PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0195-13 – LIQUIDITY INVESTMENT GROUP, INC:

USE PERMITS for the following: 1) vehicle (automobile) paint and body shop; and 2) vehicle (automobile) repair shop in the APZ-1 and APZ-2 Overlays on 0.5 acres in an M-1 (Light Manufacturing) (AE-75) (APZ-1 & APZ-2) Zone.

Generally located 140 feet east of Marco Street and 560 feet north of Alto Avenue within Sunrise Manor. TC/mk/ml (For possible action)

RELATED INFORMATION:

APN:
140-17-612-005

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 0.5
- Project Type: Vehicle repair and paint and body shop
- Number of Stories: 1
- Building Height: 21 feet
- Square Feet: 4,581
- Parking Required/Provided: 192/200

Site Plan
The plans show an existing 1 story, 21 foot high, 4,581 square foot metal building (Building 18) located on an approximate 0.5 acre portion of a 9 acre industrial park which is proposed for vehicle (automobile) repair and paint and body shop. Access to the site is from a 40 foot wide private drive that spans from Marco Street to Lamont Street. The northeast portion of the parcel is in the AE-75 APZ-1 Overlay District, and the other portion of the parcel, which consists of the existing building is located in the in the AE-75 APZ-2 Overlay.

Landscaping
There is existing mature landscaping and there are no changes proposed with this application.
Elevations
The plans show a 1 story, 21 foot high metal sided building with roll-up doors on the north elevation. There is an existing 6 foot high CMU wall with 1 band of colored split-face block on the east and west sides of the industrial subdivision, and a 10 foot high CMU wall with bands of colored split-face block along Alto Avenue.

Floor Plans
The 4,581 square foot building consists of the paint and body spray booth location, office, and a unisex bathroom.

Signage
Signage is not a part of this application.

Applicant’s Justification
The applicant states that this request is to allow the operation of an auto (vehicle) repair and auto body and paint shop at the subject location. The applicant states that the shop will be open Monday through Friday from 9:00 a.m. to 6:00 p.m. The applicant will start with the auto repair business and later purchase a prefabricated spray booth, which will enable the applicant to start the paint shop. The applicant indicates that this is a good location because of the parking availability and there are no residential properties in close proximity. Approval of this application will have a positive impact on adjacent businesses and residents in the area.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
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<tbody>
<tr>
<td>UC-0099-10</td>
<td>Automobile sales in the APZ-2 Overlay District as an accessory to an existing warehouse - expired</td>
<td>Approved by PC</td>
<td>May 2010</td>
</tr>
<tr>
<td>UC-0220-07</td>
<td>A materials recovery facility (Mar Recycling, LLC) - expired</td>
<td>Approved by PC</td>
<td>April 2007</td>
</tr>
<tr>
<td>TM-0123-05</td>
<td>1 lot industrial subdivision</td>
<td>Approved by PC</td>
<td>April 2005</td>
</tr>
<tr>
<td>DR-2185-04</td>
<td>Site design for a 9 acre industrial park consisting of 20 industrial building</td>
<td>Approved by PC</td>
<td>February 2005</td>
</tr>
<tr>
<td>ZC-0194-97</td>
<td>Established the M-1 zoning on the 9 acre site which this subject parcel is part of</td>
<td>Approved by BCC</td>
<td>April 1997</td>
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Surrounding Land Use

<table>
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<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>Industrial</td>
<td>M-1</td>
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<tr>
<td></td>
<td></td>
<td>Office/warehouse and outside storage</td>
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<tr>
<td>South, East, &amp; West</td>
<td>Industrial</td>
<td>M-1</td>
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<tr>
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<td>Alto Business Park industrial subdivision</td>
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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 Comprehensive Plan. One of several criteria the applicant must establish is 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. Special use permits are required in the APZ-1 and APZ-2 Overlay Districts in order to evaluate any impacts the use may have or any interference with Nellis Air Force Base (NAFB) operations. The use permit application is to ensure compatibility between various land uses and NAFB. The use permit application allows for consideration of factors such as labor intensity, air pollution, size of establishment, and people density including peak period concentrations. The applicant is proposing to operate a vehicle repair, and paint and body shop business within an existing 4,581 square foot building. The proposed business will be a small scale operation which will not have a negative impact to NAFB operations; therefore, staff has no objection to this request. Staff finds that the proposed use is compatible with the surrounding commercial industrial uses, and therefore, the use complies with Policy 13.1 of the Sunrise Manor Land Use Plan that encourages the location of industrial developments to consider compatibility with existing land use patterns and appropriate access routes. Staff finds that the proposed use will have few people on the property because most of the customers will leave vehicles to be repaired, which is consistent to Policy 2.10 of the Sunrise Manor Land Use Plan that encourages development inside the Airport Environ Overlay District should be compatible with the flight operations of NAFB.

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

PRELIMINARY STAFF CONDITIONS:

Current 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; certain uses are not permitted in the airport environs and certain other uses will require a use permit.
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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)
• Applicant is advised that the property is already connected to the CCWRD sewer system; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed; applicant shall follow current CCWRD Pretreatment resolutions and any applicable portions of 40 CFR for the body shop and for
the future auto body paint facilities; and to contact the CCWRD Pretreatment Coordinator at 668-8076 to discuss installation of a sand/oil interceptor.

TAB/CAC: 
APPROVALS: 
PROTESTS: 

APPLICANT:  Fix it Auto Repair, LLC 
CONTACT:    Fix it Auto Repair, LLC, 2882 Marco Street, Las Vegas, NV 89115