

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0287-4400 NLVB, LLC:

DESIGN REVIEW for a vehicle maintenance and repair facility on 0.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the southeast corner of Las Vegas Boulevard North and the south side of Craig Road (alignment) within Sunrise Manor. MK/sd/kh (For possible action)

RELATED INFORMATION:

APN:

140-04-302-001

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4400 Las Vegas Boulevard North
- Site Acreage: 0.52
- Project Type: Vehicle maintenance & repair
- Building Height (feet): 29
- Square Feet: 1,922
- Parking Required/Provided: 4/5
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed vehicle maintenance facility that will provide maintenance services (oil changes) to the public. The existing building is vacant and will be demolished and replaced with a quick lube facility. The parcel subject of this application is surrounded on 3 sides by a larger vacant parcel (APN 140-04-302-017.) Access is from Las Vegas Boulevard North and customers will enter onto the property, drive counterclockwise south and will line up behind the building on the south exterior. They will then enter and pull forward to egress the building from the northwest exterior and exit the property back onto Las Vegas Boulevard North from the same driveway. On-site parking is located along the southeast property line with an ADA space and a pedestrian pathway to the building and another pedestrian pathway that will lead to Las Vegas Boulevard North.

Landscaping

The plans depict landscaping within the parcel and parking lot area, along Las Vegas Boulevard North and along the perimeter of the property. Landscaping includes a mixture of large and medium trees with shrubs that are listed as low water usage.

Elevations

The plans depict a new building that is 29 feet high with varied rooflines and pitched roof, changes in materials and surface colors with horizontal elements, aluminum and glass overhead roll-up doors on the northwest and southeast exteriors, storefront glazing windows, metal awnings and stone veneer with desert colors.

Floor Plans

The plans depict a new building that will be utilized as a vehicle maintenance facility (oil change). The floor plan will be split between a lower level for servicing vehicles and an upper floor plan for the service bays and an administrative office.

Applicant's Justification

The applicant states this application will be for a new vehicle maintenance facility. The property was previously approved for a tire and repair shop that closed in 2022. The building will have 3 bay doors on the front and back made to look like windows in place of the more typical metal roll up doors. The front bay doors will face Las Vegas Boulevard North. The landscape for the project overall exceeds the Code requirement as it exceeds the required width by 20% and is providing 35 trees where 30 trees are required.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1814-03	Reclassified 34,200 acres, including this site, for the Nellis Air Force Base - Airport Environs Overlay District by adding sub-district designations to their existing zoning	Approved by BCC	December 2004
UC-0050-83	Established and maintained sale of used cars in conjunction with an existing automobile repair shop	Approved by PC	March 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32 (AE-70)	Multi-family residential development
East	Business Employment & Nellis AFB	H-2 & PF (AE-70)	Undeveloped/Nellis AFB
West & South	Business Employment	H-2 (AE-70)	Undeveloped

Related Applications

Application Number	Request
ZC-25-0309	A zone change from H-2 to IP is a companion item on this agenda.

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**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.

This site is in the Sunrise Manor Planning Area and designated as Corridor Mixed-Use within the Master Plan. Goal SM-1 of the Master Plan encourages the reinvestment of properties that are underutilized or vacant. The proposed vehicle maintenance building will be consistent with the range of uses that exist along Las Vegas Boulevard North. The proposed improvements will enhance the site and will replace the existing commercial building that is dilapidated and underutilized. The roll-up doors on the west and east exterior will be screened by new perimeter and street landscaping. The proposed design will not result in any substantial harm or create any adverse impacts to the immediate area. 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**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRAND PRIX LUBE, LLC

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