

09/19/23 PC AGENDA SHEET

HOOKAH LOUNGE  
(TITLE 30)

PARADISE RD/HARMON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0465-PARADISE ROAD, LLC:**

**USE PERMIT** for a hookah lounge in conjunction with a restaurant and adult use (cabaret) business on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone and a C-P (Office & Professional) (AE-65) Zone.

Generally located on the west side of University Center Drive, 470 feet north of Harmon Avenue within Paradise. JG/rp/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-22-202-005; 162-22-202-006

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4416 Paradise Road
- Site Acreage: 1.1
- Project Type: Hookah Lounge
- Number of Stories:1
- Square Feet: 7,991
- Parking Required/Provided: 80/88

Site Plan

The site plan depicts an existing legal nonconforming adult entertainment business (Centerfolds) located on the western portion of the parcel. Access is located along the east property line adjacent to University Center Drive. The applicant is requesting to allow a hookah lounge for its customers. The loading area and the parking are in front of the existing building.

Landscaping

No changes are proposed or required for the existing landscaping.

### Elevations

Photographs show a 1 story commercial building with a parapet style roof. The existing color scheme includes white stucco paint with black and gold accent colors.

### Floor Plan

The floor plan includes an entry way, seating area, bar area, stage area, open office, private dance room, locker room, and restrooms.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states there should be no impact on the adjacent properties since the building is enclosed and not viewed from the outside. The hookah lounge will not be the primary business; however, adding the sale of hookah would add to the experience of the customers. The applicant indicates the building is equipped with 2 smoke eaters to help minimize any environment impacts.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SC-18-0427	Changed the name of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0010-12	Allowed an overhead communication line existing utility structure along public rights-of-way	Approved by PC	March 2012
UC-1799-98	Restaurant in conjunction with an adult entertainment business	Approved by PC	November 1998
DR-0796-95	440 square foot, 30 foot high animated sign in conjunction with an adult entertainment cabaret	Approved by BCC	June 1995
DR-1712-93	65 square foot electronic message panel addition to an existing freestanding sign in conjunction with an existing adult entertainment cabaret	Approved by BCC	November 1993

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	H-1	Multiple family residential
South	Entertainment Mixed-Use	C-2	Shopping center
East	Public Use	P-F	UNLV
West	Entertainment Mixed-Use	H-1	Resort Hotel

### **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.

Staff finds that the proposed request is consistent and compatible with the approved and existing use on the property. The proposed use for a hookah lounge should not result in an adverse effect on adjacent properties and adding a hookah lounge to the existing adult entertainment business is an appropriate use for the site; therefore, staff can support this request.

### **Department of Aviation**

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

### **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 has adopted a rewrite to Title 30 effective January 1, 2024, 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.

### **Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CVSM LLC DBA CENTERFOLDS CABARET

**CONTACT:** CVSM LLC DBA CENTERFOLDS CABARET, 4416 PARADISE ROAD, LAS VEGAS, NV 89169