

09/05/23 PC AGENDA SHEET

SPORTING GOODS (FIREARMS)
(TITLE 30)

JONES BLVD/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0425-MH REVOCABLE LIVING TRUST:

USE PERMIT for sporting goods (firearms) sales within an existing commercial center on 0.7 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Jones Boulevard, 240 feet south of Sahara Avenue within Spring Valley. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

163-11-504-006; 163-11-504-007

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2555 S. Jones Boulevard, Suite 110
- Site Acreage: 0.7
- Project Type: Sporting goods (firearms) sales
- Number of Stories: 1
- Square Feet: 6,900 (entire building)/1,540 (lease space)
- Parking Required/Provided: 88/95

Site Plans

The site plans depict an existing commercial center located on the west side of Jones Boulevard, north of Laredo Street, and 240 feet south of Sahara Avenue. Plans depict an existing commercial building within an existing commercial center. There are additional commercial and office buildings to the west and north. Access to the site is provided via existing driveways along Jones Boulevard and via cross access from Sahara Avenue.

Parcel 163-11-504-006 is zoned C-1 and includes 1 rectangular shaped commercial building oriented north-south. The proposed sporting goods (firearms) sales will be within this building (Building F). Parcel 163-11-504-007 is zoned C-P, located to the south of the subject building and includes 1 rectangular office building oriented east-west. Parking analysis depicts there are 95 parking spaces within the site where 88 parking spaces are required.

Landscaping

All street and site landscaping exists, and no changes are proposed or required with this request.

Elevations

The photo depicts an existing building with stucco exterior walls in earth tone colors with a shingled parapet roof. There are no changes proposed to the exterior of the building.

Floor Plans

The plans depict a lease space with an overall area of 1,540 square feet to be designed to accommodate sales, staff areas, and storage.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states they have chosen this location to sell firearms because of its proximity to major roadways. The site is close to major neighborhoods and has the potential to attract many customers. The business is intended to be open from 10:00 a.m. to 6:00 p.m. Monday through Saturday with approximately 3 employees working at this location. The applicant is proposing to sell accessory gear, optics, radar, and tuning parts.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0793-08	Allowed on-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	October 2008
UC-0489-99	Allowed a dance school in an existing commercial center	Approved by PC	May 1999
VC-0840-99	Allowed on-premises consumption of alcohol within an existing restaurant	Approved by PC	July 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Gasoline station
South	Corridor Mixed-Use	C-P	Commercial center
East	Corridor Mixed-Use	C-2	Vehicle sales establishment
West	Corridor Mixed-Use	C-1, C-2, & C-P	Shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The applicant's proposed sporting goods (firearms) sales is located within an existing commercial center which offers a variety of existing commercial uses such as medical offices, restaurants, personal services, and retail sales. Staff finds that the proposed use is harmonious to the existing site, there is ample parking to accommodate potential customers, and does not anticipate any negative impacts on the surrounding area. The request promotes economic viability and employment opportunities; therefore, 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KP TACTICAL LLC

CONTACT: KP TACTICAL LLC, 2555 S. JONES BLVD, LAS VEGAS, NV 89146