

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0079-BOTACH PROPERT, LLC:

HOLDOVER USE PERMIT to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-501-012

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4970 Arville Street, Suite 101
- Site Acreage: 2.0
- Project Type: Retail
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 8,765 (proposed use)/ 30,812 (shopping center)
- Parking Required/Provided: 88/111

Site Plan

The plan depicts an existing shopping center at the northeast corner of Arville Street and Bell Drive. There are 3 existing buildings on the site. The first and largest building is a T-shaped structure located along the east property line. The second and third buildings are located on the northwest and southwest corners of the site. Parking is located throughout the site. There are 111 existing parking spaces where 88 are required for this shopping center. Access to the site is via driveways along Bell Drive (south property line) and Arville Street (west property line). Originally, the site was approved as a warehouse/office complex. However, the uses have gradually changed to commercial uses through several land use applications, and the site is now considered a shopping center. The proposed retail use, 2YOUR HOTEL, is located within suite 101 located on the northern portion of the largest building, located along the east property line.

Elevations

The submitted photos depict a one story building that is 22 feet high. This structure is covered in stucco and has a tiled roof. The west elevation depicts windows and the entry door. There are also decorative columns.

Floor Plans

The plans depict a large grocery store in the back and retail spaces in the front. The plans also depict an office and a storage space.

Applicant's Justification

The applicant would like to provide grocery services in an area where they are not commonly found.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0705	Use permit for a supper club	Approved by PC	February 2022
ADR-20-900468	Outcall entertainment referral service	Approved by ZA	November 2020
ZC-20-0073	Reclassified the site to C-2 zoning for massage, vehicle repair, and vehicle body shop	Denied by BCC	June 2020
UC-1088-17	Hookah lounge in conjunction with an existing restaurant in the subject tenant space	Approved by PC	February 2018
UC-1090-17	Allowed a day spa and personal services (cosmetology)	Approved by PC	February 2018
UC-0878-15	Service bar in conjunction with a restaurant	Approved by PC	February 2016
UC-0687-15	Restaurant and nail salon with a waiver for a parking reduction - parking was reduced to 108 spaces where 148 spaces were required; use permit for the nail salon	Approved by PC	December 2015
UC-0019-13	Office as a principal use with a waiver for reduced parking - expired	Approved by PC	March 2013
UC-0112-12	Personal services (hair salon) - expired	Approved by PC	May 2012
UC-0194-11	Office use (reflexology) - denied due to license violations with LVMPD	Denied by PC	July 2011
UC-1094-07 (WC-0283-08)	Waived conditions of a use permit limiting the hours of operation for a massage establishment from 6:00 a.m. to 10:00 p.m. - expired	Approved by PC	December 2008
UC-1094-07 (ET-0251-08)	First extension of time to review a massage establishment - expired	Approved by PC	November 2008
ADR-0020-08	Outcall entertainment - expired	Approved by ZA	February 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1094-07	Massage - expired	Approved by PC	October 2007
ADR-0237-07	Motion picture studio - expired	Approved by ZA	March 2007
UC-1509-06	Minor training facility	Denied by PC	February 2007
UC-1556-97	Allowed a recreational facility (indoor laser tag) - expired	Approved by PC	October 1997
ZC-0199-81	Reclassified 2 acres from R-E to M-1 zoning to construct and maintain an office/warehouse development	Approved by BCC	December 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Adult use establishment
South	Business Employment	IL	Office warehouse
East	Entertainment Mixed-Use	IL	Office warehouse
West	Public Facility	P-F	Clark County Fire Department Training Center

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 the proposed retail use will not result in a substantial or undue adverse effect on adjacent properties or businesses. The use is consistent and compatible with the other previously approved uses within the shopping center. The use will not impact any residential uses since the site is surrounded by commercial, industrial, and public facility uses. Previously, UC-15-0687 was approved to reduce the parking spaces to 108 spaces where 148 spaces were required. Per new code, the required number of parking spaces for the entire shopping center is 88 spaces. Therefore, there is adequate parking available to accommodate a retail use at this location. 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - denial.

APPROVALS: 13 cards

PROTESTS:

PLANNING COMMISSION ACTION: March 18, 2025 – HELD – To 04/01/25 – per staff for the applicant to return to the Paradise Town Board.

PLANNING COMMISSION ACTION: April 1, 2025 – HELD – To 05/06/25 – per staff for the applicant to return to the Paradise Town Board.

APPLICANT: LV SMOKESHOP, LLC

CONTACT: LV SMOKESHOP, LLC, 3225 MCLEOD DRIVE, STE 100, LAS VEGAS, NV 89121