



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: BONANZA AUTO PLAZA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0047-EOT1	Staff recommends APPROVAL, subject to conditions:	
25-0047-EOT1	Staff recommends APPROVAL, subject to conditions:	25-0047-EOT1
25-0047-EOT1	Staff recommends APPROVAL, subject to conditions:	25-0047-EOT1 25-0047-EOT2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0047-EOT1 CONDITIONS

Planning

1. This approval shall expire on May 9, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0428-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0047-EOT2 CONDITIONS

Planning

1. This approval shall expire on May 9, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0428-SUP2) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0047-EOT3 CONDITIONS

Planning

1. This approval shall expire on May 9, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0428-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting Extensions of Time for approved entitlements related to a proposed major auto repair garage development on 5.81 acres at the southeast corner of Bonanza Road and Page Street.

ISSUES

- These are the first Extension of Time requests (22-0428) for these approved cases.
- No current applications for building permits for the approved project have been submitted for review at this time. According to the justification letter, the applicant needs additional time to secure financing. The applicant expects to begin construction within the next two years.

ANALYSIS

The site is zoned C-2 (General Commercial) with a GC (General Commercial) General Plan designation. The property currently contains a similar use, with a 16,000 square-foot Major Auto Repair multitenant building located along the Bonanza Road and Page Street frontages. The adjacent properties are developed with multi-family residential developments to the east and west, a fire station and Individual Child Care Center to the west, an elementary school to the south and a single-family residential subdivision to the north.

The requested extensions are for the following approvals on May 9, 2023 by the Planning Commission:

- 22-0428-SUP1 - for a proposed Auto Repair Garage, Major use. Staff had recommended denial.
- 22-0428-SUP2 - for a proposed Auto Smog Check use. Staff recommended denial.
- 22-0428-SDR1 - for a proposed 16,330 square-foot Major Auto Repair Garage development with Waivers of building design and perimeter landscape buffer standards. Staff recommended approval. This would expand the major auto repair floor area to 32,300 square feet and include an additional building along the east property line.

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No building permits have been issued for construction of this development, and no applications for permit have yet been submitted for review. Per the applicant, additional time is needed to secure financing for the project. The applicant is now in the process of expects to be able to obtain permits within the next two years.

During a recent field check, staff noted a site partially developed with a multitenant major auto repair building, with the undeveloped portion located behind wrought iron fences. Several potential violations were noted: vehicles were observed parked on an unpaved surface, several unpermitted signs were observed and trees appeared to be missing from the perimeter landscape buffers. These issues are related to the current operation and should be addressed by the owner.

FINDINGS (25-0047-EOT1 through EOT3)

These are the first Extension of Time requests of the Special Use Permit and Site Development Plan Review approvals. Land uses in the area have not significantly changed since the time of original approval. Staff therefore recommends approval of the requested Extensions of Time of the approved Special Use Permits (22-0428-SUP1 and SUP2) and Site Development Plan Review (22-0428-SDR1) for a two-year period. If denied, these entitlements will be deemed expired as of May 9, 2025.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/24/04	The City Council approved a request for a General Plan Amendment (GPA-2966) from SC (Service Commercial) to GC (General Commercial) on 3.41 acres at the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial. A condition of approval allowed for the northwestern 1.32 acres of the property to be amended to GC, while the remainder of the property was to remain SC.
	The City Council approved a request for a Rezoning (ZON-2967) from R-E (Residence Estates) under Resolution of Intent to O (Office) and C-1 (Limited Commercial) to C-2 (General Commercial) on 3.41 acres at the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial. A condition of approval allowed for the northwestern 1.32 acres of the property to be amended to C-2, while the remainder of the property was to be rezoned C-1.
	The City Council approved a request for a Special Use Permit (SUP-3223) for an Auto Repair Garage (Major) use at the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-3224) for a proposed Major Auto Repair Garage and Self-Serve Car Wash development with Waivers of perimeter and parking lot landscaping requirements on 3.41 acres at the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial.
03/19/08	The City Council approved a request for a Variance (VAR-25220) to allow 201 parking spaces where 250 spaces are required on 3.41 acres at the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-25148) for the proposed addition of a 20,400 square-foot General Retail development to an existing 16,250 square-foot Major Auto Repair Garage development with Waivers of perimeter landscape buffer requirements on a portion of 3.41 acres at the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial.
07/16/08	The City Council approved a Special Use Permit (SUP-27933) for a proposed Restaurant with Service Bar with Waivers to allow a zero-foot distance separation from a Child Care Facility and to allow a 58-foot distance separation from a school where 400 feet is required at 4561 East Bonanza Road. The Planning Commission and staff recommended denial.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
04/23/09	The Planning Commission denied a request for a Special Use Permit (SUP-33611) for a proposed Motor Vehicle Sales (Used) establishment at 4561 East Bonanza Road, Suite #125. Staff recommended denial.
06/09/09	A Parcel Map (PMP-27923) for two lots at the southeast corner of Bonanza Road and Page Street was recorded.
03/26/19	A Code Enforcement case (CE-197769) was opened regarding inoperable vehicle storage at the subject site. The case was closed on 06/04/19.
03/18/21	A Code Enforcement case (CE21-01065) was opened regarding RV vehicle storage on a dirt lot at the subject site, graffiti and banners on perimeter fencing at 4565 East Bonanza Road. The case was resolved 08/23/21.
01/19/22	The City Council approved a request for a General Plan Amendment (21-0034-GPA1) from SC (Service Commercial) to GC (General Commercial) on 2.09 acres at 4565 East Bonanza Road. The Planning Commission recommended approval. The Department of Community Development recommended denial.
	The City Council approved a request for a Rezoning (21-0034-ZON1) from C-1 (Limited Commercial) to C-2 (General Commercial) on 2.09 acres at 4565 East Bonanza Road. The Planning Commission recommended approval. The Department of Community Development recommended denial.
05/09/23	The Planning Commission approved a request for a Special Use Permit (22-0428-SUP1) for a proposed Auto Repair Garage, Major use at 4561 and 4565 East Bonanza Road. Staff recommended denial.
	The Planning Commission approved a request for a Special Use Permit (22-0428-SUP2) for a proposed Auto Smog Check use at 4561 and 4565 East Bonanza Road. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (22-0428-SDR1) for a proposed 16,330 square-foot Major Auto Repair Garage development with Waivers of building design and perimeter landscape buffer requirements on 3.42 acres at 4561 and 4565 East Bonanza Road. Staff recommended denial.
03/19/25	Code Enforcement Cases (CE25-01628 and CE25-01629) were processed for illegal signage, missing perimeter trees and vehicles parked on the unpaved portion of the lots at 4561 and 4565 East Bonanza Road. The cases remain open.

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Most Recent Change of Ownership	
09/30/14	A deed was recorded for a change in ownership on APN 140-32-101-016.
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Related Building Permits/Business Licenses	
01/25/05	A building permit (#05000427) was issued for a shell building for auto repair at 4561 East Bonanza Road. The permit was finalized 05/17/06.
10/25/05	A building permit (C-52959) was issued for a CLV design block wall (4 feet of retaining and 6 feet of perimeter wall) at 4561 East Bonanza Road. A final inspection was not approved.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

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

Field Check	
02/25/25	The site contains a single multitenant building situated at the corner with parking to the side and rear. Vehicles were observed parked on an unpaved surface at the rear of the property along with several shade structures. A banner was observed affixed to the perimeter wrought iron fencing along Bonanza Road, as well as several unpermitted freestanding signs. Staff also noted several trees either missing or cut down within the buffer along Page Street.

Details of Application Request	
Site Area	
Net Acres	3.42

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<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	Auto Repair Garage, Major [includes Auto Repair Garage, Minor]	GC (General Commercial)	C-2 (General Commercial)
	Auto Smog Check		
	Motor Vehicle Parts Sales, Installation and Repair		
North	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	School, Primary	PF (Public Facility)	C-V (Civic)
East	Residential, Multi-Family	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development - 12 Units per Acre)
West	Government Facility [Fire Station]	SC (Service Commercial)	C-1 (Limited Commercial)
	Residential, Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Individual Care Center	SC (Service Commercial)	R-E (Residence Estates)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Shared-Use - Bonanza Road) - existing sidewalks	Y
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