

11/15/22 PC AGENDA SHEET

VEHICLE MAINTENANCE
(TITLE 30)

SAHARA AVE/PALM ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0525-BACKLEY IMAD & RAED SUHAIRA:

USE PERMIT to allow for a vehicle maintenance facility on 0.3 acres in an H-2 (General Highway) Zone.

Generally located on the northeast corner of Sahara Avenue and Palm Street within Sunrise Manor. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:

161-06-401-005

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3430 E. Sahara Avenue
- Site Acreage: 0.3
- Project Type: Vehicle maintenance
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 4,124
- Parking Required/Provided: 17/27

Site Plans

The plans depict an existing commercial building that has historically been used as a vehicle maintenance facility since 1985; however, since there was a lapse in business license for a vehicle maintenance facility for more than 6 months a new special use permit is required. Access to the site is from Sahara Avenue and Palm Street. The roll-up doors as shown on the west side of the building are screened by an existing building on the adjacent parcel to the west. Cross access is provided to the parcel to the west and there is a shared ingress/egress point along Sahara Avenue. A total of 27 parking spaces are shown on-site for the facility and the use requires a total of 17 parking spaces. Parking is shown along the exterior of the building adjacent to the driveway from Sahara Avenue and along the rear and center portions of the parcel.

Landscaping

Landscaping is not required as part of this application. The plans depict landscaping along the eastern property lines and a landscape area along Sahara Avenue. An existing block wall is shown along the north and eastern parcel lines.

Elevations

The plans depict an existing 1 story commercial building with flat roofline with brick and stucco finish, concrete tile roof. Three roll-up doors facing west are screened from Palm Street by an existing commercial building on the adjacent parcel.

Floor Plans

The plans depict 3 roll-up doors with 5 vehicle lifts, storage area, restrooms, customer lobby, offices, and hallway.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting a use permit to re-establish the existing commercial building for vehicle maintenance and smog checks. The subject site has been an auto maintenance business for over 10 years. The site has an entryway and is easily accessible on Sahara Avenue. The applicant states that they are owners of 3 other vehicle maintenance facilities and will have a total of 3 employees to start.

Prior Land Use Requests

Application Number		Action	Date
VS-0424-02	Vacation and abandonment of right-of-way - expired	Approved by PC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-V-P	Recreational vehicle park
South	Corridor Mixed-Use	H-2	Gasoline station & convenience store
East	Corridor Mixed-Use	C-2	Shopping center
West	Corridor Mixed-Use	H-2	Financial institution

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 area. The parking requirements are met and the location of the roll-up doors are not directly visible from the road and screened by an existing building; 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

- Provide 3 shrubs with rock ground covering in landscape area along Sahara Avenue.
- Applicant is advised that future uses on this site will require approval of additional land use applications; 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.

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 that 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: DEVIN NEUDECK

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