



May 19, 2022

Seth Floyd, Director
Planning and Development Department
City of Las Vegas
495 N Main St
Las Vegas, NV 89104

RE: Pre-Application Justification Letter: Rezoning, and Design Review
Bonanza Road & Dike Lane NEC (2228 & 2230 W. Bonanza Road)
APN#s: 139-29-704-023; -024; -025

Dear Mr. Floyd:

On behalf of our client, Phenomenal Towing, please accept this letter for a Rezoning (ZON), and Site Design Review (SDR) with waivers on a site at the northeast corner of Bonanza Road & Dike Lane to allow for a Towing & Impound Yard Use.

The project consists of three parcels on approximately 1.12+/- acres. Currently it has Transit Oriented Corridor -2 (TOD-2) land use and Limited Commercial (C-1) zoning. The site is currently a vacant lot but was previously utilized as a restaurant before being demolished.

The parcel to the west is zoned Civic (C-V) and is currently used as fleet parking for the City of Las Vegas; to the east of the site is zoned Commercial/Industrial (C-M); to the north properties are zoned Medium-Low Density Residential (R-2) and Residential Planned Development (R-PD16); and to the south properties are zoned General Commercial (C-2) and Residential Planned Development (R-PD46).

The site is also located in the Redevelopment Area 1 as amended in 1996 and the West Las Vegas Plan

Overview of the Project

Phenomenal Towing is currently located just east of the subject site and needs to expand. Phenomenal Towing provides roadside assistance to the public and has contracted with various service providers. The subject site will be utilized to as a yard for the tow trucks and to temporarily store vehicles before they are transferred to either a repair facility or a salvage yard. The site will be redeveloped to include a decorative screen wall, landscaping and provide the first full segment of the Bonanza Trail in this area. The site is adjacent to the City of Las Vegas Vehicle Yard and a traffic control signage business that utilizes full outside storage. Currently the traffic control business has encroached 20 feet onto the subject property. This encroachment is being addressed through private means and will not be part of the current request for the site plan review, however the change to the Zoning will bring the use of the 20 feet by the traffic control business into compliance. Once the outcome of the encroachment by the traffic control business is settled this area will be addressed in future applications. Also, the property to north has encroached 8 feet onto the subject site. A block wall located 8 feet south of the parcel line is currently existing. This encroach will also be addressed at a later date.



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A Planning & Development Services Corporation

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The subject site was previously utilized as a restaurant and had obtain entitlements for a Mixed-Use High Rise and a then a Marijuana Facility prior to the building being demolished as a nuisance. Although the current land use designation envisions a mixed-use project at this location, history has shown that even in the best of economic times this site is not suitable for such development. As previous owners have tried to develop the site to meet the vision of the City's General Plan, the site has fallen into great blight and now is vacant. Bonanza Road has transitioned over time as an industrial corridor. Those industrial business in the corridor have flourished and continue to expand while the residential and commercial uses continue their slow decay. The proposed change to the Zoning will address many of the goals of the Las Vegas Redevelopment Plan and West Las Vegas Plan including the following:

- Elimination of blight
- Encourage Infill Development
- Development of stagnant area
- Strengthening economic base of the Redevelopment Area by the installation of needed site improvements to stimulate commercial expansion, employment, and economic growth.

Rezoning: Request from Limited Commercial C-1) to Commercial/Industrial (C-M)

The request rezoning will allow for the redevelopment of the site and permit the Tow Yard Facility.

1. *The proposal conforms to the General Plan.*

This proposal will conform to the General Plan and will further the current trending land use in the area.

2. *The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.*

The site is adjacent to the City of Las Vegas Vehicle Yard and a traffic control signage business that utilizes full outside storage and is located along Bonanza Road which has become an industrial corridor. The proposed rezoning is compatible will both of these uses.

3. *Growth and development factors in the community indicate the need for or appropriateness of the rezoning.*

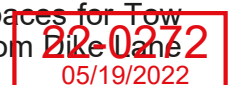
The Bonanza corridor has transitioned and expanded industrial uses on both the south and north side of the road. The site is vacant and blighted and needs a change in zoning to redevelop. As such this request is appropriate.

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

The site an infill and will serviced by existing infrastructure. In addition, this site will provide a segment of the Bonanza Trail.

SITE DEVELOPMENT REVIEW

The site plan depicts a Tow Yard with 12 employee spaces and 24 striped spaces for Tow Truck parking. No buildings are proposed for the site. Full access will occur from Mike Lane and exit only access on Bonanza. The gates will be open during the daytime.



This is not an impound or junk/storage yard. Cars picked up at night may sit over until the next morning when the car can be delivered to the repair shop,

The yard will be screened by a new decorative 8-foot block wall setback behind the perimeter landscape buffers will be installed. Existing walls along the north and east property lines will remain.

Landscape buffers of 15 feet are provided along Dike Lane and Bonanza Road. An 8-foot buffer is provided along the north property line. No landscaping is planned for the east property line and a Waiver will be needed due to an encroachment by the neighbor that has to be resolved. Another Waiver is requested to relocate the 6 required trees from the center tow truck parking area to the perimeter landscaping. Two trees are added to the north, west and south sides to account for the 6 trees.

SITE DEVELOPMENT REVIEW

The proposed design requires a Site Development Review for the new building. The project effectively meets the Code design criteria for these types of uses. The design of the building fits with the design of commercial on the corridor.

1. The proposed development is compatible with adjacent development and development in the area;

The proposed development standard is compatible with adjacent land development and development in the area. The abutting parcels to the east and west are utilized with similar vehicle storage uses. The residential properties to the north are buffered by a wall and landscaping.

2. The proposed development is consistent with the General Plan, this Title, the Commercial Design Standards for Parking, Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards;

The proposed development is consistent with the General Plan and other adopted city plans, policies and standards. This project will make the zoning more compatible due to the location near the intersection of two major arterials. A waiver of the landscape buffers and exceptions of parking lot landscaping are needed due to the irregular shape of the parcel.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The location of the requested use has access to Centennial Parkway, a major collector street, which is designed and suitable for the use.

4. Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;

The building and landscape materials are appropriate for the area and for the city and are consistent and compatible with the other existing commercial uses in the area.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area consistent and compatible with existing commercial along the corridor;

The building is harmonious and compatible with development in the area and is consistent and compatible with the existing commercial along the corridor.

6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

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WAIVERS

Per Title the following Waivers are hereby requested:

- **To allow no landscaping along the east property line where 8 ft is required per 19.08.090:**

Justification: The eastern portion of the site abuts an industrial use that has encroached 20 feet onto the subject property. A landscape buffer is not needed to buffer the current industrial zoning and land use. In addition, the encroachment by the industrial use to the east also was granted a waiver for the landscaping. As such this request is warranted.

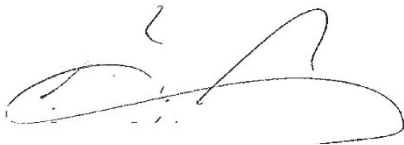
- **To allow an Alternative Landscaping in the Tow Truck Parking Lot 19.08.040.F(3):**

Justification: The code requires parking lot landscaping. Given the parking is for tow trucks and not open to the public, the landscaping would be more effective and less disruptive by putting it outside the walls next to the sidewalks or where it is more visible

SUMMARY JUSTIFICATION

The expansion of Phenomenal Towing's business will bring much needed employment to the area and will redevelop a blighted underutilized property which has become an attractive nuisance requiring constant maintenance and security enforcement. We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



George Garcia
Founder

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