

11/07/23 PC AGENDA SHEET

SERVICE BAR  
(TITLE 30)

LAS VEGAS BLVD S/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0600-REAL EQUITIES, LLC:**

**USE PERMIT** for a service bar in conjunction with an existing hookah lounge in a shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-20-602-009 ptn

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9175 Las Vegas Boulevard South, Suite 100-E
- Site Acreage: 28.7 (portion)
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 2,870 (lease space)/237,952 (overall complex)
- Parking Required/Provided: 952/1,226 (overall complex)

**Site Plan**

The site is the Vegas Pointe Plaza Shopping Center (formally the Factory Stores of America and the Las Vegas Outlet Stores), which was constructed in 1992. The center consists of 2 buildings that are divided into lease spaces and anchor stores, which are located along the north, west, and south sides of the site. Parking for the shopping center is located in the center of the parcel between the buildings, and access to the shopping center is provided from Las Vegas Boulevard South and Serene Avenue. The proposed service bar is in conjunction with a previously approved hookah lounge (UC-22-0236) and is located within an in-line retail building located at the southeast corner of the shopping center.

### Landscaping

There is existing landscaping along the perimeter of the shopping center, as well as some parking lot landscaping. There are no proposed or required modifications to the existing landscaping.

### Elevations

The photos show an existing 1 story building, painted in earth tone colors, with a flat roof behind parapet walls at varying heights on the east and north facing sides.

### Floor Plans

The proposed service bar will be added to the existing hookah lounge, which occupies 1 lease space (total of 2,870 square feet) within the shopping center. The plan depicts seating areas, service areas, a bar, office, storage areas, kitchen, and restrooms.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that the addition of the service bar to the existing hookah lounge will be a conforming use on the property. The applicant adds that the site has sufficient landscaping and parking, and that the service bar expansion will allow the business to employ 3 additional employees.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0236	Hookah lounge	Approved by PC	June 2022
UC-21-0404	Supper club	Approved by PC	September 2021
UC-21-0196	Billiard hall & service bar	Approved by PC	June 2021
UC-19-0082	Banquet facility	Approved by PC	March 2019
UC-18-0073	Minor training facility (piano, martial arts, guitar, voice lessons, and after school programs)	Approved by PC	March 2018
UC-0412-17	Daycare facility	Approved by PC	July 2017
UC-0148-14	Place of worship	Approved by PC	May 2014
UC-0062-14	Daycare facility - expired	Approved by PC	March 2014
UC-0475-13	Reduced the separation of a tavern from a residential use	Approved by PC	October 2013

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0488-12	Secondhand sales (clothing)	Approved by PC	October 2012
UC-0355-11	Swap meet, farmer's market, and recreational facility with wall signs	Approved by PC	September 2011
UC-0009-11	Place of worship	Approved by PC	March 2011
UC-0332-10	Banquet facility	Approved by PC	September 2010
UC-0929-08	Massage establishment	Approved by PC	November 2008
UC-0849-08	Reduced the separation of a supper club from a residential use - expired	Approved by PC	October 2008
UC-0364-07	Tavern - expired	Approved by PC	May 2007
UC-0962-05	Daycare facility - expired	Approved by PC	August 2005
ZC-0036-04	Reclassified the property from C-2 to H-1 zoning for an existing shopping center	Approved by BCC	February 2004
UC-0497-99	Daycare facility - expired	Approved by PC	May 1999
ZC-154-90	Reclassified the property from R-E & H-1 to C-C zoning for a shopping center	Approved by BCC	October 1990

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	H-1	Emerald Suites Condominiums
South	Entertainment Mixed-Use & Open Lands	H-1	Boca Raton Resort Condominiums & undeveloped
East	Entertainment Mixed-Use	H-1	Manhattan Residential Condominiums, undeveloped, & Lee's Discount Liquor Store
West	Entertainment Mixed-Use	R-3 & R-4	Apartments

**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.

The existing shopping center includes a variety of commercial uses, and staff does not anticipate any negative impacts from the proposed service bar being added to the existing hookah lounge. Abundant parking is available to accommodate the additional use, and the nearest residential property is over 200 feet to the east of the hookah lounge, adjacent to Las Vegas Boulevard South. The residential use located on the south side of Serene Avenue is over 300 feet from the wall of the subject lease space. As a result, staff can support the 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; 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.

### **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:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EHAB MOUSTAFA

**CONTACT:** EHAB MOUSTAFA, 9175 S. LAS VEGAS BLVD, SUITE E-100, LAS VEGAS,  
NV 89123