

11/01/22 PC AGENDA SHEET

PAWN SHOP
(TITLE 30)

SUNSET RD/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0512-EHH VENTURE:

USE PERMIT for a pawn shop.

DESIGN REVIEW for a pawn shop in conjunction with an existing shopping center on 4.7 acres in a C-2 (General Commercial) (AE-70) Zone.

Generally located on the south side of Sunset Road, 630 feet west of Spencer Street within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-102-007

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1621 E. Sunset Road
- Site Acreage: 4.7
- Project Type: Pawn shop
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 4,940
- Parking Required/Provided: 288/306

Site Plan

The plan depicts an existing shopping center, most recently approved by WS-0430-03, located on approximately 4.7 acres. The shopping center consists of 3 main in-line retail buildings and 2 outparcel buildings. The 3 in-line buildings are all approximately 14,400 square feet and divided into several suites for retail purposes. The eastern outparcel building serves as a 6,000 square foot tavern and the western outparcel is the subject 4,940 square foot office/retail space. The location of the pawn shop is in the northern portion of the western outparcel building.

Parking is found throughout the site with parking located along the perimeter of the site, in rows in front of the in-line and outparcel buildings, in double and single rows between the outparcel buildings and the in-line buildings, and in a large double row through the middle of the site. Access to the site is provided by 2 driveways that connect with Sunset Road.

The applicant is requesting this use permit to operate a pawn shop with an existing shopping center. Title 30 requires that plans for pawn shops be reviewed and approved as a use permit with 1,500 foot of separation from any Gaming Enterprise District. This site is over 1,500 feet from any Gaming Enterprise District.

Landscaping

Existing landscaping will remain unchanged and is not a subject of this request. Existing landscaping consists of trees and shrubs scattered throughout parking lot finger islands in the central parking row and planters along the perimeter of the site. Street landscaping consists of a 15 foot strip of shrubs and rockscape between the sidewalk and outparcel buildings and an island between the 2 driveways. Landscaping was previously reduced by WS-0430-03.

Elevations

The elevations of the subject site depict single story in-line buildings with painted stucco walls with stone flourishes near the base on the building. Foam cornice treatments are provided along the top of parapet walls along the roofline. The overall height of the building is shown as 17 feet tall. A typical retail/office window and door system is provided along the east face of the building.

Floor Plan

The plan depicts a 4,940 square foot pawn shop facility split into 2 separate spaces. The eastern one-third of the floor space is a customer area with retail display spaces. The western two-thirds of the building is a non-customer product holding area. Other support rooms are shown with a safe room, breakroom, firearm room, and a bathroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is seeking a use permit to operate a pawn shop at 1621 East Sunset Road. The hours of operation will be Saturday and Sunday from 10:00 a.m. to 6:00 p.m. and Monday through Friday from 9:00 a.m. to 7:00 p.m. The site has adequate parking with easy access and no residential uses nearby.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0490	Banquet facility	Approved by PC	October 2022
ADR-0359-06	Stealth monopalm communications tower	Approved by ZA	May 2006

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0430-03	Shopping center remodeled and addition with waivers for alternative street and parking lot landscaping	Approved by PC	April 2003
UC-1445-01	Outside storage that is not screened from the right-of-way and in the front yard - expired	Approved by PC	December 2001
ZC-1082-00	Reclassified the site from C-3 to C-2 zoning to implement Title 30	Approved by BCC	September 2000
UC-1341-98	Print shop in conjunction with a shopping center - expired	Approved by PC	September 1998
UC-1072-98	Live entertainment in conjunction with a tavern and night club	Approved by PC	August 1998
UC-1283-95	Piano school within an existing shopping center - expired	Approved by PC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Harry Reid International Airport
South	Business Employment	M-D	Office/warehouse facility
East	Business Employment	C-2 & R-E	Undeveloped
West	Business Employment	M-D	Office/warehouse facility & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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.

The use of the building as a pawn shop is in harmony with the shopping center, the surrounding uses, and Policy 5.1.3 of the Master Plan which encourages the continuing emphasis on tourism with regard to Clark County's economy. In addition, Policy 5.1.5 encourages reinvestments in commercial centers with vacant suites. Staff finds that the pawn shop as it has been proposed is in conformance with these policies. Staff can support the proposed use permit.

Design Review

The impact of the pawn shop on the shopping center and surrounding uses will not generate a significant amount of additional traffic. The shopping center has more parking than required and can handle any increase in traffic. The pawn shop hours of operation will be generally between

9:00 a.m. and 7:00 p.m. daily and are consistent with surrounding uses. Staff can support the approval of this design review.

Department of Aviation

The property lies within the AE-70 (70-75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

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:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County is currently rewriting Title 30 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; 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: EZPAWN NEVADA, INC.

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