

09/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0345-4770 NEVSO, LLC:

USE PERMIT for a vehicle paint/body shop on 3.32 acres in a CG (Commercial General) Zone.

Generally located on the north side of Nevso Drive, 320 feet west of Cameron Street within Paradise. MN/jm/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-101-012

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4770 W. Nevso Drive
- Site Acreage: 3.32
- Project Type: Paint/body shop
- Number of Stories: 1
- Square Feet: 3,400 (Units B1 & B2)/960 (Unit C1)/1,632 (Unit C2)/2,924 (Unit B18)
- Parking Required/Provided: 18/36 (for use)

Site Plan & Background

The site plan depicts 2 existing standing seam metal buildings and existing covered parking. One building nearly spans the entire eastern property line in a north/south orientation and the other building is centrally located and is set back approximately 36 feet from Nevso Drive in a north/south orientation. This building also has an addition at its western midpoint where Unit B18 is located. Parking is located along the front of each suite, and covered parking is provided along the west property line and behind the western building.

Landscaping

Landscaping is not a part of this request and no additional landscaping is required.

Elevations

The elevations depict an existing standing seam metal building and existing covered parking. The buildings are grey with yellow trim and awnings, roll-up doors, an office space with windows, and exterior signage.

Floor Plan

The plan depicts a 540 square foot paint booth inside Unit C2, paint preparation in Unit C1, vehicle lifts in Units B1 and B2 and an office space with lobby adjacent to Unit B1. Unit B18 will be used for office space and pre and post painting assembly and disassembly.

Applicant's Justification

The applicant states they are requesting a use permit to allow for a paint/body shop for Units C1, C2, and B18, where they plan to expand. They are already operating in units B1 and B2.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0012	Tires sales and installation	Approved by PC	March 2018
ET-0387-07	Third extension of time for paint and body shop (VC-2022-95)	Approved by PC	January 2008
WC-0091-03	Waived condition requiring applicant to apply for use permit in 90 days and subject to 5 year review for an existing paint/body shop	Approved by PC	June 2003
VC-0005-03	Second extension of time for a paint and body shop (VC-2022-95)	Approved by PC	March 2003
ZC-1082-00	Reclassified from C-3 to C-2 zoning	Approved by BCC	September 2000
ET-0273-97	Extension of time for a paint and body shop	Approved by PC	February 1998
VC-2022-95	Paint and body shop	Approved by PC	January 1996
DR-1363-95	RV storage, repair, and remodel	Approved by PC	September 1995
VC-0703-95	RV rental and storage	Denied by PC	June 1995
UC-1891-94	Cell tower site and tower; waivers of development standards for fence height and street landscaping	Approved by PC	January 1995
VC-1235-94	Parking reduction in conjunction with a commercial center	Approved by PC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Restaurant & commercial center
South	Corridor Mixed-Use	IL	Auto repair
East	Corridor Mixed-Use	IP & CG	Business park & commercial
West	Corridor Mixed-Use	CG	Business park, restaurants, & retail

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed use permit to allow a vehicle paint/body shop in a CG zone should not negatively impact the use of the site or surrounding area. There are several existing vehicle repair and body shops in this complex and there is adequate parking for all businesses. Therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARAT MOVESESYANTS

CONTACT: MARAT MOVESESYANTS, A AUTO CENTER, 4770 W. NEVSO DRIVE,
UNIT B1, LAS VEGAS, NV 89103