



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: DECEMBER 4, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: NB CUBED, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0525-EOT1	Staff recommends APPROVAL, subject to conditions:	
24-0525-EOT2	Staff recommends APPROVAL, subject to conditions:	
24-0525-EOT3	Staff recommends APPROVAL, subject to conditions:	24-0525-EOT1 and EOT2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0525-EOT1 CONDITIONS

Planning

1. This approval shall expire on November 16, 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 (22-0423-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.

24-0525-EOT2 CONDITIONS

Planning

1. This approval shall expire on November 16, 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 (22-0423-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.

24-0525-EOT3 CONDITIONS

Planning

1. This approval shall expire on November 16, 2026 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 (22-0423-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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting Extensions of Time for approved entitlements related to a proposed addition of five new structures to a commercial development on 3.50 acres at the northeast corner of 3441 West Sahara Avenue.

ISSUES

- These are the first Extension of Time requests for the approved entitlements.
- There are no current applications for building permits for the approved project in review at this time. Civil improvement plans have been submitted and remain in review.

ANALYSIS

The site is zoned C-1 (Limited Commercial) with a NMXU (Neighborhood Center Mixed Use) General Plan designation. The site is mapped as a one-lot commercial subdivision with shared access and parking throughout.

The requested extensions are for the following approvals on November 16, 2022 by the City Council:

- 22-0423-SUP1 - for a proposed Drive-Through use. Staff recommended approval.
- 22-0423-SUP2 - for a proposed Auto Smog Check use. Staff recommended approval.
- 22-0423-SDR1 - for the proposed addition of five structures totaling 3,672 square feet to an existing commercial development. Staff recommended approval.

No building permits have been issued for construction, and no applications have been submitted for review. Civil improvement plans were submitted for staff review on September 10, 2024, but have not been given final approval. Per the applicant, permitting of the development is taking significantly longer than expected, prompting this extension request.

Staff noted during a recent field check that the site remains paved with asphalt and striped as parking spaces for the adjacent shopping center.

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FINDINGS (24-0525-EOT1 through EOT3)

These are the first extension requests; conditions in the area have not significantly changed from the original approval. Development will take place within a commercial subdivision that will maintain a sufficient amount of parking. Staff therefore recommends approval of the requested Extensions of Time of the approved Special Use Permits (22-0423-SUP1 and SUP2) and Site Development Plan Review (22-0423-SDR1) for a two-year period. If denied, all three entitlements will be deemed expired as of November 16, 2024.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/16/72	The Board of City Commissioners approved a request for a Rezoning (Z-0055-72) from R-1 (Single Family Residential) to C-1 (Limited Commercial) and P-R (Professional Office and Parking) on property generally located on the south side of Sahara Avenue between Valley View Boulevard and Richfield Boulevard.
12/08/83	The Planning Commission approved a request for a Plot Plan Review [Z-0055-72(10)] for a proposed commercial center consisting of four buildings generally located south of Sahara Avenue and west of Tamrich Drive.
11/07/84	A Final Map of a one-lot commercial subdivision (Sahara West) on 3.50 acres at the northwest corner of El Conlon Avenue and Tamrich Drive was recorded.
08/31/20	A Code Enforcement case (CE20-04799) was processed for graffiti and a homeless encampment at 3441 West Sahara Avenue. The case was resolved on 09/29/20.
06/02/21	The City Council approved a General Plan Amendment (21-0029-GPA1) to adopt The City of Las Vegas 2050 Master Plan and amend various land use categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), OR NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission and staff recommended approval.
06/21/22	A Code Enforcement case (CE22-03121) was processed for remnants of trash and belongings from an abandoned homeless encampment at 3441 West Sahara Avenue. The case remains unresolved.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc. (cont.)	
11/16/22	The City Council approved a request for a Special Use Permit (22-0423-SUP1) for a proposed Drive-Through use at 3441 West Sahara Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (22-0423-SUP2) for a proposed Auto Smog Check use at 3441 West Sahara Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (22-0423-SUP1) for a proposed addition of five structures totaling 3,672 square feet on 3.50 acres at 3441 West Sahara Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
10/15/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/10/84	A building permit (#3654-1) was issued for a 4,800 square-foot retail building at 3421 West Sahara Avenue (changed by the time of final inspection to 3441 West Sahara, Building A). A final inspection was approved 07/15/85.
	A building permit (#3654-2) was issued for an 8,400 square-foot retail building at 3441 West Sahara Avenue (changed by the time of final inspection to 3441 West Sahara, Building C). A final inspection was approved 07/15/85.
	A building permit (#3654-3) was issued for an 8,400 square-foot retail building at 3431 West Sahara Avenue (changed by the time of final inspection to 3441 West Sahara, Building B). A final inspection was approved 07/15/85.
	A building permit (#3654-4) was issued for a 6,020 square-foot retail building at 3451 West Sahara Avenue (changed by the time of final inspection to 3441 West Sahara, Building D). A final inspection was approved 07/15/85.
09/10/24	Application was made (L24-02032) for review of civil improvement plans for pod buildings and a parking lot at 3441 West Sahara Avenue. The plans have not yet been approved.

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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	
10/31/24	The two areas of the site where development is proposed are fully paved and striped parking areas. The existing parking lot landscape islands contain either shrubs or no vegetation. No other issues were noted.

Details of Application Request	
Site Area	
Net Acres	3.50

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	NMXU (Neighborhood Center Mixed Use)	C-1 (Limited Commercial)
	Wireless Communication Facility, Non-Stealth Design		
	Off-Premise Sign (Not Qualifying as a City Communication Sign)		
North	Motor Vehicle Rental	NMXU (Neighborhood Center Mixed Use)	C-1 (Limited Commercial)
	Financial Institution, General		
South	Residential, Multi-Family	ML (Medium Low Density Residential)	R-PD13 (Residential Planned Development - 13 Units per Acre)
	Senior Citizen Apartments	M (Medium Density Residential)	R-PD20 (Residential Planned Development - 20 Units per Acre)

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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>
East	Electric Utility Substation	PF (Public Facility)	C-V (Civic)
	Parking Facility [used as Outdoor Storage]	NMXU (Neighborhood Center Mixed Use)	P-R (Professional Office and Parking)
	Office, Other Than Listed		C-1 (Limited Commercial)
West	Residential, Multi-Family	NMXU (Neighborhood Center Mixed Use)	C-1 (Limited Commercial)
	Shopping Center		

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A