

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0195-RAYMOND MANAGEMENT CO, LLC:**

**USE PERMIT** to allow retail as a principal use in conjunction with an existing office/warehouse on a portion of 7.36 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the southwest corner of Post Road and Dean Martin Drive within Paradise. MN/sd/ng (For possible action)

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RELATED INFORMATION:

**APN:**

162-32-410-001 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3135 W. Post Road
- Site Acreage: 7.36 (portion)
- Project Type: Retail sales
- Number of Stories: 1
- Square Feet: 1,840
- Parking Required/Provided: 255/255

**Site Plan**

The plan depicts a proposed retail store located in a suite of the western group of buildings of the existing office/warehouse complex. Drive aisles and parking spaces are located throughout the office/warehouse complex. Access is from Post Road, Dean Martin Drive, and Teco Avenue. The business will operate from 12:00 p.m. to 9:00 p.m. with 1 to 3 employees at any given time.

**Landscaping**

Existing landscaping will remain and no changes are proposed.

**Elevations**

The existing elevations of the office/warehouse complex include concrete tilt-up panels, aluminum and glass storefront windows on the front elevation, and overhead rolling steel doors on the rear elevation. The height of the subject suite extends up to 29 feet 6 inches.

### Floor Plans

The plans depict an 1,840 square foot floor plan with lobby, office, restrooms and storage area.

### Applicant's Justification

The applicant states the request will allow for retail sales as a primary use in an established Industrial Park (IP) zone.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0289-13	Recreational facility and retail sales in a separate suite	Approved by PC	July 2013
UC-0590-10	Photographic studio	Approved by PC	February 2011
DR-163-91	Constructed and maintained a 120,000 square foot office/warehouse complex	Approved by PC	October 1991
ZC-140-89	Reclassified the site to M-D zoning for an office/warehouse complex	Approved by BCC	June 1989

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Business Employment	IL (AE-65 & AE-70)	Warehouse facilities
South	Business Employment	IL & IP (AE-65 & AE-70)	Undeveloped & warehouse
East	Business Employment	IL (AE-70)	Warehouse

### **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 proposed application will provide a small business opportunity. The proposed retail use will not result in a substantial or undue adverse effect on adjacent properties or businesses when considering the limited size of the retail floor space and the hours of operation. There is

adequate parking available to accommodate a retail use at this location. Staff can support this request.

### **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 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 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 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:** ALLINWEBPRO.COM, LLC

**CONTACT:** TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131