

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400028 (UC-23-0014)-WELL DONE, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** outside dining in conjunction with an existing restaurant; and **2)** eliminate pedestrian access.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate setbacks; **2)** alternative street landscaping; **3)** waive parking lot trees; and **4)** allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a CG (Commercial General) Zone.

Generally located south of Sahara Avenue and west of Cimarron Road within Spring Valley.
AB/jm/cv (For possible action)

RELATED INFORMATION:

APN:

163-09-102-009 through 163-09-102-012

USE PERMITS:

1. Outside dining/drinking in conjunction with a restaurant in C-1 Zone.
2. Eliminate pedestrian access around the perimeter of the outside dining area where 48 inches is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate front setback and setback from the right-of-way where 10 feet is required per Table 30.40-4 and Section 30.56.040.
2. Allow alternative landscaping behind an attached sidewalk where 15 feet of landscaping is required per Section 30.64.030.
3. Waive parking lot landscaping (trees) where Figure 30.64-14 is required.
4. Allow non-standard street improvements in the right-of-way (Sahara Avenue) where not allowed per Section 30.52.050.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8245 Sahara Avenue
- Site Acreage: 1
- Project Type: Restaurant with outside dining

- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 9,580 (total)/8,016 (existing restaurant)/1,564 (addition)/765 (outside dining)
- Parking Required/Provided: 174/186

Site Plan

The approved plan depicts the proposed extension to the existing restaurant (Limoncello) that has access to Sahara Avenue. The building is located at the northeast corner of the site with parking located along the west property line and south of the building. The site shares required parking with the parcels to the east and south within the same shopping center. The addition to the restaurant will be located at the southwest corner of the building, with an outside dining area on the north side of the building. The approved plan depicts removing several parking spaces to provide the additional dining room and manager's office. The outside dining patio area will be within the existing street landscape area, set back zero feet from the street right-of-way/property line, and separated by 11 feet 7 inches from the rear of sidewalk.

Landscaping

Street landscaping is located within the public (Clark County) right-of-way for Sahara Avenue, approximately 15 feet wide, with additional street landscaping located to the east of the outside dining area between the building and the right-of-way. Additional trees are located within the existing and proposed landscaping to the south of the building and within the existing parking lot landscape island located south of the building. The addition to the restaurant will remove a landscape finger on the end of a row of parking. Shrubbery will be provided on the west side of the building.

Elevations

The approved plans depict an existing 24 foot high restaurant building with flat roofs surrounded by painted stucco parapets with pitched metal roof, and wrapped stucco trim. The proposed addition includes full height steel and glazing panel inserts to match the existing windows to provide shade by fabric awnings. A 36 inch high decorative metal barrier (fence) will surround the proposed outside dining area on the northwest side of the building.

Floor Plans

The approved plans depict an existing 8,016 square foot building with the 1,564 square foot addition of a new dining area with bar and manager's office at the southwest corner of the building. The existing patio constructed on the north side of the building is to be converted into a 765 square foot outside dining area with 36 inch high barrier.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900184 (UC-23-0014):

Current Planning

- Until March 21, 2026 to commence.

- Applicant is advised that the application must commence by the stated date 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.

Listed below are the approved conditions for UC-23-0014:

Comprehensive Planning

- Wrought iron fence and bollards to be installed;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

Applicant's Justification

This request is necessary because of delays to submit the building permit due to revisions to the roofline of the building resulting in an Administrative Design Review (ADR-25-900705), which was approved on October 21, 2025. Other additional items delayed the submittal of the building permit including site constraints resulting in a survey to correct accessible parking spaces and a requirement for a peak power demand analysis from NV Energy. Although the building permit is now submitted (BD26-06182), additional time is required to complete the building permit process. This application is a request for 2 years to ensure that there is adequate time for the issuance of the permits and the subsequent commencement of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900705	Administrative design review for revised plans for an outside dining and drinking in conjunction with an existing restaurant	Approved by ZA	October 2025
ADET-25-900184 (UC-23-0014)	First extension of time for an outside dining and drinking in conjunction with an existing restaurant	Approved by ZA	April 2025
UC-23-0014	Use permit, waivers of development standards, and design review for outside dining and drinking in conjunction with an existing restaurant	Approved by PC	March 2023
VC-1320-97	Variance to reduced front setback to a freestanding sign in conjunction with a restaurant	Approved by PC	September 1997
WT-0369-97	Waiver of title to decrease finished floor elevation in conjunction with a commercial building	Approved by PC	April 1997
VC-1944-94	Variance to allow on-premises consumption of alcohol in conjunction with a restaurant	Approved by PC	January 1995
ZC-1487-94	Zone change to C-1 zoning for a restaurant with office/retail complex	Approved by BCC	October 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Place of worship
South & East	Neighborhood Commercial	CG	Office/retail within the same complex
West	Neighborhood Commercial	CG	Mini-warehouse facility

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that no substantial changes have occurred on the subject site or on surrounding properties, that would warrant the denial of the second extension of time request. Since there is an actively pursued building permit (BD26-06182), staff can support this request.

Public Works - Development Review

The applicant has worked with staff and continues to make progress toward resolving outstanding items. Therefore, staff has no objection to this extension of time.

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

- Until March 21, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; 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 the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: JENNY KIM

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 S. FOURTH STREET, SUITE 200, LAS VEGAS, NV 89101