VEHICLE REPAIR/MINOR PAINT/BODY SHOP  SPRING MOUNTAIN RD/LINDELL RD  
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0692-UNITED INVESTMENTS, LLC:

USE PERMITS for the following: 1) automobile minor paint/body shop; and 2) vehicle repair.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) allow alternative street landscaping; 3) eliminate parking lot landscaping; and 4) reduce the separation from a vehicle repair use to a residential use in conjunction with an automobile sales business on 0.5 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Spring Mountain Road, 325 feet west of Lindell Road within Spring Valley. SB/mk/ml (For possible action)

RELATED INFORMATION:

APN:
163-13-203-006

WAIVER OF DEVELOPMENT STANDARDS:
1. Reduce parking to 16 spaces where 57 spaces are required per Table 30.60-1 (a 71% reduction).
2. Reduce street landscaping width to 3 feet where a minimum of 15 feet is required per Table 30.64-2 (an 80% reduction).
3. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.
4. Reduce the separation from a vehicle repair use to a residential use to 115 feet where a minimum of 200 feet is required per Table 30.44-1 (a 42.5% reduction).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 0.5
- Project Type: Automobile sales/minor paint/body shop and vehicle repair
- Number of Stories: 2
- Square Feet: 10,167
- Parking Required/Provided: 57/16
History & Site Plan
The subject business is currently existing and operating with an active business license #NV20131264773 at the subject site. Two land use applications (UC-1395-07 and UC-0365-13) were approved for similar requests with conditions to review in 1 year as public hearing, hours of operation to be limited to 8:00 a.m. to 6:00 p.m., and various other conditions. Both of the previous applications are expired. This situation was found out when the potential owner applied to change and transfer ownership of the business.

Site Plans
The plans show an existing commercial building on the property being used as automobile sales, automobile minor paint/body shop, and vehicle repair business (Universal Motorcars NNG LLC). Access to the site is from Spring Mountain Road via 1 ingress and 1 egress point. Eight automobile display spaces are located in front of the building. The side and rear yards of the property are gated and secured from the front yard but will remain open during business hours. A total of 16 parking spaces are provided where 57 spaces are required. The majority of the parking is at the rear of the building, but 5 parallel parking spaces are located to the west and to the front of the building. Drive aisles are one-way and circulate counterclockwise around the building. Residential uses exist approximately 115 feet south of the subject building; however, there is a parking lot for the adjacent parcel to the west between the subject business and the residential development located on the south.

Landscaping
The photos submitted with this application show an existing 3 foot wide street landscape area located along Spring Mountain Road with sporadic shrubs and gravel. There is no parking lot landscaping proposed since the existing parking areas are completely paved. There are 6 existing shrubs along the front of the building.

Elevations
The photos show a 2 story building constructed of CMU block and painted white. Black awnings are located over the front first story windows and doors. There are 4 overhead roll-up doors on the east side of the building and 2 overhead roll-up doors on the west side of the building.

Floor Plans
The plans show a 10,167 square foot building consisting of a 2,241 square foot second story mezzanine area used for office space, parts, and storage; a 2,241 square foot interior frontage space area for office and retail display; a 1,945 square foot ground floor warehouse; and a 3,740 square foot vehicle repair area. The repair area has 4 bays.

Signage
Signage is not a part of this request.

Applicant’s Justification
The applicant is requesting use permits for automobile minor paint/body shop and vehicle repair in order to continue with the business as is in operation. Furthermore, the applicant states that vehicles being worked on at any given time will be kept indoors in order to keep the property...
clean and orderly. Anticipated hours of operation will follow the times as previously approved which are from 8:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturdays. The applicant also states that 16 parking spaces should be adequate since the applicant believes only 3 parking spaces per bay are needed which will leave 4 parking spaces available for employees. Furthermore, a vehicle repair business has operated at this location previously with no issues. Additionally, the applicant states that there are no gasoline or diesel fluids stored on the site and the building is equipped with a paint booth, frame machine, and 2 vehicle lifts.

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-0365-13</td>
<td>Automobile repair, paint and body shop and waivers to reduce parking,</td>
<td>Approved by PC</td>
<td>August</td>
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<tr>
<td></td>
<td>reduce street landscape width, and eliminate parking lot landscaping</td>
<td></td>
<td>2013</td>
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<td>subject to 1 year to commence and review as a public hearing – expired</td>
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<tr>
<td>UC-1395-07</td>
<td>Automobile repair and waivers to reduce parking, reduce street landscape</td>
<td>Approved by PC</td>
<td>January</td>
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<td></td>
<td>width, and eliminate parking lot landscaping subject to 1 year to</td>
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<td>2008</td>
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<td>commence and review as a public hearing – expired</td>
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<td>VC-0452-99 (ET-0086-01)</td>
<td>First extension of time</td>
<td>Approved by PC</td>
<td>April</td>
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<td>2001</td>
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<td>VC-0452-99</td>
<td>Reduce parking and street landscape width for a vehicle customizing</td>
<td>Approved by PC</td>
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<td>facility subject to 2 years for review of the parking variance</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
Use Permits
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 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 finds that the requested uses are currently in operation and are compatible with the adjacent and surrounding uses. According to Business License records, the property has been used for various automobile related uses since 1994. Additionally, automobile repair uses have been previously approved on the site (UC-0365-13 and UC-1395-07) with no recorded complaints filed with the Clark County Public Response Office related to the use. Staff finds that if any impacts exists from the automobile minor paint/body shop, the impacts would not be any different from impacts of a vehicle repair shop. There are similar uses along Spring Mountain Road currently operating with no complaints or issues. Staff finds that the requested uses
comply with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages land uses that are complimentary and of similar scale and intensity to provide appropriate connectivity of uses. Therefore, staff can support this requests.

**Waivers of Development Standards**
According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Although the reduction in parking is large, similar reductions in parking have been approved on this site for automobile related uses (including vehicle repair and vehicle sales) in the past without any reported problems. Furthermore, the required parking is calculated based on the whole building area, where vehicle repair only occupies a 3,740 square foot area of the building.

Staff finds that waivers of development standards #2 and #3 to reduce street landscape width and eliminate parking lot landscaping represent existing conditions on the site and these waivers were previously approved for the site. Therefore, the existing site conditions are acceptable. However, all landscaping within the existing street landscape area will require improvements to enhance the site; therefore, staff recommends re-establishing live landscaping (shrubs and groundcover) within the area.

Staff can support waiver of development standards #4 to reduce the separation of a vehicle repair use from a residential use located on the south side. As noted above, a vehicle repair use was previously approved and is still in operation on this site without any complaints. The overhead bay doors face east and west and do not face directly onto the residential uses. Furthermore, the parking lot of an adjacent commercial parcel to the south separates the subject property from the residential properties to the south. In addition, 2 separate block walls (the southern property line wall and the property line wall along the adjacent commercial property) will further provide a buffer and screen the use from residential developments.

**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**
- 2 years to complete with any extension of time as a public hearing;
- Auto repair hours of operations limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday;
• Plant small trees 20 feet on center and shrubs to cover 50% of the existing street landscape area;
• Gates to remain open during business hours;
• Business license shall not be issued without final zoning inspection.
• 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; 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.

Building Department - Fire Prevention
• Applicant is advised that operational permits may be required for this facility; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; to show fire hydrant locations on-site and within 750 feet; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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: Spring Valley - approval (no vehicle sales).
APPROVALS:
PROTESTS:

APPLICANT: NINA GROZAV
CONTACT: NINA GROZAV, 7384 LAGOON BLUE ST, LAS VEGAS, NV 89139