

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0656-COUNTY OF CLARK(AVIATION) ETAL & MCCARRAN
MARKETPLACE S P E L L C LEASE:**

DESIGN REVIEW for a proposed restaurant with drive-thru in conjunction with an existing shopping center on a 1.12 acre portion of a 62.86 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-75) Overlay.

Generally located north of Patrick Lane and west of Eastern Avenue within Paradise. JG/rg/kh
(For possible action)

RELATED INFORMATION:

APN:

162-35-513-005; 162-35-513-006; 162-35-513-009; 162-35-513-013; 162-35-513-017; 162-35-513-032; 162-35-513-034; 162-35-611-001 through 162-35-611-003; 162-35-611-007; 162-35-611-009; 162-35-611-013; 162-35-611-022 through 162-35-611-023 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.12 acre site/62.86 acres (existing shopping center)
- Project Type: Restaurant building with drive-thru
- Number of Stories: 1
- Building Height (feet): Up to 22
- Square Feet: 3,631 (proposed restaurant building with drive-thru)
- Parking Required/Provided: 1,171/2,858 (overall shopping center)
- Sustainability Required/Provided: 7/5

Site Plan

The plan depicts a proposed restaurant on the northwest corner of Eastern Avenue and Patrick Lane. The restaurant is planned for a 1.12 acre parcel within the McCarran Marketplace Shopping Center. The plan indicates building setbacks of 53 feet to the south property line along Patrick Lane and 41 feet to the east property line along Eastern Avenue.

The site layout includes dual drive-thru lanes. The configuration can hold up to 32 vehicles within the drive-thru lanes. Additional site features include standard and accessible parking

stalls, and pedestrian walkways. The proposed trash enclosure will be located to the west of the proposed restaurant.

Landscaping

The landscape plan includes a mix of new drought-tolerant plantings and existing vegetation surrounding the proposed restaurant and drive-thru area. Several existing trees will be preserved along the east and south property lines. The landscape plan also shows that the applicant will plant new trees along the south property line to replace any trees that are no longer viable. The parking area north of the restaurant will be restriped to the same configuration, and the landscape islands will be reinstalled in the same location. Trees north of the restaurant will be preserved.

Elevations

The building features a contemporary design with brick veneer, stucco, and wood composite accents. Neutral tones and modular materials add visual interest and align with the surrounding center. Integrated canopies, parapet walls, and storefront glazing are shown on the plans. The overall height of the proposed restaurant building is 22 feet.

Floor Plans

The floor plan includes a central dining area with adjacent entry and waiting space, a kitchen organized into food prep, cooking, and dishwashing zones, and walk-in cooler and freezer units. Additional rooms include restrooms for staff and patrons, a dry storage area, a small office, and a service to support front-of-house operations. The overall area of the proposed restaurant building is 3,631 square feet.

Applicant's Justification

The applicant proposes a new restaurant which includes a dual-lane drive-thru and associated site improvements. The proposed building will contain 40 indoor seats and 170 outdoor seats. The proposed hours of operation for the new restaurant are from 5:30 a.m. to 11:00 p.m. Monday through Saturday and closed on Sundays. During operating hours, the applicant expects there to be on average of 25 employees per shift.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0564	Use permit and design review for a restaurant with drive-thru and outdoor dining area	Approved by PC	December 2024
VS-1545-06	Vacated a flood control drainage easement	Approved by BCC	December 2006
ZC-0487-03 (ET-0132-06)	First extension of time to reclassify the site to C-2 and M-D zoning	Approved by BCC	June 2006
ZC-1632-04 (WC-0120-06)	Waiver of conditions of a zone change requiring various off-site improvements	Approved by BCC	June 2006
DR-1097-06	2 multi-tenant retail buildings	Approved by BCC	September 2006

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1988-05	Medium box retail shopping center	Approved by BCC	February 2005
DR-1987-05	Inline retail shopping center	Approved by BCC	February 2005
DR-1986-05	Inline retail shopping center	Approved by BCC	February 2005
DR-1985-05	For an anchor store within a retail shopping center (Lowes's)	Approved by BCC	February 2005
DR-1635-04	For an anchor store within a retail shopping center (Wal-Mart)	Approved by BCC	October 2004
ZC-1632-04	Reclassified 80 acres from M-D to C-2 zoning for a future commercial shopping center	Approved by BCC	October 2004
ZC-0487-03	Reclassified 141 acres to C-2 and M-1 zoning for future commercial and industrial uses	Approved by BCC	May 2003

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG, CP & RS5.2 (AE-60, AE-65 & AE-70)	McCarran Marketplace shopping center
South	Public Use	PF (AE-75 & AE-RPZ)	Harry Reid Airport
East	Business Employment	IP (AE-70 & AE-75)	McCarran Marketplace shopping center
West	Business Employment	CG (AE-75)	McCarran Marketplace shopping center

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**Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed restaurant is designed to handle traffic with 2 drive-thru lanes that can accommodate up to 32 cars, helping keep nearby streets and drive aisles clear. The site includes

the required on-site parking, bike racks, and walkways to make it safe for customers to maneuver throughout the site. Landscaping with drought-tolerant plants and preserved trees adds greenery and helps mitigate the heat island effect. The building design incorporates modern materials that match the shopping center, with features like canopies and glass storefronts that support both the building aesthetic and building function. Based on these findings, staff recommends approval of the design review.

Department of Aviation

The property lies within the AE- 75 (75 - 80 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 Airport 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:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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

- Drainage study and compliance;
- Traffic study and compliance.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0166-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: BRANDI LOPER, P.O. BOX 270571, SAN DIEGO, CA 92198

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