

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0047-2475 NELLIS LV, LLC:**

**USE PERMIT** to allow vehicle maintenance and repair.

**DESIGN REVIEW** for modifications to an existing commercial building on a 1.16 acre portion of 17.99 acres within an existing shopping center in an IP (Industrial Park) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay.

Generally located west of Nellis Boulevard and north of Carey Avenue within Sunrise Manor. MK/tpd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

140-17-810-003; 140-17-810-006 through 140-17-810-008; 140-17-810-010; 140-17-810-012

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2475 N. Nellis Boulevard
- Site Acreage: 1.16 (portion)/ 17.99 (overall shopping center)
- Project Type: Vehicle maintenance and repair
- Building Height (feet): 24
- Square Feet: 6,912
- Parking Required/Provided: 14/36 (portion)

**History & Request**

The plan depicts an existing commercial building on APN 140-17-810-008 within an existing shopping center at the northwest corner of Nellis Boulevard and Carey Avenue, adjacent to an existing Lowe's store. The pad was originally approved via UC-20-0241 for an auto parts retail store. The applicant is proposing modifications to the existing building to accommodate a vehicle maintenance and repair use. However, no changes are proposed to the design of the site. Access to the site is provided via private drives off Nellis Boulevard to the east, Carey Avenue to the south, and Lamont Street to the west. The pad site currently provides 36 parking spaces, consisting of 17 parking spaces located on the east side of the building, and 19 additional parking spaces and a loading zone on the west side of the building, including 3 stalls designated for overnight vehicle storage. A use permit is required since the site is in an APZ-2 overlay.

### Landscaping

There are no required or proposed changes to the existing landscaping.

### Elevations

The elevations depict an existing building with a maximum height of 24 feet. All 4 elevations consist of CMU siding. The front entrance is located on the east side of the building, facing Nellis Boulevard. There are windows and a pedestrian door on the east side. Pedestrian doors are also shown on the west and south sides of the building. There are 3 new roll-up doors being proposed. Two roll-up doors will be located on the south side of the building, and 1 roll-up door will be located on the west side of the building.

### Floor Plans

The proposed floor plan depicts an open shop area with an office and 2 bathrooms. The proposed roll-up doors will be 12 feet wide to accommodate vehicular access.

### Applicant's Justification

The applicant states they are requesting modification of the existing building that was approved with UC-20-0241. They would like to add 3 roll-up doors to the existing building, 1 along the west side and 2 along the south side. None of the roll-up doors will directly face the adjacent right-of-way (Nellis Boulevard). Furthermore, the roll-up doors will be partially screened by the landscaping that exists on the site. All existing parking, landscape, and sidewalks are to remain.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0241	Use permit, waivers of development standards, and design reviews for a retail building	Approved by BCC	August 2020
UC-0754-08	Use permit for a bank and convenience store	Approved by BCC	September 2008
UC-0895-06	Use permit for a shopping center and convenience store	Denied by BCC	October 2006
DR-1631-05	Design review for a large scale retail business	Approved by BCC	December 2005
UC-0928-05	Use permit for a hardware store	Approved by BCC	September 2005
UC-1419-95	Use permit for an overhead transmission line	Approved by PC	September 1995

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP (AE-70 & APZ-2)	Warehouse
South	Business Employment	IP & IL (AE-70 & APZ-2)	Warehouse & storage
East	Business Employment & Public Use	IL & IP (AE-70 & APZ-2)	Storage yard & power substation

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Business Employment	IP & IL (AE-70, AE-65 & APZ-2)	Industrial and storage

### **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.

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

##### Use Permit & Design Review

Staff finds the proposed use and design are compatible with the surrounding area. There is an existing warehouse to the north of the pad site. A Lowe's hardware exists to the west of the subject building and an existing gas station is to the south. Furthermore, this request aligns with Policy SM-5.1 of the Master Plan. This policy seeks to encourage the compatible development of businesses that improve the employment base within Sunrise Manor. Staff can support this request with the added condition that the roll-up doors be painted to match the existing building.

### **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**

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Paint the roll-up doors to match the existing building.
- 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**

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

### **Fire Prevention Bureau**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SCA DESIGN

**CONTACT:** SCA DESIGN, 2140 E. PEBBLE ROAD #140, LAS VEGAS, NV 89123