

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0824-APOLLO PROPERTY HOLDINGS, LLC:

USE PERMIT to allow a recreational/entertainment facility in conjunction with an existing office/warehouse complex on 1.55 acres in an IL (Industrial Light) Zone.

Generally located south of Reno Avenue and west of Rogers Street within Paradise. MN/ji/cv
(For possible action)

RELATED INFORMATION:

APN:

162-30-202-002

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4545 W. Reno Avenue
- Site Acreage: 1.55
- Project Type: Recreational/entertainment facility
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 1,650 (Suites A2-4)
- Parking Required/Provided: 67/80

Site Plan

The plan depicts 2 existing buildings on a 1.55 acre lot. Access to the property is from the north property line adjacent to Reno Avenue, and from the east property line adjacent to Rogers Street. Building B is located on the west portion of the property and Building A is located at the northeast corner of the lot. The proposed recreational facility is proposed within Building A. There are 80 parking spaces within the site where 67 are required.

Elevations

Photos depict Building A is 33 feet high with painted stucco siding and store front windows.

Floor Plans

The plans depict three combined suites totaling 1,650 square feet which will be used as an area for patrons to play game Mahjong. There is a 200 square foot lounge, a 200 square foot retail area, and a 156 square foot admin/staff room. The non-gambling Mahjong area consists of an

800 square foot Mahjong automatic table area and a 160 square foot manual Mahjong tabletop area.

Applicant's Justification

The recreational facility is proposed as a community play space with an accessory retail sales of merchandise. There will be 6 automated Mahjong tables and 2 manual Mahjong tables. The applicant states the recreational facility is compatible with the community, will have minimal public impact, and is in harmony with the surrounding area. Hours of operation are planned to be from 11:00 a.m. until 10:00 p.m. There will be no exterior changes to the existing building. The retail area will be an accessory use to sell Mahjong sets, accessories, and related merchandise.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0446-11	Place of worship in an existing office/warehouse complex.	Approved by PC	November 2011
ZC-196-87	Zone change from R-E to M-1 for an office/warehouse complex	Approved by BCC	October 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IL	Office/warehouse 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 recreational facility is appropriate at this location. Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Established businesses in the area include offices, warehouses, and a shopping center that are all in the IL (Industrial Light) zone. Staff does not anticipate any adverse impacts by the proposed recreational facility and finds that the use is compatible with the surrounding area. Lastly, although the proposed use places

additional demands on the site in terms of the required parking, there is ample parking on the site for all the uses within the complex. Therefore, staff recommends approval.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0165-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JPN ENTERTAINMENT, LLC

CONTACT: JPN ENTERTAINMENT, LLC, 2117 LOOKOUT POINT CIRCLE, LAS VEGAS, NV 89117