



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT: GOLDEN BAR & RESTAURANT EQUIPMENT, LLC - OWNER: HARSCH INVESTMENT PROPERTIES - NEVADA II, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0473-SUP1	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 131

PROTESTS 0

APPROVALS 0

**\*\* CONDITIONS \*\***

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**24-0473-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Rental use.
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.

**Public Works**

6. 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](mailto:ece@lasvegasnevada.gov).

Staff Report Page One  
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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is proposing to operate a Motor Vehicle Rental use in a tenant space within an existing industrial warehouse development located at 20 Research Lane.

**ISSUES**

- Pursuant to Title 19.12, a Motor Vehicle Rental use is permitted conditionally in the M (Industrial) zoning district.
- The applicant has requested a Special Use Permit (24-0473-SUP1) as the proposed 6,213 square-foot tenant space with 2,150 square-foot outdoor storage area does not comply with Title 19.12 Conditional Use regulation #1 which states, "The minimum site area designated for rental services shall be 25,000 square feet." Staff supports the applicant's request.

**ANALYSIS**

This is a request for a Special Use Permit for a proposed Motor Vehicle Rental use located at 20 Research Lane. The subject tenant space has 6,213 square feet of interior floor area that consist of office and warehouse space and a 2,150 square-foot outdoor storage area that's located on the southern perimeter of the tenant space. The submitted floor plan drawing indicates a typical industrial office tenant space with reception area, two offices, restrooms and warehouse area.

The tenant space is located within an existing industrial warehouse development which is zoned M (Industrial) with other retail, industrial and general office uses. The Motor Vehicle Rental use is defined by Title 19.12 as: "A facility A for the rental of new or used automobiles or other passenger motor vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage."

**The Conditional Use Regulations for this use include:**

1. The minimum site area designated for rental services shall be 25,000 square feet.

*The proposed use does not meet this requirement, the applicant has requested a Special Use Permit (24-0473-SUP1) to allow the proposed use within a 6,213 square-foot tenant space with 2,150 square-foot outdoor storage area where 25,000 square feet is the minimum allowed.*

JB

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2. For an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992, a motor vehicle rental use for up to six vehicles is permitted as an ancillary use with no minimum site area required.

*This condition is not applicable, the proposed use is not associated with an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.*

The submitted justification letter indicates, “We are requesting a special use permit for mobile trailer kitchen rentals. All equipment will be stored inside of our outdoor storage, and none of our vehicles will be stored in our parking spaces. No trucks or trailers will be stored on the parking site. We just want to add a new component-mobile kitchen rentals. We are not intending to use this permit for a commissary, each customer is responsible for their commissary. Our active licenses are as follows: P62-00189 Second-Hand Dealer Class II, G67-05800 Automotive Sales with Minor Repair and G71-04864 Trailer Fabrication, light assembly and fabrication.”

The site provides six parking spaces including one ADA accessible space directly in front of the tenant space. However, the tenant space is located within a commercial subdivision “Spectrum” that is developed an office and warehouse complex, which provides additional parking spaces throughout the development. The applicant has indicated in the submitted justification letter, “All equipment will be stored inside of our outdoor storage, and none of our vehicles will be stored in our parking spaces.” The site contains adequate parking for all uses, and the proposed use does not generate the need for any additional parking spaces. Staff has determined that the proposed Motor Vehicle Rental use can be conducted in a manner that is compatible with the surrounding land uses, therefore, staff is recommending approval of the requested Special Use Permit (24-0473-SUP1).

**FINDINGS (24-0473-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

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Staff has determined the proposed use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

**2. The subject site is physically suitable for the type and intensity of land use proposed.**

The site contains an existing industrial warehouse development with other retail, warehouse and general office uses that is physically suitable for the type and intensity of the proposed land use.

**3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site can be accessed from Research Lane, a 40-foot wide Local Street indicated by Title 13; providing adequate capacity to serve the existing development.

**4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed Motor Vehicle Rental use will be subject to regular City, County and State inspections for licensing and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

**5. The use meets all of the applicable conditions per Title 19.12.**

The proposed Motor Vehicle Rental use does not adhere to Conditional Use Regulation #1, which states, "The minimum site area designated for rental services shall be 25,000 square feet." The applicant has requested a Special Use Permit (24-0473-SUP1) to allow the use within the proposed 6,213 square-foot tenant space with 2,150 square-foot outdoor storage.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
12/21/88	The City Council approved a request for a Rezoning (Z-0111-88) from C-1 (Limited Commercial) and R-3 (Limited Multiple Residence) and M (Industrial) of property bounded by Stewart Avenue, Pecos Street, Charleston Boulevard and Mojave Road for proposed apartments and industrial development.
08/20/24	The Department of Community Development - Planning Division processed a request for a Conditional Use Verification (101669-CUV) for mobile kitchen rentals at 20 Research Lane. The application was not approved and closed. Per Title 19.12.070 Conditions, The minimum site area designated for rental services shall be 25,000 square feet. If the site does not meet necessary conditions for a Conditional Use, it becomes a Special Use.

<b><i>Most Recent Change of Ownership</i></b>	
08/03/12	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
08/27/14	A business license (#P62-00189) was issued for a Secondhand Dealer Class II (Golden Bar & Restaurant Equipment) for sales of used bar and restaurant equipment at 20 Research Lane. The license is still active.
09/15/19	A business license (#G67-05800) was issued for Automotive Sales with Minor Repair (Golden Bar & Restaurant Equipment) for the re-sale of trailers and vehicles used for mobile kitchens at 20 Research Lane. The license is still active.
08/12/23	A business license (#G71-04864) was issued for Manufacturing, Light Assembly and Fabrication (Golden Trailers) for fabrication of trailers at 20 Research Lane. The license is still active.
08/06/24	A business license (#G72-05052) was processed for Rental and Leasing (Golden Bar & Restaurant Equipment) for food concession trailer and truck rentals (mobile kitchens) for short and long terms at 20 Research Lane. The license has not been issued.

<b><i>Pre-Application Meeting</i></b>	
09/11/24	A pre-application meeting was conducted where the submittal requirements for a Special Use Permit application were discussed for a proposed Motor Vehicle Rental use at 20 Research Lane.

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**Neighborhood Meeting**

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

**Field Check**

10/03/24

Staff performed a routine field check and noted a well maintained commercial development.

**Details of Application Request****Site Area**

Gross Acres      0.31

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
North	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
South	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
East	Office, Other than Listed	LI/R (Light Industry/Research)	M (Industrial)
	Storage		
West	Warehouse	LI/R (Light Industry/Research)	M (Industrial)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
Spectrum	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
No Applicable Special Area or Overlay Districts	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	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>
Research Lane	Local Street	Title 13	40	Y