USE PERMITS FIRST EXTENSION OF TIME to review the following: 1) a convenience store; and 2) reduce the separation from a convenience store to a residential development in conjunction with a shopping center on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the southeast corner of Sahara Avenue and Links Street within Sunrise Manor. CG/bk/ml (For possible action)

RELATED INFORMATION:

APN:
161-09-110-107

USE PERMITS:
1. Allow a convenience store in a C-1 zone.
2. Reduce the separation from a convenience store to a residential development to 30 feet where 200 feet is required (an 85% reduction).

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
- Site Acreage: 2
- Project Type: Convenience store
- Number of Stories: 1
- Building Height: 22 feet
- Square Feet: 1,600.5 (lease space)
- Parking Required/Provided: 122/134

History
This is a request to review a use permit for an existing convenience store within a retail center. The previous application (UC-1252-07) had a review period and has expired. There was a Clark County Public Response case that prompted the submittal of the original application.

Site Plan
The lease space is located in the eastern portion of the building, 565 feet east of Links Street. Access is provided from Links Street, Sahara Avenue, and the alley. The building is located in the rear of the site with the parking in front along Sahara Avenue.
Landscaping
The existing landscaping will remain and be maintained as required by Code.

Elevations
The approved plans depict a 22 foot high stucco finished building with stone veneer accents and a concrete tile roof. There were no plans to remodel the exterior of the building.

Floor Plans
The approved plans depict a 1,600.5 square foot lease space that is used as a convenience store. There is a gaming area with 7 machines, a walk-in cooler, a display area for merchandise, and a restroom for the public.

Signage
Signage was not a part of this application.

Applicant’s Justification
The applicant paints over any graffiti that has occurred on the site. The temporary signs have been removed and there have been no complaints filed against the business. Additional time is requested to operate the convenience store.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0547-12</td>
<td>Convenience store less than 200 feet from a residential development</td>
<td>Approved by PC</td>
<td>November 2012</td>
</tr>
<tr>
<td>UC-1076-08</td>
<td>Check cashing that is 1,271 square feet where 1,500 square feet is the minimum</td>
<td>Approved by BCC</td>
<td>February 2009</td>
</tr>
<tr>
<td>UC-1252-07</td>
<td>Convenience store less than 200 feet from a residential development – expired</td>
<td>Approved by PC</td>
<td>November 2007</td>
</tr>
<tr>
<td>UC-1226-06</td>
<td>Supper club less than 200 feet from a residential development – expired</td>
<td>Approved by PC</td>
<td>October 2006</td>
</tr>
<tr>
<td>WS-0278-03</td>
<td>Allow parallel parking in the rear alley, alternative parking lot landscaping, waive landscape buffer requirements along the rear alley, and included a design review for the existing shopping center</td>
<td>Approved by PC</td>
<td>March 2003</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial &amp; General &amp; Residential High (8 to 18 du/ac)</td>
<td>C-2 &amp; R-3</td>
<td>Shopping center &amp; condominium project</td>
</tr>
<tr>
<td>South &amp; East</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-1</td>
<td>Single family</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Neighborhood</td>
<td>C-1</td>
<td>Retail center</td>
</tr>
</tbody>
</table>
STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. There has not been a substantial change to the subject property or parcels in the immediate area. There have been no Clark County Public Response Office complaints pertaining to the convenience store since the use permit was approved in 2012. Staff can support the extension of time without any additional reviews of the application.

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 Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
• Remove the time limit.

Public Works – Development Review
• Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that the property is already connected to the CCWRD sewer system.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: East Sahara Convenience Store
CONTACT: Lucy Stewart, 1916 Trail Peak Lane, Las Vegas, NV 89134