

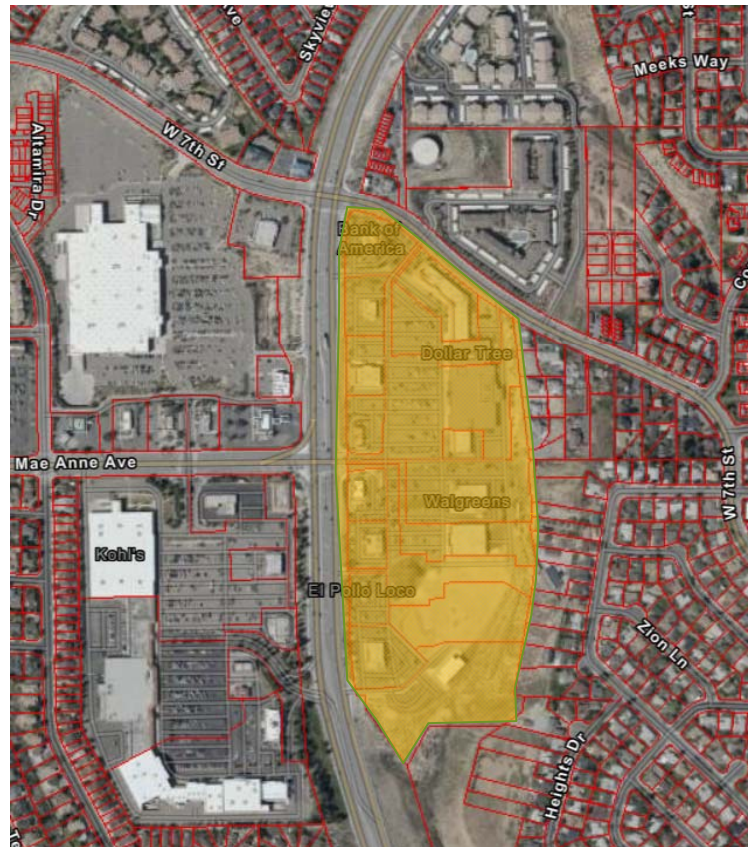
CANYON CENTER CONDITION AMENDMENT

PLANNING COMMISSION | MARCH 4, 2020



Canyon Center development is located on the southeast corner of West 7th St & N. McCarran Blvd.

Location



Condition Amendment
specifically related to hours of
operation to include APN 005-
340-13 (Planet Fitness)



Request

Canyon Center originally approved in 1993 with 41 conditions of approval

Specifically, Condition 24(B) limits hours of operation with the exception of two businesses – at the time – Albertson’s and Osco Drug

Normal hours of operation are 6am – 11pm



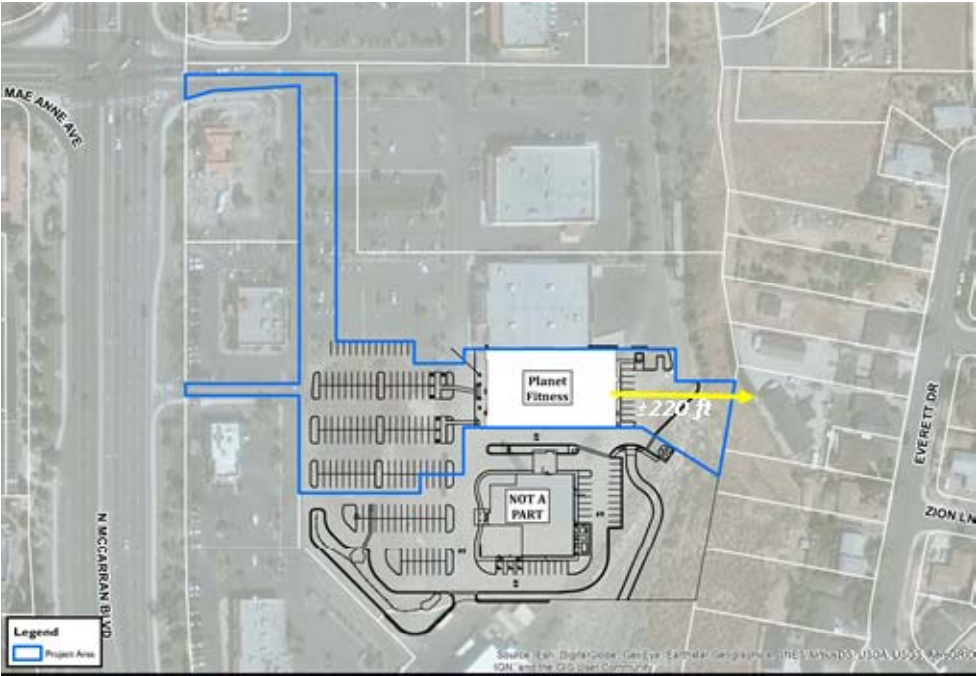
condition 24(B) “authorized more than 17 hours per day operation for only the proposed Albertsons and the proposed Osco Drug stores in the shop and major tenant buildings”.

Background

Personal Fitness facilities do not generate significant traffic or noise so allowing this business to operate 24 hours will not impact adjacent properties:

- Building is approximately 220 feet west of the nearest residential structure
- Primary client access occurs on west (front) side (away from existing residential)
- Typically see 50 – 60 clients during hours of 11pm and 6am with majority between 5am – 6am
- Deliveries limited to normal working hours

Background



Request to amend Condition 24(B)

- would address specific parcels, rather than uses
- would allow 24 hour/day operations
- would be expanded to include three parcels APN 005-340-13

❖ Worth noting - parcel south of Planet Fitness recently approved for an Urgent Care Facility with 24 hour operations



Proposed Condition:
24B. *This approval authorizes more than 17 hours per day operation for APN's 001-272-38 (grocery store) 001-272-34 (drug store) and 005-340-13 (fitness center) in the shop and major tenant buildings.*

Proposed Request



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