

09/20/22 PC AGENDA SHEET

SECONDHAND SALES/PAWN SHOP
(TITLE 30)

JONES BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0438-MINZER, GARY ALAN LIVING TRUST & MINZER, GARY ALAN TRS:

USE PERMITS for the following: **1)** secondhand sales; and **2)** pawn shop.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a pawn shop to a residential use on 2.2 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Jones Boulevard and the south side of Flamingo Road within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-23-502-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between a proposed pawn shop and an existing residential use to 184 feet where 200 feet is required per Table 30.44-1 (a 17% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4155 S. Jones Boulevard
- Site Acreage: 2.2
- Project Type: Vehicle rental
- Number of Stories: 1
- Square Feet: 12,383
- Parking Required/Provided: 88/119

Site Plans

The plans depict an existing commercial building that is located near the center portion of the site. Parking spaces are located around the perimeter of the site, with additional parking located along a drive aisle connecting to Flamingo Road to the north and along a drive aisle connecting to Fairbanks Road to the south. The previous use of the property was for retail uses and a vehicle repair facility and was approved by use permit. A total of 119 parking spaces exist on-site where

88 parking spaces are required. Access to the site is provided by 2 driveways on Jones Boulevard, a drive aisle/driveway on Flamingo Road to the north, and a drive aisle/driveway on Fairbanks Road to the south. A trash enclosure is in the west portion of the property. Residential uses currently exist to the south. No changes to the site are proposed with this application.

Landscaping

No changes to the existing landscaping are required or proposed. The existing landscaping consists of planters along Jones Boulevard Street frontage, the drive aisle to Flamingo Road, and the drive aisle to Fairbanks Road.

Elevations

The existing 1 story building includes a mansard style decorative roof element with standing seam metal on the front elevation facing Jones Boulevard. The front elevation also includes an overhang and arches to create an arcade along the front of the building. Storefront window systems provide access to the retail portion of the building. Other elevations include painted stucco and parapet walls along the roofline.

Floor Plans

The plans depict a floor plan of approximately 12,383 square feet with a retail space for customers and a back room for storage. The front door faces Jones Boulevard, and the application involves converting existing space for a pawnshop and secondhand goods.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is seeking a use permit and related waiver of development standards to open a new pawn shop and secondhand sales dealer at 4155 South Jones Boulevard. As an experienced pawn broker, the applicant will operate a neighborhood oriented business to locals who need such services. The applicant states that his business provides essential financial services for customers who are often underserved by traditional financial services.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0177	Vehicle rental facility	Approved by PC	April 2019
ZC-004-89 & VC-008-89	Reclassified the site to C-1 zoning with a variance to construct an automobile parts and accessory store and service and repair facility	Approved by BCC	February 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-1 & C-2	Retail complex & shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	C-1 & R-1	Place of worship, single family residential, & commercial retail
East	Corridor Mixed-Use	C-2	Gasoline station, convenience store & vehicle wash, & vacant retail complex
West	Public Use	P-F	West Flamingo senior center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permits

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 negative impacts to the existing development in terms of inadequate parking or a change in the character of the complex by locating a secondhand sales and pawn shop business within the shopping center. The existing shopping center has adequate parking available on-site, and the proposed business will not intensify the existing uses on the property. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The reduced separation between the proposed pawn shop and the single family residential use to the south is minimal and should not impact the surrounding land uses and properties. Furthermore, the proposed pawn shop is partially buffered from the residential uses by an existing commercial building along the south property line and Fairbanks Road. In addition, the front entrance door of the proposed establishment is over 215 feet away from the residential uses and faces towards Jones Boulevard; 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: EZPAWN NEVADA, INC.

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