

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0180-KOBOLD CONSTRUCTION GP & BRAVO WHISKY PROPERTIES, LLC:

USE PERMIT for a vehicle paint/body shop in conjunction with an existing office/warehouse complex on a portion of 3.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located on the south side of Colton Avenue, 600 feet east of Lamb Boulevard within Sunrise Manor. MK/rp/ng (For possible action)

RELATED INFORMATION:

APN:

140-08-401-015 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4405 E. Colton Avenue
- Site Acreage: 3.25 (portion)
- Project Type: Vehicle paint/body shop
- Square Feet: 9,600
- Parking Required/Provided: 19/24

Site Plan

The plan depicts a 9,600 square foot suite that consist of 3 suites (suites 101 through 103). The building, which is located on the western half of the northern building, will be used for an automobile collision repair and paint/body shop. The existing office/warehouse is located on the south side of Colton Avenue and is approximately 600 feet east of Lamb Boulevard.

Landscaping

No changes to the previously approved landscaping are proposed with this application.

Elevations

The existing building consists of painted concrete walls, glazed storefront windows, and 3 roll-up doors. No changes to the building elevations are proposed with this application.

Floor Plans

The plans for the suite depict a 9,600 square foot space with an office, reception, breakroom, 2 restrooms, and the rest of the suite will be used for collision repair and vehicle paint and body.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that their business has been working for the past 8 years specializing in collision repair and paint. However, upon the recent change of address, they are in the APZ-2 overlay, which requires a special use permit.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0064-06	Automobile paint and body shop in the other building on the site	Approved by PC	February 2006
DR-0152-00	65,600 square foot office/warehouse	Approved by PC	March 2000
ZC-2279-97	Reclassified from R-E (AE-75 & APZ-2) to M-1 and M-D (AE-75 & APZ-2) zoning	Approved by BCC	February 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75 & APZ-2)	Single-family residential
South, East, & West	Business Employment	IP & IL (AE-75 & APZ-2)	Industrial uses

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed business will meet the requirements for auto body paint and repair business in an IP and IL zones. Due to the location of this site within the accident potential zone for Nellis Air Force Base, a special use permit is required to determine if there may be additional factors which would make the use incompatible and/or inconsistent with Base operations. Staff finds the business will be compatible and consistent with the area and base operations. Staff also finds that the business will not negatively impact abutting residential developments to the north since it is approximately 140 feet from the building to the residential developments and all the work will be done inside. Therefore, staff recommends approval 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:

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 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 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: ELOY ABONCE MARTINEZ

CONTACT: ELOY ABONCE MARTINEZ, 4405 E. COLTON AVENUE, SUITE 103, LAS VEGAS, NV 89115