

06/03/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0303-3829 BROADWAY, LLC:

DESIGN REVIEW for modifications to an existing vehicle maintenance building on a 0.46 acre portion of a 3.82 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone.

Generally located on the southeast corner of Desert Inn Road and Pecos-McLeod Interconnect within Paradise. TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-13-501-001; 162-13-501-002

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3011 E. Desert Inn Road
- Site Acreage: 0.46 (portion)/3.82 (overall shopping center)
- Project Type: Vehicle maintenance building
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 2,260
- Parking Required/Provided: 122/247

Site Plans

The plans depict an existing 2,260 square foot vehicle maintenance building, which is located within an existing shopping center on the southeast corner of Desert Inn Road and Pecos-McLeod Interconnect. The building is set back 87 feet from the north property line and 68 feet from the west property line, with parking located on the north, east, and west sides of the building. An existing sidewalk wraps around the north, west, and south sides of the building. Trash enclosures are located in the southeast and southwest corners of the building. The applicant is proposing the removal of 3 parking spaces on the north side of the building to allow for the addition of 2 roll-up overhead doors, which will face Desert Inn Road. A proposed smog check area is located on the west side of the building, which will occupy a single parking space. Despite removing 3 parking spaces, the shopping center still meets the parking requirements of Title 30.

Landscaping

There is existing street landscaping consisting of trees, shrubs, and groundcover along Desert Inn Road to the north and Pecos-McLeod Interconnect to the west, along with existing shrubs and groundcover along the east side of the vehicle maintenance building. There is no new landscaping associated with this application.

Elevations

The plans depict an existing one-story, 13 foot high vehicle maintenance building with a stucco façade painted red and black. The building has a flat roof, along with a storefront featuring glass windows and doors. The north elevation shows 2 proposed roll-up overhead doors, each of which are 14 feet in width, 9 feet in height, and face Desert Inn Road. A design review is required since the roll-up overhead doors are not screened from the public right-of-way as required per Section 30.04.05G of Title 30.

Floor Plans

The plans depict a 2,260 square foot vehicle maintenance building featuring an entrance area, office, restroom, storage area, and maintenance area. The maintenance area is located directly behind the proposed roll-up overhead doors.

Applicant's Justification

The applicant states that the addition of the roll-up overhead doors is necessary for the vehicle maintenance business, which provides tire services, brake changes, oil changes, and smog checks. The roll-up doors will allow for efficient vehicle movement while complying with Title 30 requirements for vehicle maintenance operations. All vehicle maintenance activities will be performed within the enclosed building, except for smog checks, which will take place in a designated area on the west side of the building. There will be no outdoor storage of vehicle parts or equipment, nor will there be overnight vehicle storage. The vehicle maintenance facility is not within 200 feet of residential development, and will not adversely affect the shopping center, right-of-way, or surrounding area.

Prior Land Use Requests

APN 162-13-501-001

Application Number	Request	Action	Date
UC-0095-15	Use permit for a swap meet and accessory retail use (snack and coffee bar)	Approved by PC	April 2015
ADR-900487-12	Administrative design review for a place of worship	Approved by ZA	June 2012
ADR-900887-08	Administrative design review for a communications tower and associated ground equipment	Approved by ZA	July 2008
UC-0095-15	Use permit for a swap meet and accessory retail use (snack and coffee bar)	Approved by PC	April 2015
ADR-900487-12	Administrative design review for a place of worship	Approved by ZA	June 2012

APN 162-13-501-002

Application Number	Request	Action	Date
WS-1470-03	Waiver to reduce the separation between on-premises signs	Approved by BCC	November 2003
ET-400172-02 (UC-0816-95)	Extension of time for a use permit for a trade school	Approved by PC	July 2002
UC-0256-98	Use permit to expand an existing trade school	Approved by PC	August 1997
UC-0816-95	Use permit for a trade school	Approved by PC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Urban Neighborhood (greater than 18 du/ac)	RM18	Undeveloped
East	Corridor Mixed-Use & Public Use	CG & RM18	Animal hospital & flood channel
West	Corridor Mixed-Use	CG	Shopping center

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**

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.

Staff finds that the addition of the roll-up overhead doors on the north side of the vehicle maintenance building will not adversely affect other business in the shopping center, the Desert Inn Road public right-of-way, or the surrounding area. The roll-up overhead doors will help expand the existing vehicle maintenance use, which is compatible with the existing development within the shopping center, as well as the surrounding area. The overall shopping center features adequate parking per Title 30, so removing 3 parking spaces should not cause any parking-related issues. 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)

- 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: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: UBALDINA RODRIGUEZ

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