

VEHICLE REPAIR  
(TITLE 30)

JUDSON AVE/MARION DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0711-MATTHEW1720, LLC:**

**USE PERMIT** for a vehicle repair (automobile) facility in an APZ-2 Overlay District within an existing office/warehouse complex on a 1.4 acre portion of a 10.5 acre site in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-20-117-003 through 140-20-117-005; 140-20-117-007; 140-20-117-008; 140-20-117-010 through 140-20-117-014 ptn

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2255 Marion Drive
- Site Acreage: 1.4 (portion)/10.5 (overall site)
- Project Type: Vehicle repair (automobile) facility
- Number of Stories: 2
- Building Height (feet): 22
- Square Feet: 2,500 (tenant space)/50,000 (overall office/warehouse building)
- Parking Required/Provided: 351/456

**Site Plans**

The plans depict an existing office/warehouse complex consisting of 4 buildings located on a 10.5 acre site at the northwest corner of Judson Avenue and Marion Drive. The subject building is located on the east portion of the site with the following setbacks: 1) 82 feet from the east property line along Marion Drive; 2) 234.5 feet from the north property line; 3) 270 feet from the west property line; and 4) 235 feet from south property line adjacent to Judson Avenue. Access to the site is granted via 3 existing commercial driveways, 1 driveway along Judson Avenue and 2 driveways (1 in the northern portion of the site and another in the southern portion of the site)

along Marion Drive. The office/warehouse development, including the vehicle repair facility, requires 351 parking spaces where 456 parking spaces are provided.

### Landscaping

All site and street landscaping exists and no additional landscaping is proposed or required. Landscape areas measuring 15 feet in width are located behind existing, 5 foot wide attached sidewalks adjacent to Judson Avenue and Marion Drive. The street landscape areas contain trees, shrubs, and groundcover. Landscape island fingers are randomly dispersed throughout the development.

### Elevations

The elevations (photographs) depict a 22 foot tall tilt-up office/warehouse building primarily constructed with stucco and vertical metal paneling. The building is 2 stories with the roofline and first story line accentuated by a straight cornice feature. The outside of the building consists of varying shades of gray. Typical commercial windows are provided on the east elevation on both floors. Access to the suite is provided by a pedestrian door on the east side of the building and a single, overhead roll-up door measuring 19 feet in height on the west side of the building.

### Floor Plans

The plans depict a vehicle repair facility measuring 2,500 square feet in area consisting of a warehouse/shop, office, and restroom facility.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states no proposed changes to landscaping, parking, nor building are required or needed with this application. There is ample area for parking of customer vehicles for any vehicle needing repair. The applicant indicates this location is rich with automotive businesses, and will add their expertise to the existing business suites.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0322	Retail sales, vehicle maintenance, and vehicle repair	Approved by PC	August 2023
UC-18-0458	Fountain, planter, and statuary production facility	Approved by PC	August 2018
UC-0283-15	Vehicle paint/body shop, vehicle repair, and reduce residential separation	Approved by PC	July 2015
UC-0057-09	Auctions, retail sales, secondhand sales, and jewelry sales in conjunction with an office/warehouse complex	Approved by PC	March 2009

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0730-08	Banquet facility in the M-D zone APZ-2 overlay with a reduction in the minimum lot size and an increase in the permitted density of gathering people	Approved by BCC	November 2008
UC-0212-07	Minor paint/body shop and vehicle repair in conjunction with an office/warehouse complex	Approved by PC	April 2007
UC-1663-06	Vehicle repair in an APZ-2 overlay	Approved by PC	January 2007
TM-0426-04	1 lot commercial subdivision	Approved by PC	September 2004
UC-1736-03	Banquet facility in conjunction with an office/warehouse complex - expired	Approved by PC	December 2003
DR-1706-03	Industrial building addition in conjunction with an office/warehouse complex	Approved by PC	November 2003
WT-1845-99	Modify cross gutter standards.	Approved by PC	January 2000
VS-1947-98	Vacated and abandoned a portion of the Glendale Avenue right-of-way crossing the property - recorded	Approved by BCC	December 1998
ZC-1946-98	Reclassified the site from R-E to M-D zoning with revised plans and reduced setbacks	Approved by BCC	December 1998
ZC-0235-90	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 1990

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-D & R-E	Open storage & single family residential
South	Business Employment	M-D & R-T	Mobile home park, office/warehouse, & undeveloped
East	Business Employment	M-D	Undeveloped
West	Business Employment	R-3	Multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive 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.

Accident Potential Zones are sub-districts of the Overlay District and are areas potentially affected by accidents from arriving/departing aircraft. Special use permits are required in the APZ-1 and APZ- 2 Overlay Districts to evaluate any impacts or interference the proposed uses may have on the operations of Nellis Air Force Base (NAFB). The use permit applications are to ensure compatibility between various land uses and NAFB. According to Title 30, vehicle repair facilities may be appropriate in the APZ-1 and APZ-2 Overlay Districts based on various factors including labor intensity, height of the structures, structural coverage, explosive characteristics, air pollution, size of establishments, density of people, and peak period concentrations (including customers/visitors). Staff finds the proposed use does not conflict with the APZ-2 Overlay District when considering factors such as labor intensity, density of people, and peak period concentrations (including customers/visitors). For the purposes of the APZ-2 Overlay District, the repair facility should not have a negative impact on NAFB operations. The repair facility is compatible with the existing uses within the office/warehouse complex, which include vehicle maintenance, repair, and light manufacturing. Furthermore, the vehicle repair facility complies with the following goals and policies from the Master Plan: 1) Policy 5.3.1 encourages compatible development around military installations; and 2) Policy 5.5.3, encourages the expansion of small businesses in Clark County; therefore, staff recommends approval.

### **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**

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; that 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)**

- No comment

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KS AUTO BODY LLC

**CONTACT:** KS AUTOBODY, 2255 MARION DR, #13, LAS VEGAS, NV 89115