

09/06/22 PC AGENDA SHEET

PAWN SHOP  
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0391-SILVERADO RANCH CENTRE, LLC:**

**USE PERMIT** for a pawn shop within an existing shopping center on a 1.3 acre portion of a 15.0 acre site in a C-2 (General Commercial) Zone.

Generally located on the west side of Maryland Parkway and the south side of Silverado Ranch Boulevard within Enterprise. MN/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-27-510-013 ptn

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9775 S. Maryland Parkway
- Site Acreage: 1.3 (portion)
- Project Type: Pawn shop
- Number of Stories: 1
- Building Height (feet): 25
- Square feet: 1,250 (lease area)
- Parking Required/Provided: 49/84 (portion of shopping center)

**Site Plans**

The plans depict a shopping center consisting of 1 large in-line retail building and 1 commercial building along the west portion of the site, and 4 developed pad sites along Maryland Parkway to the east. The pawn shop is proposed within one of the tenant spaces near the south end of the in-line building. Access to the site is granted via existing commercial driveways along Maryland Parkway, Silverado Ranch Boulevard, and Le Baron Avenue. The proposed use is not within 200 feet of any residential use on a separate property.

### Landscaping

All street and site landscaping exists, and no changes are proposed or required to the existing landscaping.

### Elevations

The lease area will be located within an existing 1 story in-line retail building. The existing building features stucco finished walls, pop-outs, and aluminum storefront systems. The building has varied rooflines ranging in height from 23 feet to 25 feet.

### Floor Plans

The proposed tenant space is 1,250 square feet and consists of a business area and merchandise holding area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates the site is located on 2 larger intersections being Maryland Parkway and Silverado Ranch Boulevard. The use meets the required separation between a pawn shop and the Gaming Enterprise District and is essentially surrounded by commercial development.

### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                                                        | <b>Action</b>   | <b>Date</b> |
|---------------------------|-----------------------------------------------------------------------|-----------------|-------------|
| ZC-0011-97                | Reclassified the subject property to C-2 zoning for a shopping center | Approved by BCC | March 1997  |

### **Surrounding Land Use**

|                      | <b>Planned Land Use Category</b> | <b>Zoning District</b> | <b>Existing Land Use</b>                  |
|----------------------|----------------------------------|------------------------|-------------------------------------------|
| North, South, & East | Corridor Mixed-Use               | C-2                    | Remaining portions of the shopping center |
| West                 | Public Use                       | P-F                    | Silvestri Middle School                   |

### **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 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 does not anticipate any adverse impacts from the pawn shop and finds that the use is a retail business to serve as a convenience to neighborhoods and is compatible with the C-2 zoning

district and existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

### **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.

#### **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:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CAMCO, INC

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135