

09/05/23 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

LAS VEGAS BLVD N/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0400-LUCKY INVESTMENT HOLDINGS, LLC:**

**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use on 1.2 acres in a C-2 (General Commercial) (AE-70) Zone.

Generally located on the northwest side of Las Vegas Boulevard North, 1,000 feet northeast of Craig Road within Sunrise Manor. MK/tpd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-04-601-004

**USE PERMIT:**

Reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use to 65 feet where 200 feet is required per Table 30.44-1 (a 67.5% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4531 Las Vegas Boulevard N.
- Site Acreage: 1.2
- Number of Lots: 1
- Project Type: Reduced separation for supper club
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,884
- Parking Required/Provided: 39/82

**Site Plan**

The plan depicts an existing 3,884 square foot structure. County records indicate that the existing building was constructed in 1939. Thirty-nine parking spaces are required where 82 spaces are

provided. Access to the project site is granted via an existing commercial driveway along Las Vegas Boulevard North.

#### Landscaping

All site and street landscaping exists, and no additional landscaping is provided or required.

#### Elevations

The plans (photographs) depict an existing 18 foot high building consisting of stucco exterior with a pitched roof. The roof material consists of asphalt shingles.

#### Floor Plans

The plans depict an area consisting of a dining room, dance floor, stage area, bar, pool tables, restrooms, kitchen and food preparation areas, a walk-in refrigerator and freezer, storage and office areas.

#### Signage

Signage is not a part of this application.

#### Applicant's Justification

The applicant is proposing to open a supper club within the required separation per Title 30.44-1. This request would allow for the applicant to operate within the required 200 feet from a residence. Their hope is to become a safe space for all members of the community, provide jobs to those community members, and provide a platform for local artist to perform.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0330-17	Use permits for on-premises consumption of alcohol and outside dining in conjunction with a tavern - expired	Approved by PC	June 2017
UC-0719-09	Use permit to reduce separation between on-premises consumption of alcohol and residence - expired	Approved by PC	January 2010
ADR-1460-07	Administrative design review for a communications tower	Approved by ZA	November 2007
WS-1023-02 (ET-0256-04)	First extension of time for waiver of development standards for a freestanding sign	Approved by PC	September 2004
WS-1023-02	Waiver of development standards for a freestanding sign	Approved by PC	September 2004

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	C-2	Hotel
South	Corridor Mixed-Use	R-4 & P-F	Multiple family residential & Nellis Air Force Base
West	Corridor Mixed-Use	R-4	Multiple family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Nellis Air Force Base	H-2	Nellis Air Force Base

**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 subject parcel previously operated as an on-premises consumption of alcohol establishment. The previous business did so for numerous years without any complaints to the Clark County Public Response Office. The proposed supper club is separated from existing multiple family residences by a 7 foot tall block wall, located along the western property line. It is for these facts that staff can support the request for reduced separation.

**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**

- Shrubs and decorative rock shall be installed per Southern Nevada Regional Plant List in landscaping areas adjacent to the building and 1 small tree (or greater size) shall be planted in the area on the southeast and in the area on northeast portions of the building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside dining and live entertainment are not a part of this approval and shall meet Title 30 standards; 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; 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 the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VERONICA MARQUEZ

**CONTACT:** VERONICA MARQUEZ, SUPPER CLUB 702, 1941 GOLDEN TRUMPET AVE, LAS VEGAS, NV 89123