

09/05/23 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

UPDATE
SAHARA AVE/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0296-WEST SAHARA PROMENADE CO, LLC:

HOLDOVER USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** hookah lounge within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-09-510-004 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8125 W. Sahara Avenue
- Site Acreage: 8 (portion)
- Project Type: Supper club & hookah lounge
- Number of Stories: 1
- Square Feet: 5,488

Site Plans

The plans show a proposed supper club and hookah lounge within a lease area (Suite 300) located in the main shopping center building at 8125 West Sahara Avenue. The proposed supper club is over 230 feet from the nearest residential use; thus, meeting the separation distance of 200 feet required by Code. Access to the site is from both Sahara Avenue and Cimarron Road. The proposed use does not require any additional parking.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict an existing 1 story shopping center constructed of stucco finish, aluminum storefront systems, metal trellises, and tile roofing.

Floor Plans

The plans depict a restaurant with on-premises consumption of alcohol with bar, eating area, utility room, kitchen, DJ booth, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed use will be a restaurant with on-premises consumption of alcohol and hookah lounge. All patrons will be 21 to enter the premises and will include security measures as outlined by the applicant in their letter. The restaurant will offer a full-service bar with waitresses and once the patrons select items from the food menu, they will then be offered a drink and beverage menu.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0823	Hookah lounge in conjunction with a supper club within an existing shopping center	Approved by PC	December 2019
UC-0100-17	On-premises consumption of alcohol (supper club) within Suite 110	Approved by PC	April 2017
UC-0080-17	Dry cleaner	Approved by PC	March 2017
UC-0587-16	On-premises consumption of alcohol (supper club) within Suite 300 (subject site)	Approved by PC	October 2016
UC-0487-11	Recreational facility (laser tag) and arcade	Approved by PC	December 2011
UC-1048-06	On-premises consumption of alcohol (supper club) within Suite 300 – expired	Approved by PC	September 2006
VC-2004-98	On-premises consumption of alcohol (supper club) within Suite 110 – expired	Approved by PC	January 1999
ZC-1898-96	Reclassified 10 acres from R-E to C-1 zoning for a shopping center	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Commercial uses
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-1 & R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Neighborhood	C-1 & C-2	Restaurant & mini-warehouse facility
West	Commercial Neighborhood	C-1	Commercial & office uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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.

Use Permit #1

The sale of alcoholic beverages in conjunction with meals is common place within the restaurant industry. Furthermore, a similar use was previously approved in the same tenant suite. The use is compatible and appropriate with the existing and adjacent commercial uses and will not have an adverse or negative impact on the surrounding area or shopping center, and is separated by more than 200 feet from the residential uses to the south. Additionally, there is no direct access between the adjacent residential use and the shopping center; therefore, staff can support this request.

Use permit #2

Staff finds that the proposed request is consistent and compatible with the approved and existing uses within the shopping center and the surrounding area. The proposed use for a hookah lounge should not result in an adverse effect on adjacent properties as the use primarily faces north and west within the shopping center and is buffered by a portion of the commercial building and a street from the residential properties to the south. Also, a similar request was previously approved within the same shopping center; 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 approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; if indoor entertainment can be heard outside, a special use permit for live entertainment shall be required; 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.

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, applicant is advised 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:

APPROVALS:

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: August 15, 2023 – HELD – To 09/05/23 – per the Planning Commission.

APPLICANT: VERIFIED LAS VEGAS

CONTACT: VERIFIED LAS VEGAS, 8125 W. SAHARA AVE. #300, LAS VEGAS, NV 89117