



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT/OWNER: PACIFIC CLASSIC, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0258-EOT1	Staff recommends APPROVAL, subject to conditions:	

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS N/A

APPROVALS N/A

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

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**24-0258-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on June 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-78660) 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**

This is a request for an Extension of Time of an approved Special Use Permit (SUP-78660) for a proposed Car Wash, Full Service or Auto Detailing use at the northwest corner of Iron Mountain Road and Skye Village Road.

**ISSUES**

- This is the second Extension of Time of the Site Development Plan Review (SUP-78660) approved June 9, 2020.
- No applications have been submitted for building permit for the proposed car wash development. According to the applicant, the original anchor tenant of the shopping center is no longer pursuing this location and the applicant has been seeking a replacement, causing a delay in completing construction and obtaining a license for this use.

**ANALYSIS**

The site is zoned C-1 (Limited Commercial) and is located north and west of the Skye Canyon Master Planned development. The proposed Car Wash, Full Service or Auto Detailing use is part of a larger approved shopping center that has not been constructed. The first request for an Extension of Time (21-0798-EOT3) for the Special Use Permit was approved February 16, 2022. Staff has recommended approval.

Since its original approval in 2019, there have been several changes to the shopping center development. The applicant cites the lack of an anchor tenant for the center and rising finance costs as justification for delaying construction of the related car wash facility.

Land to the east of the subject site remains undeveloped and master planned for a future casino, while land further to the west of the proposed shopping center is being developed with single-family residential uses.

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**FINDINGS (24-0258-EOT1)**

Land uses in the area surrounding the subject site have not changed since the original approval of the car wash development. The use as proposed remains compatible with the adjacent commercial and residential development as determined by the Planning Commission. Therefore, staff recommends approval of the requested Extension of Time of the previously approved Special Use Permit (SUP-78660), subject to conditions. If denied, the prior Special Use Permit (SUP-78660) approval would be deemed to be expired as of June 9, 2024.

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## BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
12/04/19	The City Council approved a request for a General Plan Amendment (GPA-77383) from PCD (Planned Community Development) to SC (Service Commercial) on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-77384) from U (Undeveloped) [PCD (Planned Community Development) Land Use Designation] to C-1 (Limited Commercial) on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-77385) for a proposed 5,525 square-foot Liquor Establishment (Tavern) use at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-77386) for a proposed 5,175 square-foot Beer/Wine/Cooler Off-Sale Establishment use at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-77387) for a proposed 108,584 square-foot shopping center with Waivers of the perimeter landscape buffer standards and to not orient the buildings to the corner or the street frontage where such is required on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission recommended approval and staff recommended denial. This Land Use Entitlement was expunged on 06/02/21 by Site Development Plan Review (21-0015-SDR1).
05/28/20	The Department of Planning administratively approved a Minor Amendment (SDR-78659) to previously approved Site Development Plan Review (SDR-77387) for a proposed 1,284 square-foot car wash addition to a previously approved Convenience Store on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. This Land Use Entitlement was expunged on 06/02/21 by Site Development Plan Review (21-0015-SDR1).

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<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
06/09/20	The Planning Commission approved a request for a Special Use Permit (SUP-78660) for a proposed Car Wash, Full Service or Auto Detailing use at the northwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0015-GPA1) from PCD (Planned Community Development) to Service Commercial) on 5.00 acres for Assessor Parcel Number 126-01-801-017 on the north side of Iron Mountain Road west of Skye Village Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (21-0015-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Land Use Designation] to C-1 (Limited Commercial) on 5.00 acres for Assessor Parcel Number 126-01-801-017 on the north side of Iron Mountain Road west of Skye Village Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Petition to Vacate (21-0015-VAC1) public right-of-way generally located north of Iron Mountain Road, 345 feet west of Skye Village Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Major Amendment (21-0015-SDR1) to a previously approved Site Development Plan Review (SDR-77387) for a proposed 53,039 square-foot floor area addition, building relocation and parking lot reconfiguration for a 161,623 square-foot shopping center with a Waiver to not orient the buildings to the street frontage where such is required on 17.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission and staff recommended approval.
02/16/22	The City Council denied a request for the first Extension of Time (21-0798-EOT1) of an approved Special Use Permit (SUP-77385) for a proposed 5,525 square-foot Liquor Establishment (Tavern) use at the northwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.
	The City Council approved a request for the first Extension of Time (21-0798-EOT2) of an approved Special Use Permit (SUP-77386) for a proposed 5,175 square-foot Beer/Wine/Cooler Off-Sale Establishment use at the northwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.

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<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
02/16/22	The City Council approved a request for the first Extension of Time (21-0798-EOT3) of an approved Special Use Permit (SUP-77660) for a proposed Car Wash, Full Service or Auto Detailing use at the northwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.
01/17/24	The City Council approved a request for the second Extension of Time (23-0617-EOT1) of an approved Special Use Permit (SUP-77386) for a proposed 5,175 square-foot Beer/Wine/Cooler Off-Sale Establishment use at the northwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.

<b><i>Most Recent Change of Ownership</i></b>	
05/25/21	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or business licenses related to the subject site.	

<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting was not required, nor was one held.	

<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not required, nor was one held.	

<b><i>Field Check</i></b>	
06/27/24	The subject site is undeveloped with native vegetation, except near the corner of Iron Mountain Road and Skye Village Road, which has been cleared. Some trash and debris were noted.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	11.63 (area at time of approval)

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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	U (Undeveloped)
South	Residential, Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped [drainage culvert]	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	SC (Service Commercial)	U (Undeveloped)
	Residential, Single Family, Detached	MLA (Medium-Low Attached residential Density)	R-TH (Single Family Attached)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Area or Overlay Districts	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></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