

VEHICLE MAINTENANCE
(TITLE 30)

BOULDER HWY/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400159 (UC-20-0087)-ROBERTS NINA K REVOCABLE TRUST & ROBERTS NINA K TRS:

USE PERMIT FIRST APPLICATION FOR REVIEW for an existing vehicle maintenance (automobile) facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** alternative design standards; **3)** increase fence height; and **4)** allow temporary signs (banner) to be permanent.

DESIGN REVIEWS for the following: **1)** vehicle maintenance (automobile) facility; and **2)** signage on 0.6 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:

161-20-502-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from an existing vehicle maintenance (automobile) facility to a residential use to 60 feet where a minimum of 200 feet is required per Table 30.44-1 (a 70% reduction).
2. Allow non-decorative metal siding on a building where decorative features are required per Table 30.56-2.
3. Increase the height of an existing non-decorative fence (corrugated metal) to 7 feet where 6 feet is the maximum height permitted per Section 30.64.020 (a 16.7% increase).
4. Allow temporary signs (banner) to be permanent where not allowed per Section 30.72.070.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5000 Boulder Highway
- Site Acreage: 0.6
- Project Type: Vehicle maintenance (automobile) facility (window tinting and repairs)

- Number of Stories: 1
- Building Height (feet): 15 (office building)/up to 14.5 (work/maintenance/storage buildings)
- Square Feet: 1,344 (office building)/1,440 (work/maintenance/storage buildings)
- Parking Required/Provided: 21/21

Site Plans & Request

The Board of County Commissioners approved UC-20-0087 in June 2020 for a vehicle maintenance facility with a condition for 6 months to commence and review, in addition to several other conditions. The applicant has maintained their business license for the vehicle maintenance facility and has commenced business operations at the subject property. Evidence has been provided to planning staff in the form of photographs indicating the installation of security cameras and surveillance operations at the subject property. Photographs have also been provided to staff depicting the addition of several new trees within the landscape area along the west property line of the site, adjacent to the existing single family residences. The applicant requests additional time to acquire the necessary building permits for the existing metal buildings utilized for the operation of the facility.

The previously approved plans depict an existing 1 story, 1,344 square foot building located within the front portion of the property which will be used for office purposes. Behind the existing office building, the plans depict 2, side by side metal accessory structures that form 4 outdoor working bays for vehicle maintenance and windshield repair. A third, 576 square foot building that is utilized for window tinting is located 60 feet from the single family residential development to the east. Two enclosed trailers measuring 236 feet and 223 feet in area are located at the southwest corner of the property and are utilized for the storage of tires. A total of 21 parking spaces are provided where 21 parking spaces are required per Code. Parking at the front portion of the property consists of angled parking with 1 way traffic circulating clockwise around the existing office building. An existing 10 foot to 12 foot high non-decorative fence (corrugated metal) is located along the southeast property line of the project site. All elements of the site design exist with no changes proposed with this request.

Landscaping

Street landscaping along Boulder Highway consists of a 15 foot wide landscape area. Landscaping along the west property line, adjacent to the existing single family residential development, consists of a 10 foot wide landscape area with 2 rows of off-set trees consistent with an intense landscape buffer per Figure 30.64-12. An existing mature tree is located within a planter area at the southeast corner of the site.

Elevations

Photographs submitted by the applicant show the office building is painted with a white and red horizontal stripe. The 3 metal structures, measuring between 11.5 feet to 14.5 feet in height, are also painted white with a horizontal red stripe to unify the site. In addition, the pictures show the structures are pre-manufactured non-decorative metal siding with a metal roof.

Floor Plans

The previously approved plans depict an office building measuring 1,344 square feet. Buildings A and B consist of 738 square feet and 576 square feet, respectively. Building C consists of 576 square feet.

Signage

Photographs submitted by the applicant depict 3 temporary banner signs affixed at various locations on the property. Two banner signs, measuring 1 to 2 feet in height, are located along the southeast property line affixed to an existing 10 foot to 12 foot high corrugated metal fence. The banner signs measure 12 square feet and 29 feet respectively and are visible from Nellis Boulevard. The third banner sign is affixed to the metal building located directly behind the office building. The banner sign measures 4.5 feet in height with an overall area of 62 square feet. Existing wall signage is painted on 3 sides of the office building with red, white, and blue lettering advertising the business. Wall signage is also painted on the side of the metal building, which is visible from Boulder Highway. The wall signage is compliant with Code requirements.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0087:

Current Planning

- 6 months to commence and review;
- Obtain any required permits for the existing metal buildings, if needed;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Replace the dead trees within the intense landscape buffer along the west property line with evergreen trees.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; outside storage/display is not permitted in the H-2 zone; and 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.

Applicant's Justification

The applicant states they will continue to work with the Las Vegas Metropolitan Police Department (LVMPD) and Clark County Code Enforcement to keep the property clean and free of debris and vagrants. The applicant indicates they have coordinated with the LVMPD for the installation of security cameras and surveillance operations. The dead trees have been replaced with new evergreen trees within the intense landscape buffer along the west property line, adjacent to the existing single family residences. The outside storage, consisting of tires, have been removed from the property as requested. The applicant is in the process of obtaining permits for the existing metal buildings and has obtained an engineer to provide assistance with the permits. The business currently employs 8 individuals and has established numerous business relationships with local vendors, which helps the local community and economy.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0087	Vehicle maintenance (automobile) facility with waivers for reduced separation from a residential use; alternative design standards, increase fence height, allow temporary signs (banner) to be permanent, and a design review for a vehicle maintenance facility	Approved by BCC	June 2020
AR-17-400164 (UC-0328-16)	First application for review for an existing vehicle maintenance (automobile) facility - expired	Approved by PC	February 2018
UC-0328-16	Vehicle maintenance (automobile) facility with waivers for reduced separation from a residential use; alternative design standards, and a design review for a vehicle maintenance facility - expired	Approved by PC	July 2016
UC-0533-11	Vehicle maintenance (automobile) - expired	Approved by BCC	May 2012
UC-0417-09	Vehicle maintenance (automobile) - expired	Approved by BCC	September 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	General Commercial	C-2	Undeveloped with existing off-premises sign
South	General Commercial	C-2 & H-2	Commercial retail
East	Commercial Tourist	H-1	Sam's Town Resort Hotel
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

The applicant continues to make demonstrated progress in meeting the original conditions imposed by the Board of County Commissioners for UC-20-0087. Therefore, staff recommends approval of the application subject to 1 additional year for review to ensure the required building permits and inspections are obtained for the existing metal buildings.

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**

- 1 year to review;
- Obtain any required permits and inspections for the existing metal buildings, if needed.
- Applicant is advised that outside storage/display is not permitted in the H-2 zone; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MARIA VERDUZCO

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