

09/06/22 PC AGENDA SHEET

PAWN SHOP
(TITLE 30)

DECATUR BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0404-DAIGAKU REALTY TRUST & VENDITTO MICHAEL J TRS:

USE PERMIT for a pawn shop in conjunction with an existing shopping center on 0.5 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Decatur Boulevard, 200 feet north of Flamingo Road within Paradise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-402-001; 162-18-402-002; 162-18-402-003; 162-18-402-004

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4050 S. Decatur Blvd.
- Site Acreage: 0.5
- Project Type: Pawn shop
- Number of Stories: 1
- Square Feet: 5,171
- Parking Required/Provided: 295/465

Site Plans

The plans depict an existing shopping center consisting of 5 buildings with a cumulative area of 73,590 square feet. The proposed pawn shop is located on APN 162-18-402-002 within a freestanding building along the west property line of the shopping center, adjacent to Decatur Boulevard. The existing building is set back 17 feet from the west property line, 250 feet from the south property line adjacent to Flamingo Road, 270 feet from the north property line, and 500 feet from the east property line. The shopping center requires 295 parking spaces where 465 parking spaces are provided. Access to the project site is granted from multiple existing driveways located along Decatur Boulevard and Flamingo Road.

Landscaping

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

Elevations

The plans depict an existing single story commercial building with a flat roof featuring parapet walls. The exterior of the building consists of a stucco finish, columns, and an aluminum storefront window system.

Floor Plans

The plans depict a 5,171 square foot building that will be utilized as a pawn shop. The floor plans include a stock room, sale counters, transaction booth, customer waiting area, restroom facilities, manager's office, breakroom, and gun lock-up room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed pawn shop will operate a neighborhood oriented business, providing access to cash to local cash constrained customers. The pawnshop is an essential financial resource for customers underserved by traditional financial services. A retail outlet for the purchase of previously owned goods will also be provided. The pawn shop will be a complement to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0726	Hookah lounge, existing banquet facility, waiver requirements for existing outside dining, and design review for an outside dining area in conjunction with an existing restaurant	Approved by PC	November 2018
DR-0701-17	Modifications to the exterior façade of an existing tavern	Approved by PC	October 2017
UC-0265-17	Supper club	Approved by PC	May 2017
UC-0738-16	Banquet facility and outside dining in conjunction with an existing supper club	Approved by PC	December 2016
UC-0616-16	Hookah lounge in conjunction with a supper club within the eastern portion of the shopping center	Approved by PC	December 2016
UC-0245-15	Supper club within the western portion of the shopping center	Approved by PC	June 2015
UC-0305-11	Supper club with outside dining within the eastern portion of the shopping center	Approved by PC	August 2011
ZC-189-87	Reclassified the subject property to C-2 zoning for a shopping center	Approved by BCC	July 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
East	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	R-3 & C-1	Single family residential & wellness center
South & West	Corridor Mixed-Use	C-2	Shopping center

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.

The intent of the C-2 zoning district is to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. Staff does not anticipate any adverse impacts from the pawn shop and finds that the use 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 installation and use of cooling systems that consumptively use water will be prohibited; 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MP LUXURY LLC

CONTACT: JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON BLVD, SUITE 102, PMB 348, LAS VEGAS, NV 89117