

VEHICLE MAINTENANCE
(TITLE 30)

GILESPIE ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0592-ABBASI RAMEZAN LARKI:

USE PERMIT for a vehicle maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) throat depth.

DESIGN REVIEW for a vehicle maintenance facility in conjunction with an existing vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone.

Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

177-04-801-030

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduced parking lot landscaping where Figure 30.64-14 is required.
2. Reduce throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 7230 Gilespie Street
- Site Acreage: 0.5
- Project Type: Vehicle maintenance
- Number of Stories: 2
- Square Feet: 4,174
- Parking Required/Provided: 9/13

Site Plans

The plans show an existing 2 story, 4,174 square foot vehicle rental facility. The existing facility is situated on the site at an angle that lines up with the existing 48 foot wide portion of the cul-

du-sac off Gillespie Street. The plans show parking along the north side of the site, in front of the building with additional spaces in the southern portion of the site. The site is accessed from a private cul-du-sac, which is leased from McCarran International Airport, from Gillespie Street.

Landscaping

The plans depict proposed landscaping along the west, a portion of the south side and a portion of the east side of the site. A landscape triangle is proposed in front of the existing building and a terminal island is proposed on the north side of the site. Parking lot landscaping per Figure 30.64-14 is required and not provided so a waiver is being requested.

Elevations

The elevations show the proposed façade change to include vertical metal siding to the existing stucco exterior and tiled roof. The plans also show the proposed garage bay doors for the vehicle maintenance area facing the cul-du-sac bulb.

Floor Plans

The plans show a customer area, office, restrooms, storage, and a vehicle maintenance shop area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the renovation of the building is in the interest of safety, cleanliness, and customer service.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0037-08	Reclassified 0.5 acres from R-E to C-1 zoning for a vehicle rental facility	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Public Facilities	P-F	Vehicle rental parking lot
South & West	Business and Design/Research Park	C-1	Vehicle rental facility

Related Applications

Application Number	Request
WC-21-400161 (NZC-0037-08)	Waivers of conditions for driveway standards and width is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Use Permit, Waivers of Development Standards, & Design Review

Staff reviews use permits and waivers of development standards for compatibility with existing and proposed developments. The subject site was originally part of a 4 lot cul-du-sac. The other 3 parcels of the original cul-de-sac have been either developed as part of a commercial center or as a remote parking lot for McCarran International Airport. The site contains a converted single family residence that has been used as a car rental business since NCZ-0037-08 was approved. The vehicle rental business is requesting a vehicle maintenance facility to do maintenance on their vehicles on the site which requires a use permit. Since a new use is proposed, current Title 30 Codes apply to the site. The applicant proposes landscaping on the site where landscaping did not previously exist. Although the proposed landscaping does not meet Title 30 requirements, some landscaping is better than a completely hardscaped site. The location of the building on the site is not directly visible from the road; however, the proposed non-decorative metal facade proposed is not common in the surrounding area. Staff does not anticipate any negative impacts from the reduced landscaping or the non-decorative metal siding for the existing building. Therefore, staff supports these requests.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.

Building Department - Fire Prevention

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

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RAMEZAN ABBASI

CONTACT: JAIME DELAVEGA, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145