



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**CITY COUNCIL MEETING DATE: DECEMBER 4, 2024**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/OWNER: PHENOMENAL INVESTMENTS, LLC**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0500-EOT1	Staff recommends APPROVAL, subject to conditions:	

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      N/A

**NOTICES MAILED**      N/A

**PROTESTS**      0

**APPROVALS**      0

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

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**24-0500-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on October 19, 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 (22-0272-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 an Extension of Time of an approved Site Development Plan Review (22-0272-SDR1) for a proposed towing yard on 1.12 acres consisting of three vacant parcels at the northeast corner of Bonanza Road and Dike Lane.

**ISSUES**

- This is the first Extension of Time request for the Site Development Plan Review (22-0272-SDR1).
- There are no current applications for building permits for the approved project in review at this time. Civil improvement plans have not been submitted.
- Condition #12 of 22-0272-SDR1 requires remapping to consolidate the existing lots; no map has yet been submitted for review.

**ANALYSIS**

On October 19, 2022 the City Council rezoned the site to C-2 (General Commercial) concurrently with the Site Development Plan Review. Staff had recommended approval of both requests.

The site has a TOD-2 (Transit Oriented Development - Low) General Plan designation and is located within the Las Vegas Redevelopment Area. Property to the west is zoned C-V (Civic) and used as a City fleet parking lot. Property to the south is zoned C-2 and R-PD46 (Residential Planned Development - 46 Units per Acre), containing commercial uses and residential condominiums. A storage yard to the east is zoned C-M (Commercial/Industrial). Land to the north consists of single-family and multi-family residential uses zoned R-1 (Single Family Residential) and R-PD16 (Residential Planned Development - 16 Units per Acre).

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The towing yard will have no buildings, and will only store employee and towing vehicles in the long term. It is anticipated that towed vehicles that are picked up at night would be stored overnight until such time as they can be delivered to a repair shop.

According to the submitted justification letter, the applicant requires additional time to remap the site and comply with the conditions of approval of the Site Development Plan Review (22-0272-SDR1) that are tied to issuance of a building permit. The applicant expects to conform to these conditions within the next year. At the present time, no building permit applications have been submitted, nor have civil improvement plans been submitted. A map to consolidate the three parcels that comprise the site has also not yet been submitted for review. Additionally, Condition #13 requires the granting of a pedestrian access easement to meet PROWAG (Public Right-of-Way Accessibility Guidelines), and Condition #16 requires a License Agreement for private improvements within the public right-of-way, both of which have not been accomplished.

The site is currently enclosed by a solid eight-foot wall that was constructed after approval of the Site Development Plan Review. Access to the site is gated and is only from Bonanza Road. These improvements satisfy Conditions #1 and #2 of Site Development Plan Review (22-0272-SDR1).

**FINDINGS (24-0500-EOT1)**

This is the first Extension of Time request for the approved towing yard. The subject site remains appropriate for the proposed towing yard development, and progress toward obtaining a building permit has been demonstrated. Staff recommends approval of the requested Extension of Time of the approved Site Development Plan Review (22-0272-SDR1) for a two-year period. If denied, 22-0272-SDR1 will be deemed expired as of October 19, 2024.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
07/06/99	The Board of Zoning Adjustment approved a request for a Variance (V-0051-99) to allow an existing 90-foot high freestanding ground sign where 40 feet is the maximum height allowed in conjunction with an existing restaurant at 2230 West Bonanza Road. Staff recommended denial.
10/05/05	The City Council approved a request to amend a portion of the Southeast Sector Plan of the General Plan (GPA-6273) from ML (Medium Low Density Residential) to SC (Service Commercial) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for Rezoning (ZON-6510) from R-1 (Single Family Residential) and R-1 (Single Family Residential) under Resolution of Intent to R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) on 0.89 acres adjacent to the east side of Dike Lane, approximately 150 feet north of Bonanza Road. The Planning Commission recommended approval; staff recommended denial. The Resolution of Intent expired 10/05/13.
	The City Council approved a request for a Petition to Vacate (VAC-7679) the east five feet of a portion of Dike Lane, north of Bonanza Road. The Planning Commission and staff recommended denial. The approval expired 10/05/08.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed-Use, Industrial, or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
12/07/06	The Planning and Development Department administratively approved a request for the first Extension of Time (EOT-17438) of a previously approved Vacation (VAC-7679) to vacate the east five feet of a portion of Dike Lane north of Bonanza Road.
10/25/07	The Planning and Development Department administratively approved a request for the second Extension of Time (EOT-24421) of a previously approved Vacation (VAC-7679) to vacate the east five feet of a portion of Dike Lane north of Bonanza Road. The approval expired 10/05/08.
06/22/22	Code Enforcement opened a Case (CE22-03148) regarding a homeless encampment at 2228 West Bonanza Road. The case was resolved on 08/23/22.

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10/19/22	The City Council approved a request for a Rezoning (22-0272-ZON1) from C-1 (Limited Commercial) to C-2 (General Commercial) on 1.12 acres at the northeast corner of Bonanza Road and Dike Lane. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (22-0272-SDR1) for a proposed 48,787 square-foot Towing and Impound Yard with Waivers of the perimeter landscape buffer requirements on 1.12 acres at the northeast corner of Bonanza Road and Dike Lane. The Planning Commission and staff recommended approval.
07/23/24	Code Enforcement opened a Case (CE24-05594) regarding homeless encampments and trash at 2228 West Bonanza Road. The case was closed by Code Enforcement after reinspection on 08/07/24.

<b>Most Recent Change of Ownership</b>	
08/12/22	A deed was recorded for a change in ownership.

<b>Related Building Permits/Business Licenses</b>	
06/08/67	A building permit (#37782) was issued for a 2,930 square-foot restaurant (McDonald's) at 2230 W Bonanza Road. A final inspection was approved 01/31/68
05/21/98	A building permit (#98010772) was issued for a non-work certificate of occupancy for a restaurant at 2230 West Bonanza Road. The permit expired on 03/25/00.
07/09/98	A building permit (#98014137) was issued for demolition of an existing restaurant at 2230 West Bonanza Road. The permit expired on 03/25/00.
12/11/98	A building permit (#98024166) was issued for an interior remodel of a restaurant at 2230 West Bonanza Road. The permit was finalized on 10/20/99.
03/22/99	A building permit (#99005583) was issued for an interior remodel of a restaurant (Big Mama's) at 2230 West Bonanza Road. The permit was finalized on 10/20/99.
02/25/16	A building permit (C-312145) was issued for complete demolition of a commercial structure with a plumbing investigation. The permit was finalized 04/28/16.
09/10/23	A building permit (C23-00531) was issued for eight-foot masonry walls at 2230 West Bonanza Road. The permit was finalized 10/09/24.
08/20/24	A building permit (C24-02576) was issued for an electrical meter change for a temporary power pole at 2230 West Bonanza Road. The permit was finalized 08/21/24.

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

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

<b>Field Check</b>	
10/03/24	Staff noted a decorative block wall around the south, east and west perimeter of the site. A 90-foot unused pole sign still remains in the landscape buffer along Bonanza Road, which consists of several pine trees in decomposed granite. The sole access to the site is from Bonanza Road. A temporary power pole, storage trailer and modular structure were noted on the site near the site perimeter, partially unscreened by the existing walls. No vagrant activity was observed.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	1.12

<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	Vacant [approved Towing Service (with No Storage)]	TOD-2 (Transit-Oriented Development - Low)	C-2 (General Commercial)
North	Residential, Single Family, Detached	MXU (Mixed Use)	C-1 (Limited Commercial)/R-1 (Single Family Residential) [multizoned]
	Residential, Multi-Family	ML (Medium Low Density Residential)	R-PD16 (Residential Planned Development - 16 Units per Acre)

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<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>
South	General Retail Store, Other Than Listed	TOD-2 (Transit-Oriented Development - Low)	C-1 (Limited Commercial)
	Residential, Multi-Family [condominiums]		R-PD46 (Residential Planned Development - 46 Units per Acre)
East	Contractor's Plant, Shop & Storage Yard	TOD-2 (Transit-Oriented Development - Low)	C-M (Commercial/Industrial)
West	Government Facility	TOD-2 (Transit-Oriented Development - Low)	C-V (Civic)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: West Las Vegas	Y
West Las Vegas Plan	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
Airport Overlay (A-O) District (140 Feet)	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Shared Use Trail - S side of Bonanza Rd) - existing	Y
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A