



# Bellagio Smoke & Vape CUP25-13

Planning Commission Hearing – October 23, 2025

Christina LaVelle  
Planner





# Request

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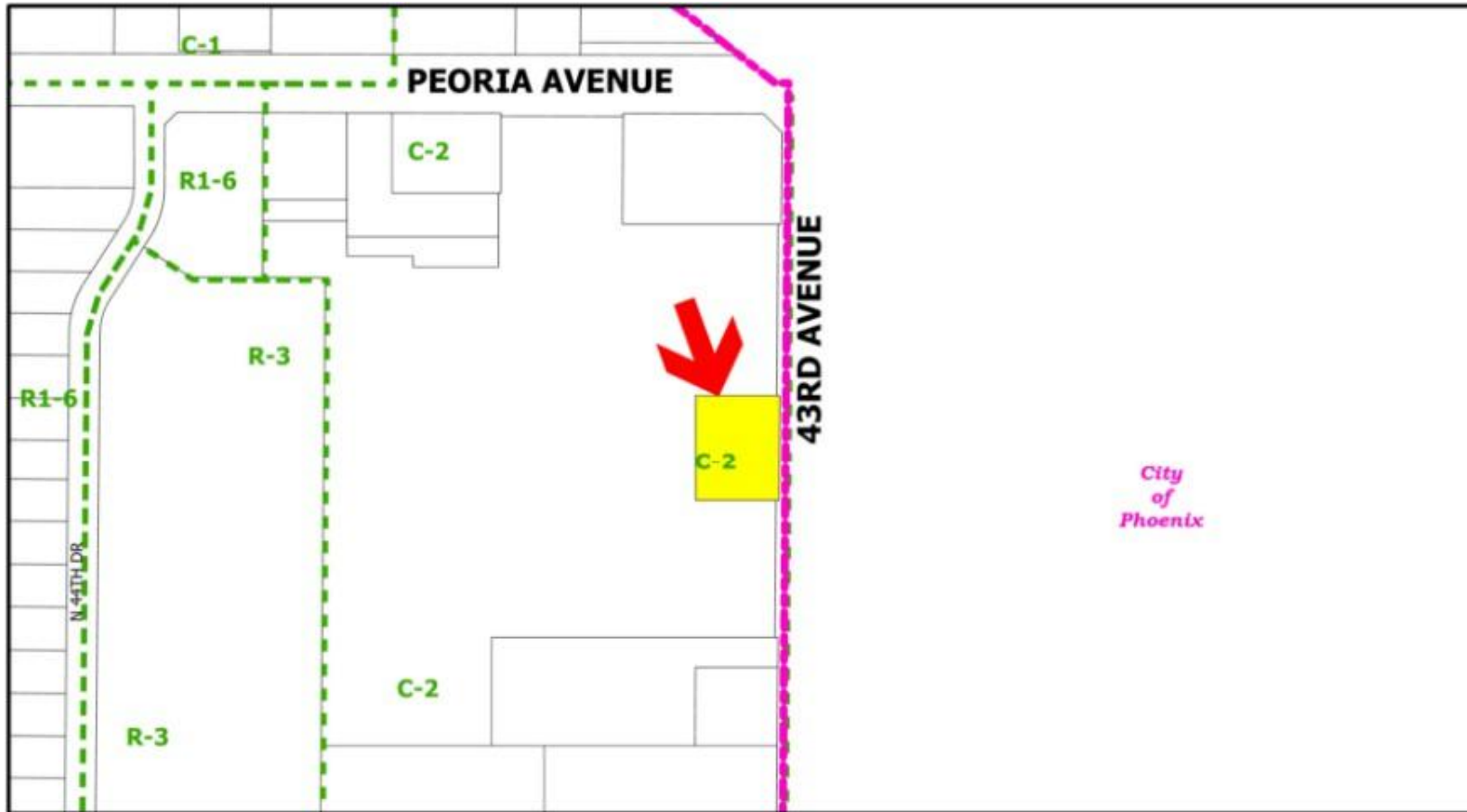
Planning Commission approval of Bellagio Smoke and Vape (CUP25-13) with stipulations.

Applicant/ Owner:

Alario Insunsa/ Capital Asset Management



# Zoning Map



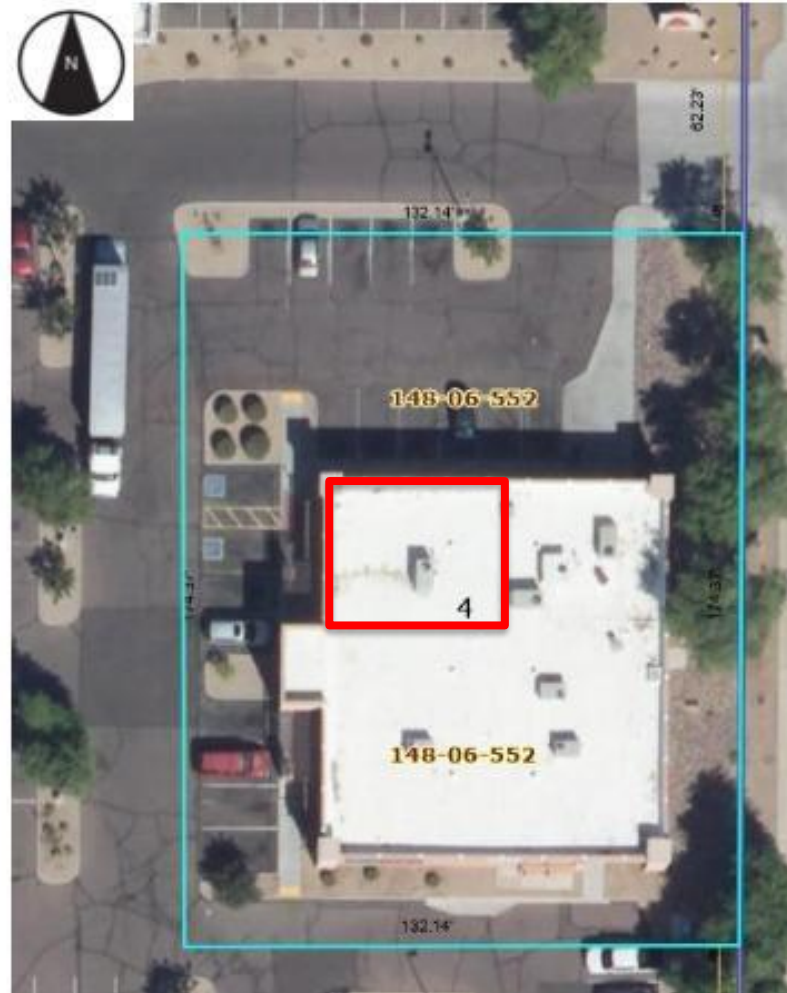


# Aerial Map





# Site Plan





# Public Involvement

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- Notices mailed August 21, 2025
- Hearing notices mailed on September 26, 2025
- Advertised in *The Arizona Republic* on October 1, 2025
- Property posted on-site October 1, 2025



## Findings & Analysis

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- Consistent with General Plan and Zoning district.
- Not detrimental to health, safety, or general welfare; no adverse effects on the property, adjacent uses, nor surrounding neighborhood when consideration is given to the character and size of the use and hours of operation.



## Findings & Analysis

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- Adequate size and shape, zoning district requirements are met.
- Adequate access to public streets, safe and efficient on-site circulation.
- Stipulations to mitigate anticipated detrimental effects.



## Recommendation

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Staff recommends approval of CUP25-13 subject to the following stipulations:

1. Development shall be in substantial conformance with the Project Narrative and Site Plan date stamped August 26, 2025.
2. Any expansion of the use into another suite, or relocation of the business to a new location, will require subsequent Conditional Use Permit (CUP) approval.



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