

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0128-MARINA ESTATES, LLC:

USE PERMIT to allow retail as a principal use in conjunction with an existing office/warehouse complex on a portion of 3.8 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/sd/cv
(For possible action)

RELATED INFORMATION:

APN:

162-36-410-062 through 162-36-410-064; 162-36-410-066; 162-36-410-067; 162-36-410-069 through 162-36-410-072; 162-36-410-074; 162-36-410-075; 162-36-410-076; and 162-36-410-077 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2950 E. Sunset Road, Suite 105
- Site Acreage: 3.8 (portion)
- Project Type: Retail
- Square Feet: 4,272
- Parking Required/Provided: 126/131

Site Plan

The plan depicts an existing office/warehouse complex consisting of 2 buildings on the subject site. The overall 3.8 acre site is subdivided into 12 units for each individual tenant. The applicants' retail use will occupy a 4,272 square foot lease space located within the southern building. The property has 131 parking spaces located on the north and south sides of the buildings and along the east property line. Access to the complex is provided from Sunset Road to the south. Per Title 30, a use permit is required when a retail business as a principal use is not accessory to a primary business within the IP zoning district.

Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

Elevations

The plans depict concrete, and stucco finished walls, awnings, and covered aluminum framed windows at the entrances.

Floor Plans

The plans depict a sales area, storage, offices, and restroom.

Applicant's Justification

The applicant states the retail will be importing, packaging and storage of perfumes. There will be 2 full-time employees onsite between the hours of 7:00 a.m. to 5:00 p.m. All improvements will be tenant improvement changes and no changes to parking, landscaping or the exterior of the building. The proposed use is compatible with the immediate area and will not increase traffic demands or noise.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0678	Use permit for sporting goods store	Approved by PC	February 2023
UC-19-0810	Use permit for retail sales in conjunction with sporting goods that is within the same lease space	Approved by PC	December 2019
ZC-0742-15	Zone change from C-2 to M-D zoning for an office/warehouse complex	Approved by BCC	January 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	IL (AE-70)	Office/warehouse
South	Neighborhood Commercial	CG (AE-65)	Retail center
East	Business Employment	CG (AE-65 & AE-70)	Mini-warehouse facility
West	Business Employment	CG & IL (AE-65 & AE-70)	Commercial/office complex

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The property has adequate parking and the proposed retail sales will not create a negative adverse impact. The retail sales will not generate a significant amount of traffic or create an undue adverse effect on adjacent properties. The proposed use is in harmony with the surrounding neighborhood, adequately served by public facilities and will not impose an undue burden. The request is consistent with the Master Plan which encourages opportunities for a mix of appropriate commercial uses. Therefore, staff can support the request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and AE-65 (65 - 70 DNL) noise contours 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

- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and 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

- 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOFID TAMAM

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