

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0193-BOTACH PROPERTY, LLC:

USE PERMIT for financial services on 0.68 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Hacienda Avenue and the east side of Procyon Street within Paradise. MN/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

162-29-204-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5270 Procyon Street
- Site Acreage: 0.68
- Project Type: Financial services
- Number of Stories: 1
- Building Height (feet): 25 (financial services)/35 (entire building)
- Square Feet: 1,693 (financial services)/13,093 (entire building)
- Parking Required/Provided: 16/17

Site Plan

The plan depicts an existing single story industrial building with ingress and egress via Procyon Street. The parking is separated into 2 lots; 1 to the north and 1 to the south. The building is split into 2 uses; an existing warehouse use (not a part) and a proposed financial services use. The warehouse is north of the proposed financial services use.

Landscaping

No new landscaping is proposed or required for this request.

Elevations

The plan depicts existing colors and materials that will not be changed with the proposed use. The east side of the building will remain white with stucco material. The south side of the building will remain brown with stucco material. The west side of the building will remain white, on the warehouse portion while the financial services portion will remain brown with stucco material. The north side of the building will remain white with stucco material.

Floor Plans

The plans depict an 13,093 single story industrial building. The existing warehouse use is 9,780 square feet with offices, a bathroom, and open floor space. There is a mezzanine with the warehouse portion that is 1,620 square feet. The financial services portion is 1,693 square feet with offices, a breakroom, bathrooms, and an open floor space.

Applicant's Justification

The request will be a low-traffic, low intensity use with no modifications to the existing height or landscaping. The business will maintain operating hours of Monday through Friday from 9:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 4:00 p.m., and closed Sunday. The applicant believes that the existing parking will suffice for the proposed financial service use.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0930-97	Street name change for an existing street (Procyon Street, Procyon Avenue, Procyon Road, et al.) to Procyon Street	Approved by PC	June 1997
DR-1743-95	Single story office/warehouse building	Approved by PC	November 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Entertainment Mixed-Use	IL	Industrial uses

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.

Staff finds that the proposed use is harmonious with the surrounding parcels. The proposed use aligns with Master Plan Policy 5.5.3, which encourages the retention and revitalization of established local business districts and the expansion of small businesses in unincorporated Clark County. Therefore, staff can support the use permit 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; 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: DOLLAR LOAN CENTER, LLC

CONTACT: IN2IT ARCHITECTURE, 5135 S. DURANGO DRIVE, SUITE 103, LAS VEGAS, NV 89113