

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0865-NEPTUNE ENTERPRISES, LLC:

USE PERMIT for a vehicle paint/body shop in conjunction with an existing warehouse on 0.54 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay.

Generally located west of Lamont Street and north of Alto Avenue within Sunrise Manor.
MK/jam/kh (For possible action)

RELATED INFORMATION:

APN:

140-17-612-003

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2874 Marco Street
- Site Acreage: 0.54
- Project Type: Vehicle paint/body shop
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 4,000 (lease space)/4,800 (overall existing building area)
- Parking Required/Provided: 10/10

History, Site Plan, & Request

The subject parcel was part of a zone change (ZC-0194-97) which reclassified 75 acres to the now current zoning district (IL) for an industrial subdivision. DR-2185-04 approved the existing industrial complex as it is designed today and features 20 square shaped industrial buildings with screened outdoor storage yards at the rear of each building. The subject parcel is located on the northeast portion of the complex. The plans show an existing 1 story, 21 foot high warehouse building located on a 0.54 acre portion of an existing industrial park for a proposed vehicle paint/body shop. Access to the site is from a 40 foot wide private drive that spans from Marco Street to the west to Lamont Street to the east. Parking for this building is located in the front and east side of the building. The primary function of the use will occur completely within 4,000 square feet of the 4,800 square foot principal building. The applicant is requesting a special use permit to allow a vehicle paint/body shop since the parcel is encumbered by Airport Environs Overlay District in the AE-75 and APZ-1 Overlay Districts. Vehicle paint/body shops are considered a repair service under the Airport Environs Overlay, which requires approval of a

special use permit. Per the applicant, there are no changes proposed to the overall site, building, or the existing outdoor storage yard area.

Landscaping

All landscaping exists and no new landscaping is proposed or required.

Elevations

The plans depict a single story, 21 foot high, industrial building with vertical metal siding. The metal roll-up doors face to the interior of the site and not towards any street.

Floor Plans

The plans depict a 4,800 square foot building consisting of an open warehouse area with an office and bathroom.

Applicant's Justification

The applicant states the proposed hours of operation will be Monday through Saturday, 8:00 a.m. to 4:00 p.m. A total of 4 employees will be on-site at this location therefore the density including peak period concentrations will be entirely compatible with the NAFB operations. The applicant states that there are no changes to the site, parking, buildings, and outside storage area proposed. Additionally, the applicant has stated that there are similar approved uses in the area as to what they are requesting.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500123-05	Industrial subdivision on 9.6 acres	Approved by PC	April 2005
DR-2185-04	Design review for 25 ware house buildings with outdoor storage yard within an industrial complex on 9.6 acres	Approved by PC	February 2005
UC-0382-03	Use permit for metal products manufacturing	Approved by PC	May 2003
UC-1675-02	Use permit for a batch plant	Approved by BCC	January 2002
WS-1410-02	Waiver of development standards for off-site improvements/paving	Approved by PC	November 2002
TM-500121-02	Tentative map for the Marion Park Industrial Park South	Approved by PC	May 2002
DR-0924-01	Design review for a 410,000 square foot distribution center on 28 acres	Approved by PC	September 2001
ZC-0194-97	Zone change from R-E and M-D zoning to M-1 for an industrial subdivision	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-75, AE-80, APZ-1, & APZ-2)	Manufacturing
East	Business Employment	IL (AE-75 & APZ-1)	Storage facility
West	Business Employment	IL (AE-75, APZ-1, & APZ-2)	Automotive repair/paint/body shop
South	Business Employment	IL (AE-75, APZ-1, & APZ-2)	Warehouse

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**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Special use permits are required in the APZ-1 Overlay in order to evaluate any impacts the use may have or any interference with Nellis Air Force Base (NAFB) operations. The Airport Environs Overlay was established to provide for a range of uses compatible with airport accident potential zones (APZ), the handling and transport of live ordnance, noise exposure areas, and to prohibit the development of incompatible uses that are detrimental to the public health, safety, and welfare. The use permit application allows for consideration of several factors, including labor intensity, air pollution, size of establishment and the number of people during peak demand hours. The APZ-1 Overlay generally permits low occupancy industrial and commercial land uses with a limitation of the number of visitors and employees on the site. Vehicle paint/body would be consistent with these regulations. The applicant states that this business will only have 4 employees and staff finds similar uses have been approved on nearby properties including directly west under UC-19-0051. Therefore, staff recommends approval of the use permit.

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

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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.
- 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

- 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 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: B & H COLLISION, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012