recommends DENIAL, if approved subject to conditions:	24-0375-VAR1 24-0375-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 302 - 24-0375 [VAR1 AND SDR1]
17 - 24-0375-VAC1 (by City Clerk)

PROTESTS N/A

APPROVALS N/A

**** CONDITIONS ****

24-0375-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow 85 parking spaces where 95 parking spaces are required.
2. Approval of and conformance to the Conditions of Approval for a Petition to Vacate (24-0375-VAC1) and Site Development Plan Review (24-0375-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0375-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the 20-foot Public Vehicular Access Easement in the previous Russell Avenue alignment, a Public Sewer Easement, and an additional five-foot public easement for streetlights and fire hydrants located along Russell Avenue between Olive Street and Euclid Avenue, on Assessor Parcel Numbers 162-01-111-020, 022, 023, 040, 041, 042, 043, 044.
2. This Order of Vacation shall record immediately prior to and concurrent with a mapping action that subdivides this site.

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3. Coordinate with the Sanitary Sewer Engineering Section of the Department of Public Works to determine the extent to which the existing Public Sewer Easement (APN 162-01-111-009, 010, 018, 019) can be vacated. Construction drawings may memorialize the determination.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.
7. If the Order of Vacation is not recorded within two (2) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

24-0375-SDR1 CONDITIONS

Planning

1. All trees shall be 36-inch box in size and all landscape materials shall comply with the Southern Nevada Regional Plant List.
2. Approval of and conformance to the Conditions of Approval for a Variance (24-0375-VAR1) and Petition to Vacate (24-0375-VAC1) shall be required, if approved.
3. 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.

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4. All development shall be in conformance with the site plan (labeled as “perimeter walls”) date stamped 01/22/25, landscape plan date stamped 01/22/25 and building elevations, date stamped 07/23/24, except as amended by conditions herein.
5. The parking area shall contain no more than 30 percent compact spaces.
6. Perimeter wall locations and elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit to show conformance to Title 19.08.040 and Title 19.08.080 perimeter wall standards.
7. A Waiver from Title 19.08.080 is hereby approved, to allow a 13-foot perimeter landscape buffer along Euclid Avenue where 15 feet is required.
8. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot perimeter landscape buffer along the south property line and five-foot landscape buffers along the north and south interior property lines where eight feet is required.
9. A Waiver from Title 19.08.040 is hereby approved, to allow flat, plain building walls where changes in exterior color, materials or relief is required and to allow metal siding and plain CMU exteriors where such are not preferred building materials.
10. An Exception from Title 19.08.110.C.12 is hereby approved, to allow 14 parking lot trees where 21, 24-inch box shade trees are required.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
14. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

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15. 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 plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the locations of all plant shrubs and groundcover.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Construct half-street improvements including appropriate transitions on Euclid Avenue adjacent to this site concurrent with development of this site. Transition shall extend to the end of Euclid Avenue to the north. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts on Fremont Street and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. 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.

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21. Provide a relocation/abandonment plan acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. If relocation is required, this vacation shall not record until civil improvement plans are approved by the City of Las Vegas and new Public Sewer Easements are granted. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
22. 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.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. Queues for the overall commercial center shall not extend into the public right-of-way as a result of this site. Gates are to remain open during business hours. No storage of customer vehicles shall take place in the public right-of-way.
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.

Fire & Rescue

26. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 17,820 square-foot motor vehicle repair garage development generally located on the south side of Fremont Street between Charleston Boulevard and Atlantic Street. The building floor area is proposed to house multiple vehicle service repair tenants.

PROJECT UPDATE

The applicant has submitted a revised site plan showing 85 parking spaces where 84 were originally proposed. The applicant has also decreased the percentage of compact spaces from 32 percent to 29 percent. Proposed 10-foot perimeter walls remain unchanged.

At the request of the Planning Commission, the landscape plan has been revised to show 36-inch box trees that conform to the Southern Nevada Regional Planning Coalition Regional Plant List. Red Push Pistache (*Pistacia* x 'Red Push') trees have replaced Aleppo Pines as the primary tree species.

ISSUES

- A Variance (24-0375-VAR1) is requested to allow 85 parking spaces where 95 spaces are required. Staff recommends denial.
- Vacation of a 20-foot wide public vehicular access easement in conflict with the proposed site design is requested. Staff recommends approval.
- Waivers of Title 19.08 perimeter landscape buffer standards are requested to allow a 13-foot perimeter landscape buffer along Euclid Avenue where 15 feet is required; a zero-foot perimeter landscape buffer along the south property line where eight feet is required; and five-foot landscape buffers along the north and south interior property lines where eight feet is required. Staff recommends denial.
- A Waiver of Title 19.08 Building Façade standards is requested to allow flat, plain building walls where changes in exterior color, materials or relief is required and to allow metal siding and plain CMU exteriors where such are not preferred building materials. Staff recommends denial.
- A condition of approval will require the site plan for building permit to show no more than 30 percent compact parking spaces. Based on the requested total number of spaces, no more than 25 spaces may be considered compact.

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- Perimeter wall elevations were not submitted for review. A condition of approval requires wall elevations to be submitted to Community Development staff prior to submittal for a building permit showing conformance to Title 19.08.080 perimeter wall standards.
- Security access gates are to remain open during business hours. A condition of approval addresses this issue.
- If approved, a condition of approval will require a mapping action to consolidate the legal lots that make up the site prior to issuance of a building permit for the primary structures on the site.

ANALYSIS

The site is zoned C-2 (General Commercial) with a General Plan designation of TOD-1 (Transit Oriented Development - High). The portion of the site north of Russell Avenue is located in Redevelopment Area 1. Multi-family residential uses zoned R-3 (Medium Density Residential) are located west of Euclid Street and commercial uses within unincorporated Clark County are located to the north; otherwise, adjacent development is zoned C-2 and consists of commercial and multi-family residential uses.

Primary access to the site is from a right-in, right-out driveway on Fremont Street. Gated secondary access is provided from Euclid Avenue. Circulation around the site is two-way and provides access to 90-degree parking spaces. Access is also provided to property owned by the applicant to the south, which is not part of this Site Development Plan Review.

Motor Vehicle Repair, Major is a service type listed under the Motor Vehicle Parts Sales, Installation and Repair use, which is a conditional use in the C-2 District. It is defined by Title 19.18 as “a facility for the repair or reconditioning of any type of motorized vehicle where any type of repair or reconditioning performed does not qualify under [a Motor Vehicle Parts Sales or Installation or Motor Vehicle Repair, Minor] use. This classification includes a facility that provides collision services, including body, frame, or fender straightening, repair and painting of vehicles in an appropriate paint booth, and a facility that performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds. This classification may also include the services referred to [for a Motor Vehicle Parts Sales and Installation or Motor Vehicle Repair, Minor use].” The applicant intends to provide collision and repair services to vehicles with a gross vehicle weight of any amount.

The Conditional Use Regulations for this use include the following:

1. In the C-1 District, the use shall be limited to Motor Vehicle Parts Sales and Installation.

This regulation does not apply, as the subject site is not zoned C-1.

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2. Where outdoor storage is permitted, all disabled vehicles shall be stored on a concrete or asphalt surface.

In the C-2 District, outdoor storage is only permitted as an accessory to another primary use. Any outdoor storage of vehicles would be on a paved surface and screened from adjacent properties by perimeter walls of up to 10 feet in height.

3. All installation, repair and service work shall be performed within a completely enclosed building. Outdoor hoists are prohibited.

All installation, repair and service work will be performed within completely enclosed buildings, and no outdoor hoists will be utilized.

4. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

The applicant will adhere to all applicable Federal, State and local regulations regarding storage, use and removal of toxic substances, solid waste and flammable liquids.

5. Test drive routes are prohibited on residential streets with a width of less than eighty feet.

The applicant will adhere to test drive routes using streets of 80 feet or greater in width.

6. In the C-2 District, major motor vehicle repair is prohibited adjacent to any property zoned R-E, R-D, R-1, R-SL, R-CL or R-PD (for single family, detached development) unless that property has been developed with a nonresidential use or is separated from the proposed use by a right-of-way with a planned width of at least 80 feet.

The proposed major motor vehicle repair use is not located adjacent to any of the above designated zoning districts.

As proposed, the development conforms to all conditional use regulations. All repair activity will take place within enclosed structures. No Special Use Permit pursuant to Title 19.12.040 is therefore required.

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Five buildings are proposed within which there will be approximately nine to 10 auto repair tenants. The buildings are 23 feet in height by definition (28 feet to the ridge) and range in size from 3,240 square feet to 4,860 square feet. Building 1 will contain four repair bays, while Buildings 2 through 5 will contain two bays each; bays will not face public rights-of-way. Buildings 1 to 3 will be separated by suitably rated firewalls that raise 30 inches above the rooflines.

Title 19.08.040.B states that “stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors.” The proposed building design features tan painted metal siding and unpainted CMU exteriors with sloped metal roofs. The unpainted CMU walls occur on the elevations closest to the side property lines. The same code section also states, “The building design should incorporate patterns and materials that provide visual interest. This should be accomplished through the use of changes in color, materials or relief, such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not acceptable.” A Waiver of this section is requested to allow the proposed flat, windowless walls with metal siding based on the type of use. Staff supports the code requirements that encourage “an aesthetically pleasing environment” and recommends denial of the Waiver.

The natural slope across the site is less than two percent, allowing up to 10-foot tall perimeter walls consisting of no more than four feet of retaining wall and eight feet of solid screening walls. Plans show 10-foot walls on the perimeter; however, the height of screen walls is unclear. Wall elevations were not provided for review. A condition of approval will require wall elevations to be provided for staff review prior to submittal for a building permit. The revised plans must show the front yard wall along Fremont Street located behind the provided 15-foot landscape buffer rather than along the existing sidewalk to meet the requirements of Title 19.08.040.G.

Two previously public streets passing through the proposed development have already been vacated: Aledo Street running north and south, and Russell Avenue, running diagonally from east and west. Prior to development, a mapping action will be necessary to consolidate the existing legal lots (and vacated right-of-way). When Russell Avenue was vacated in 2007, the City of Las Vegas retained a 20-foot wide public vehicular access easement. The street is unimpeded and continues to be used by the public. The applicant, along with the abutting property owners, is petitioning to vacate this easement, as the proposed development would effectively block through vehicular access between Olive Street and Euclid Avenue. As the easement will no longer be needed and all abutting property owners have supported the petition, staff recommends approval of the Vacation, provided conditions of approval are met. If approved, the City of Las Vegas will also vacate its interest in a public sewer easement and an additional five-foot easement for streetlights and fire hydrants along Russell Avenue. It is noted that only City interests would be vacated; any utility company's interests would need to be addressed with each respective utility company and would not be affected by the City vacating its interest.

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Several Waivers and Exceptions are requested with respect to Title 19 landscape requirements. Landscape buffers are provided along all sides of the proposed development except the south perimeter, where a private drive is shown adjacent to a block wall. The buffer width is narrower than required along some of the interior perimeter areas in order to accommodate the parking configuration. The applicant is proposing no perimeter trees or shrubs where buildings abut buffer areas. In lieu of landscaping, groundcover consisting of crushed rock such as decomposed granite is proposed. Staff recommends denial of the Waivers and Exceptions with regard to perimeter landscaping, as planting trees and shrubs near buildings and in parking areas can provide benefits to the site including energy cost reduction, stormwater runoff and erosion control, and improved air quality. Thirty-six inch box, drought and heat tolerant Red Push Pistache trees are proposed both within the parking area and on the perimeter. The applicant has proposed covered parking on most of the spaces near buildings, reducing the need for landscape islands. In some cases, trees are proposed in front of parking spaces; only about half of the required number of trees is provided.

The Motor Vehicle Parts Sales, Installation and Repair use requires a total of 95 parking spaces. As only 85 are provided, this development would require approval of a Variance. Although the subject site is of an unusual shape, most of the site is rectangular in shape and does not pose a hardship to providing parking spaces. This indicates that the site is overbuilt and staff therefore recommends denial of the Variance. The site plan indicates that 29 percent of the spaces would be designated as compact in conformance with Title 19.

According to the Traffic Engineering Section of the Department of Public Works, this project is expected to add an additional 296 trips per day on Fremont Street, Charleston Boulevard, Olive Street and Euclid Avenue. Currently, Fremont Street is at about 40 percent of capacity and Charleston Boulevard is at about 60 percent of capacity. With this project, Fremont Street is expected to remain unchanged and Charleston Boulevard is expected to be at about 61 percent of capacity. Counts are not available for Olive Street or Euclid Avenue, but they are believed to be under capacity. Projections were based on a 17,820 square-foot automotive repair garage development.

The Las Vegas Valley Water District (LVVWD) notes that civil improvement plans will need to be submitted to LVVWD for review, existing domestic service/fire protection may not be adequate and location of existing LVVWD facilities may be impacted by the proposed design changes.

FINDINGS (24-0375-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing fewer parking spaces than required for the Major Auto Repair Garage use. Reducing the size of the use would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (24-0375-VAC1)

Due to the location of the proposed development, the vehicular access easement will no longer be needed. All abutting property owners support the Vacation request through signed applications. Staff therefore has no objection to the Petition to Vacate the 20-foot Public Vehicular Access Easement in the previous Russell Avenue alignment, a Public Sewer Easement, and an additional five-foot public easement for streetlights and fire hydrants located along Russell Avenue between Olive Street and Euclid Avenue, and recommends approval, subject to conditions.

FINDINGS (24-0375-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The development as proposed is not compatible with the adjacent commercial and multi-family residential development in the surrounding area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development requires approval of a parking variance and various Waivers and Exceptions, which staff does not support.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed site access will not negatively impact the adjacent roadways or neighborhood traffic provided conditions of approval are met.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed buildings use metal siding and non-decorative CMU exteriors, which are not considered preferred materials by Title 19. Landscape materials are drought resistant and appear on the city's preferred plant species list as well as the SNWA/SNRPC Regional Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations are undesirable in appearance and require approval of a Waiver.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Site development is subject to permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/23/90	The Board of Zoning Adjustment approved a request for an Extension of Time on an approved Special Use Permit (U-0082-99) to allow construction of a two story, 19-unit apartment complex on property located on the southeast corner of Aledo Street and Russell Avenue.
10/24/91	The Board of Zoning Adjustment approved a request for a Variance (V-0136-94) to allow the sale of antiques in conjunction with an existing retail furniture store, where an antique store is not allowed on property located at 2528 East Fremont Street.
06/02/93	The City Council approved a Petition to Vacate (VAC-0011-93) Aledo Street between the southerly right-of-way line of Fremont Street and the northerly right-of-way line of Russell Avenue. The Planning Commission recommended approval. Staff had no objection. An Order of Vacation was recorded 02/10/94.
12/20/95	The City Council approved a request for a Rezoning (Z-0088-95) from C-2 (General Commercial) to R-4 (Apartment Residence) at 2701 Russell Avenue. The Planning Commission and staff recommended approval.
03/09/01	The Planning Commission denied a request for a Special Use Permit (U-0025-01) for a rescue mission/shelter for the homeless located at 2528 East Fremont. Staff recommended denial.
06/15/05	The City Council approved a request for a Site Development Plan Review (SDR-6208) for a 1,500 square-foot office development on 0.22 acres adjacent to the southeast corner of Eastern Avenue and Houston Drive. The Planning Commission and staff recommended approval.
01/04/06	The City Council approved a Petition to Vacate (VAC-9740) Russell Avenue between Euclid Avenue and Olive Street. The Planning Commission and staff recommended approval. The Order of Vacation was recorded 01/03/07.
01/04/06	The City Council approved a request for a Site Development Plan Review (SDR-9464) for a proposed 30,000 square-foot recreation hall and a Waiver of parking lot landscaping requirements on 2.65 acres at 2500, 2626, 2627 and 2701 Russell Avenue and 2524 and 2528 Fremont Street. The Planning Commission and staff recommended approval.
12/17/07	Department of Planning staff accepted for review a blueline one-lot Merger and Resubdivision Parcel Map (PMP-26082) on 2.72 acres at 2524 Fremont Street. The map expired 05/05/09 without recordation.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/06/08	The City Council approved a request for the first Extension of Time (EOT-26121) of an approved Site Development Plan Review (SDR-9464) for a proposed 30,000 square-foot recreation hall and a Waiver of parking lot landscaping requirements on 2.65 acres at 2500, 2626, 2627 and 2701 Russell Avenue and 2524 and 2528 Fremont Street. Staff recommended approval. The approval expired 01/04/10.
05/19/21	The City Council approved a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and to amend the General Plan/future land use designation from various categories to transit-oriented future land use designations, including TOD-1 (Transit Oriented Development - 1), TOD-2 (Transit Oriented Development - 2), TOC-1 (Transit Oriented Corridor - 1), and TOC-2 (Transit Oriented Corridor - 2). The Planning Commission and staff recommended approval.
1/14/25	<p>The Planning Commission (6-0 vote) to APPROVE the following Land Use Entitlement project requests on 2.18 acres on the south side of Fremont Street, approximately 405 feet southeast of Charleston Boulevard (APNs 162-01-111-009, 010, 011, 018, 019, 021, 022, 042 and 043), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on 24-0375-VAC1. Staff recommends DENIAL on 24-0375 [VAR1 AND SDR1].</p> <p>24-0375-VAR1 - VARIANCE - TO ALLOW 84 PARKING SPACES WHERE 95 SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE TWO IS THE MINIMUM REQUIRED</p> <p>24-0375-VAC1 - VACATION - PETITION TO VACATE A 20-FOOT WIDE PUBLIC VEHICULAR ACCESS EASEMENT ALONG RUSSELL AVENUE BETWEEN OLIVE STREET AND EUCLID AVENUE</p> <p>24-0375-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 17,820 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER AND BUILDING FACADE STANDARDS</p>

<i>Most Recent Change of Ownership</i>	
04/11/08	A deed was recorded for a change in ownership on APNs 162-01-111-009, 010, 011, 018, 019, 021, 022, 025, 042 and 043.

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Related Building Permits/Business Licenses	
07/26/05	A building permit (C-47720) was issued for demolition of a building at 2524 Fremont Street. Demolition was approved by the Historic Preservation Officer and the Historic Preservation Commission. A final inspection was not completed per City records.
05/02/06	A Technical Drainage Study (DS03957) for an approved banquet hall at the northeast corner of Olive Street and Euclid Avenue was submitted for staff review. The study received final approval 10/07/09.
07/17/06	Civil improvement plans (L-15091) for offsite improvements related to an approved 30,000 square-foot recreation hall on the south side of Fremont Street, south of Charleston Boulevard were submitted for City of Las Vegas review. The plans did not receive final approval.
01/15/08	Application was made for a building permit (C-98904) for a 28,148 square-foot assembly, office and retail shell building at 2524 Fremont Street. A stop work order was applied and the review was not completed.
	Application was made for a building permit (C-98905) for onsite improvements for a 28,148 square-foot assembly, office and retail shell building at 2524 Fremont Street. A stop work order was applied and the review was not completed.

Pre-Application Meeting	
07/02/24	A pre-application meeting was held with the applicant to discuss submittal requirements for entitlements related to a proposed commercial and tiny home residential development. It was determined that only the proposed commercial development would move forward at this time.

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

Field Check	
07/31/24	The subject site was vacant with some weeds present. Chain link fencing lined the perimeter except for a portion of the perimeter along Russell Avenue containing a CMU wall. Above ground power lines and poles run through the site in both directions. An existing nonconforming freestanding sign is located along Fremont Street; the cabinet is in disrepair. Streetlights are located within an attached sidewalk along Fremont Street.
12/09/24	Trash and debris were noted on the site, especially near Russell Avenue. Two separate transient encampments were noted; one included a campfire.

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Details of Application Request	
Site Area	
Net Acres	2.18

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped/Vacant	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial)
North	Wireless Communication Facility, Non-Stealth Design	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial)
	Motor Vehicle Sales (Used)	EM (Entertainment Mixed-Use) - Clark County	CG (Commercial General)
South	Undeveloped	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial)
East	Restaurant	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial)
	Residential, Multi-Family		
	Undeveloped		
West	Hotel, Motel or Hotel Suites	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial)
	Residential, Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown South	Y
Rafael Rivera Walkable Neighborhood Plan	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1 (north of Russell Avenue)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	71,135 SF	N/A
Min. Lot Width	100 Feet	225 Feet	Y*
Min. Setbacks			
• Front (Fremont St)	10 Feet	16 Feet	Y
• Front (Euclid Ave)	10 Feet	104 Feet	Y
• Side	10 Feet	10 Feet	Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height**	N/A	23 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof	By Condition
Mech. Equipment	Screened	Screened	Y

*Assumes conformance with a condition of approval to consolidate the existing legal lots through an appropriate mapping action.

**Per Title 19.18.020, building height refers to the vertical distance between the average finished grade along the front of a building and the average height level between the eaves and ridge line of a gable, hip or gambrel roof.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	10 Trees	Y
• North (interior)	1 Tree / 30 Linear Feet	5 Trees	6 Trees	Y
• South	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N
• South (interior)	1 Tree / 30 Linear Feet	6 Trees	10 Trees	Y
• East	1 Tree / 20 Linear Feet	9 Trees	5 Trees	N
• West	1 Tree / 20 Linear Feet	1 Trees	2 Trees	Y
• West (interior)	1 Tree / 20 Linear Feet	13 Trees	0 Trees	N
TOTAL PERIMETER TREES		47 Trees	33 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	21 Trees	14 Trees	N**

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Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		16 Feet	Y
• North (interior)	8 Feet		5 Feet	N***
• South	8 Feet		0 Feet	N***
• South (interior)	8 Feet		5 Feet	N***
• East	8 Feet		10 Feet	Y
• West	15 Feet		13 Feet	N***
• West (interior)	8 Feet		10 Feet	Y
			Not adjacent to a residential zoning district	
Wall Height	6 to 8 Feet Adjacent to Residential		10 Feet max with retaining along east, west, south and north interior PLs	Y

*An Exception is requested to allow fewer trees than required within perimeter buffers. See Exception table below.

**An Exception is requested to allow fewer trees/islands than required within the parking area. See Exception table below.

***A Waiver is requested. See Waiver table below.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Fremont St	Primary Arterial	Master Plan of Streets and Highways Map	106	Y
Euclid St	Local Street	Title 13	26	N

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Parts Sales, Installation and Repair [Motor Vehicle Repair, Major]	17,820 SF	5 spaces, plus one space per 200 SF GFA	95				
TOTAL SPACES REQUIRED			95		85		N*
Regular and Handicap Spaces Required			91	4	81	4	N*
Percent Deviation			10.5%				

*A Variance is requested.

Waivers		
Requirement	Request	Staff Recommendation
15-foot perimeter landscape buffer along public rights-of-way	To allow a 13-foot buffer along Euclid Ave (west property line)	Denial
8-foot perimeter landscape buffer along interior lot lines	To allow a zero-foot buffer along the south property line	Denial
	To allow a five-foot buffer along the interior south property line	
	To allow a five-foot buffer along the interior north property line	
Building facades shall incorporate patterns and materials that provide visual interest	To allow flat, plain building walls with no windows and to allow metal siding and plain CMU exteriors where such are not preferred building materials	Denial

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
One 24-inch box shade tree every six uncovered parking spaces in landscape islands and at the end of each parking row	To allow 14 trees where 21 trees are required	Denial