

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0782-BKMHAC 222 LLC & GROUP 206 HAC LLC:

USE PERMIT to allow a financial services specified (deferred deposit and high interest loan) business in conjunction with an existing office building on a portion of 9.9 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the east side of Pilot Road, approximately 2,270 feet south of Sunset Road within Paradise. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-03-610-009 & 177-03-714-009 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 750 Pilot Road
- Site Acreage: 9.9 (portion)
- Project Type: Financial services, specified (deferred deposit and high interest loan)
- Square Feet: 56,077 (Building 31)/8,961 (lease space)
- Parking Required/Provided: 211/312 (subject parcel)/532 (entire complex)

Site Plan

The applicant's site plan shows a proposed financial service specified (deferred deposit and high interest loan) business within Building 31, Suite A under the subject parcel APN 177-03-610-009. The lease space has an overall area of 8,961 square feet which requires 8 parking spaces where 211 parking spaces are provided for the subject parcel. In addition, the complex provides 532 parking spaces. The site plan also shows that the property has more than 200 feet of separation from any residential use.

Landscaping

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

Elevations

The previously approved elevation plans for Building 31 show a 1 story, 24 foot high office building made from painted concrete. The exterior materials include neutral tan colors, light grey, and bright orange accents. The building has black steel detailing along with glazed windows that have aluminum framing.

Floor Plans

Building 31 has a total area of 56,077 square feet. The applicant's leased office is 8,961 square feet.

Applicant's Justification

Cash Factory USA is the applicant for the proposed use permit. The applicant would like to move their corporate office to this new location, 750 Pilot Road, Suite A. This new office will be used as a call center and offer deferred deposit and loan services to customers on-line only. The applicant also states that the property is more than 200 feet away from any residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0485-97	Office/warehouse in an M-1 (AE-65) zone	Approved by PC	April 1997
DR-1652-96	Office/warehouse building in an M-1 zone	Approved by PC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	M-1	Office buildings
South	Business Employment	M-D	Office buildings & I 215
West	Business Employment	M-1	Office buildings

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

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.

Staff finds that the proposed use will have a minimal impact to the site since the lease space will be utilized by staff only. Per the applicant, no customers will be present at the location since Cash Factory USA services are only available via the internet and the phone. Also, the nearest residential use is an R-4 zoning that is approximately 1,000 feet east from the site, measured from property line to property line. This separation distance meets the Title 30.44-1 requirement for financial services, specified to have a 200 feet separation from residential uses. As a result, staff can support this request.

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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at 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; 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.

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: 2233 PARADISE ROAD LLC DBA CASH FACTORY USA

CONTACT: M. MICHELLE NISCE, 750 PILOT RD, STE A, LAS VEGAS, NV 89119