

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0875-REAL EQUITIES, LLC:

USE PERMITS for the following: **1)** avocational or vocational training facility; **2)** instruction or tutoring facility; **3)** emergency or urgent care; **4)** equipment rental or sales and services; **5)** parking lot; **6)** office; **7)** outdoor market; **8)** financial services; **9)** outdoor dining, drinking and cooking; **10)** live entertainment; **11)** banquet facility; **12)** vehicle maintenance or repair; and **13)** vehicle rental or sales in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone.

Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-602-009

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9175 Las Vegas Boulevard South
- Site Acreage: 28.66
- Project Type: Multiple use permits
- Number of Stories: 1
- Square Feet: 342,604 (overall shopping center)
- Parking Required/Provided: 589/804 (shopping center)

History, Site Plan & Request

The existing shopping center was originally approved in 1990 by action of ZC-0154-90, which reclassified the site from R-E (Rural Estates Residential) and H-1 (Limited Resort & Apartment) to C-C (Shopping Centers). On September 2000, the Board of County Commission initiated a zone district name change from C-C to C-2 (General Commercial) by action of ZC-1078-00. The zoning of the site was subsequently changed to H-1 zoning in 2004 by action of ZC-0036-04. With the adoption of the current Title 30, the site was classified as CR (Commercial Resort) zoning.

The plans depict an existing 342,604 square foot shopping center constructed in 1992. The center consists of 2 buildings; 1 constructed in an inverted "L" shape along the west and north sides of

the site, and another building oriented east/west along the south side of the site. Parking is located in the center of the site, and an undeveloped pad is located on the northeastern corner of the site. Primary access to the site is via Las Vegas Boulevard South along the east property line, consisting of 2 driveways. The plans also depict 2 driveways off Serene Avenue, along the south property line.

This application includes the request for multiple use permits. Some of the proposed uses require a use permit in a CR zone, including avocational or vocational training facility; instruction or tutoring facility; emergency or urgent care; equipment rental or sales and services; and office.

Some of the proposed uses are allowed as conditional uses. However, due to the potential of the uses being as close as 66 feet to the residential uses to the west, they do not meet the separation from the areas subject to residential adjacency, necessitating a use permit. Those uses include banquet facility; vehicle maintenance or repair; live entertainment; and outdoor dining, drinking and cooking. The need for these use permits is because the applicant did not specify the location of the proposed uses within the shopping center. Instead, the applicant is requesting the uses to be allowed within the entire shopping center, which includes the western portion of the site that is within 66 feet from existing residential uses to the west.

Additionally, several of the requested uses are allowed as conditional uses if in conjunction with a resort hotel. Since the subject site is not a resort hotel, a use permit is required. Those uses include financial institution; live entertainment; and vehicle rentals or sales.

Lastly, the applicant indicates that place of worship and recreational or entertainment facility uses are also proposed on this site.

All the buildings and structures will remain unchanged. The parking lot was recently repaved and re-striped. The plan also delineates a dedicated parking lot use along the southwest side of the parking lot area, as well as a designated outdoor market area along the central-east side of the site. There will be 804 parking spaces provided after a total deduction of 300 parking spaces which will be reserved for proposed outdoor market and parking lot uses, where 589 spaces are required.

Landscaping

No changes to the existing landscaping are proposed with this application.

Elevations

The elevations show a recessed storefront under a colonnade that shades all storefront throughout the shopping center. The buildings are 1 story and consist of concrete with a beige color and columns supporting the colonnade with a dark grey hue.

Floor Plans

The plan depicts 2 commercial buildings with multiple suites ranging in square footage from 1,200 to 23,383 square feet.

Applicant's Justification

The applicant states this request is to allow uses within the existing shopping center zoned CR. The zoning approved in 2004 (previously known as H-1) was to allow the redevelopment of the site; however, this was not possible due to the economic downturn at the time. The current CR zoning requires the approval of use permits to allow uses, which some of them would be allowed in CG (Commercial General) Zone. Commercial General is a zoning category that is typically used for shopping centers. The CG (formerly known as C-2) zoning was and is the most appropriate for the site. However, there are still some uses that would require the approval of use permits even in the CG zone.

The applicant states that the requested use of equipment rental or sales and services will be indoors only and will not include heavy equipment. Also, the requested use for medical or urgent care facility will be for an urgent care facility with no ambulance service allowed. The request for live entertainment will be in conjunction with the proposed outdoor market only. Finally, the request for vehicle maintenance and repair will only be conducted in conjunction with vehicles rental and sales only.

Furthermore, the applicant states all the parcels surrounding this site are designated Entertainment Mixed-Use (EM) in the Master Plan, making this request appropriate and compatible for the site and area. This request conforms with the Master Plan Policy 1.3.3 for the integration of neighborhood serving uses. It will help future tenants and will sustain a functioning shopping center by allowing additional discretionary uses to encourage more leases to continue to revive and reactivate the center. The shopping center complies with the following specific goals and pertinent policies for commercial developments for the Enterprise Planning area including EN-1.1, EN-6.5 and EN-6.6 which indicates that this request is appropriate for and compatible with existing uses, developments and planned uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0395	Use permit for recreational or entertainment facility	Approved by PC	July 2025
UC-25-0255	Use permit for a banquet facility	Approved by PC	May 2025
UC-23-0600	Use permit for service bar and hookah lounge	Approved by PC	November 2023
UC-22-0236	Use permit for hookah lounge	Approved by PC	June 2022
UC-21-0196	Use permit for billiard hall and on-premises alcohol consumption	Approved by PC	June 2021
UC-19-0082	Use permit for banquet facility	Approved by PC	March 2019
UC-18-0073	Use permit for minor training facility	Approved by PC	March 2018
UC-0412-17	Use permit & design review for daycare facility	Approved by PC	July 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0148-14	Use permit for place of worship	Approved by PC	May 2014
UC-0062-14	Use permit for daycare	Approved by PC	March 2014
UC-0475-13	Use permits for on-premise alcohol consumption and reduced separation from residential	Approved by PC	October 2013
UC-0488-12	Use permit for secondhand sales	Approved by PC	October 2012
UC-0355-11	Use permit & design review for swap meet, farmer's market, and recreational facility & wall signs	Approved by PC	September 2011
UC-0009-11	Use permit for a place of worship	Approved by PC	March 2011
UC-0332-10	Use permit for banquet facility	Approved by PC	September 2010
UC-0452-09	Use permit for communications tower, reduced separation from residential and another tower. Design review for communication town	Approved by PC	September 2009
UC-0929-08	Use permit for massage	Approved by PC	November 2008
UC-0849-08	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	October 2008
UC-0364-07	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	May 2007
ET-0017-07 (UC-1971-05)	Extension of time for use permit for massage	Approved by PC	March 2007
UC-1971-05	Use permit for massage	Approved by PC	February 2006
UC-1581-05	Use permit for major school	Approved by PC	November 2005
UC-0962-05	Use permit for daycare	Approved by PC	August 2005
ZC-0036-04	Zone change to H-1 use permit for shopping center	Approved by BCC	February 2004
UC-0229-02	Use permit for place of worship	Approved by PC	March 2002
UC-0497-99	Use permit for daycare & variance for temporary tent for daycare play area	Approved by PC	May 1999
UC-1315-98	Use permit for school	Approved by PC	September 1998
UC-0581-98	Use permit for school	Approved by PC	May 1998

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0210-95	Tentative map for shopping center	Approved by PC	September 1995
VS-0043-95	Vacate and abandon public right-of-way	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hotel
South	Open Lands & Entertainment Mixed-Use	CR	Undeveloped & condominiums
East	Entertainment Mixed-Use & Neighborhood Commercial	CR	Undeveloped & condominiums
West	Entertainment Mixed-Use	RM32 & RM18	Multi-family residential development

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 permits

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.

Use Permits #3, #7, & #10

Staff finds that the urgent care; outdoor market; and live entertainment, which will be in conjunction with the outdoor market only (which is over 500 feet from the residential property to the west), are compatible with and complimentary to the existing uses within the shopping center. There is ample parking spaces on the site. Additionally, these uses comply with the Master Plan vision along Las Vegas Boulevard South. Master Plan Policy EN-6.4 encourages the expansion of tourism-focused commercial uses along Las Vegas Boulevard South and Interstate 15 where appropriate. Staff supports these use permit requests.

Additionally, staff finds that the request to allow a place of worship is appropriate to be addressed with this application since a zoning compliance to potentially allow the use would analyze the parking count for the site, which is being addressed with this application. Lastly,

recreational or entertainment facility has been previously approved for the site, and can potentially be requested anywhere within the site.

Use Permits #1, #2, #4, #5, #6, #8, #9, & #11 through #13

Staff finds although there is ample parking spaces on the site and some of the proposed uses, including avocational or vocational training facility, instruction or tutoring facility; equipment rental or sales; and office, are generally compatible and consistent with other uses within the shopping center, those uses are more appropriate for a CG zoned property rather than the CR zone. Staff finds that this could be achieved with a zone change request, rather than multiple use permit requests. Therefore, staff cannot support these use permit requests.

Per Title 30, a banquet facility in the CR zone shall be accessed from an arterial or collector street. The proposed site is accessed from Las Vegas Boulevard and meets the aforementioned condition. However, another condition limits a banquet facility to not be located within 200 feet of areas subject to Residential Adjacency. Similarly, proposed uses such as outdoor dining, drinking and cooking, and vehicle maintenance and repair have the same separation requirement. Given that if in the future any of these uses are proposed outside of the 200 foot separation requirement, a use permit will not be needed, staff finds that locating these uses within the required 200 foot separation from the residential properties to the west may result in undue adverse effect on the neighboring residential properties. Therefore, staff cannot support these use permits requests.

Lastly, proposed uses such as financial services; and vehicle rental or sales require the approval of use permits since this site is in CR district and is not in conjunction with a hotel or motel, resort hotel or rural resort hotel. Staff finds that the zoning of the site is not appropriate for the existing shopping center use; hence the need for use permits for multiple uses. Therefore, staff cannot support these use permits requests.

Staff Recommendation

Approval of use permits #3, #7, and #10; denial of use permits #1, #2, #4, #5, #6, #8, #9, and #11 through #13.

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 Statute.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Live entertainment to be in conjunction with the outdoor market per plans on file.
- Applicant is advised vehicle maintenance and repair shall only be in conjunction with vehicle sales; 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; any portion of the application not commenced within the prescribed time or any uses established and later discontinued in accordance with Title 30 will expire; 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

- Right-of-way dedication for Las Vegas Boulevard South per RS-18-500107.

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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval of use permits #1 through #3 and #5 through #11; denial of use permits #4, #12, and #13 (use permit #3 limited to urgent care only).

APPROVALS:

PROTESTS:

APPLICANT: SHAWN BIDSAL

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