

VEHICLE MAINTENANCE
(TITLE 30)

RUSSELL RD/CC 215

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0230-DISCOVERY GATEWAY PARK LLC:

USE PERMIT to allow a vehicle maintenance (window tinting) facility within an existing office/warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road, 690 feet east of CC 215 within Spring Valley. JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

163-29-810-015 ptn

USE PERMIT:

Reduce the separation of a vehicle maintenance facility to a residential use to 68 feet where 200 feet is required per Table 30.44-1 (a 66% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8840 W. Russell Road, Building B, Suite 225
- Site Acreage: 0.2 (lease space)/4.5 (entire complex)
- Project Type: Vehicle maintenance (window tinting)
- Number of Stories: 2
- Square Feet (lease area): 4,942
- Parking Required/Provided: 121/246

Site Plan

The site was reclassified from R-E zoning to M-D zoning via NZC-0808-04. The site plan depicts an existing office/warehouse complex with 2 rectangular shaped buildings oriented north to south. The first building (Building A) is located within the eastern half of the complex, and Building B is located on the western half. Access to the site is provided via 2 commercial driveways along the south property line adjacent to Russell Road. The applicant's lease space is located within Building B, Suite 225. Parking is located around the perimeter of the complex,

adjacent to the buildings, and in between the buildings where the loading docks and trash enclosures are located. This application is required because there is a multiple family development adjacent to this site to the east. The warehouse faces west and all work will be done in the rear of the property.

Landscaping

Existing landscaping will remain on-site and changes to the landscaping are neither required nor a part of this request.

Elevations

The existing office/warehouse building exterior elevations include a 2 story office/warehouse building. The exterior walls are concrete casted tilt-up panels with a variety of grey tones. The exterior finishes include aluminum storefront and window systems with balconies that have stainless steel railings. Building B (applicant's proposed establishment) includes main entrances along the west facing elevation of the building, and overhead roll-up doors along the east facing elevation. No changes are proposed to the elevations of the building.

Floor Plan

The floor plan depicts an office, restrooms, and warehouse space on the first floor and a second floor mezzanine space with offices. The overall area for the lease space is 4,942 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a vehicle maintenance (window tinting) business. The proposed use is in harmony with the other uses in the complex and should not pose negative impacts to the overall office/warehouse complex.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0347	Use permit to allow a sporting goods - firearm retail sales establishment within an existing office warehouse	Approved by PC	August 2021
TM-0395-06	1 lot commercial subdivision	Approved by PC	November 2006
VS-0770-05	Vacated a portion of right-of-way being Russell Road between Seelinger Street (alignment) and Durango Drive	Approved by PC	June 2005
DR-0685-05	Office/warehouse complex	Approved by BCC	June 2005
VS-1355-04	Vacated government patent easements	Approved by BCC	September 2004

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0808-04	Reclassified the site from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Elementary School
South	Corridor Mixed-Use	M-D	Single family residential & industrial center
East	Public Use	R-E	Power generating station
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current 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 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. Staff does not oppose the request as the use is harmonious to the overall site and should not pose negative effects to the overall complex. With the addition of the proposed establishment, the parking requirement is still met; therefore, staff is in support of 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:**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: GLASSY BUSINESS WINDOW TINTING, INC.

CONTACT: GLASSY BUSINESS WINDOW TINTING, INC., 8840 W. RUSSELL RD,
SUITE 225, LAS VEGAS, NV 89148