

HOOKAH LOUNGE
(TITLE 30)

FLAMINGO RD/TOPAZ ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0059-RUSS-WESTERN PLAZA:

USE PERMIT for a hookah lounge within an existing retail center on a portion of 1.1 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Flamingo Road, 490 feet east of Topaz Street within Paradise. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:
162-13-417-001

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE
WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 2790 Flamingo Road
- Site Acreage: 1.1
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 1,960
- Parking Required/Provided: 41/58

Site Plans

The plans show a proposed hookah lounge (Krave) within an existing retail center (Snug Harbor). The lease area is located near the north end of the building which is zoned C-1. The southerly portion of the building is zoned C-2 and is not a part of this request. Access to the shopping center is from Flamingo Road.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict an existing 1 story building consisting of stucco, aluminum storefront systems, and enhanced architectural features (lighthouse).

Floor Plans

The plans show a 1,960 square foot lease area. The interior of the building consists of lounge area, 2 karaoke rooms, office, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the retail center is located along a busy street with built in foot traffic from the multiple family residential complex to the north. The proposed use will provide a relaxed and laid back environment where patrons can listen to good music/karaoke and escape the typical sports bar or club scenes. The proposed use will provide a unique feature to the retail center that currently consists of a beauty salon, barber shop, and Persian restaurant. The hookah lounge will operate Sunday through Thursday 5:00 p.m. to 1:00 a.m. and Friday and Saturday 4:00 p.m. to 4:00 a.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-050-90 & VC-131-90	Reclassified to C-2 zoning for a 3,780 square foot restaurant within a retail center and reduced parking to 41 parking spaces	Approved by BCC	May 1990
ZC-209-88, UC-252-89, & VC-402-88	Reclassified to C-1 and R-3 zoning (parcel to the north) for retail and planned unit development and reduced the lot area to 3.3 acres where 5 acres is required	Approved by BCC	August 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South	Public Use	P-F	School District administrative offices
East	Neighborhood Commercial	C-1	Business complex
West	Corridor Mixed-Use	C-1	Retail building

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 proposed use is located within a shopping center with other entertainment, recreational, and retail/restaurant type uses. The site is also located within the Corridor Mixed-Use planned land use category where the Master Plan states primary land uses should be a mix of retail, restaurants, entertainment, and other professional services. Therefore, a hookah lounge would be in harmony with the primary land uses stated.

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 any other County issued permit, license, or approval; 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

- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SASHEENE COOK

CONTACT: SASHEENE COOK, 2790 E. FLAMINGO ROAD, SUITE E, LAS VEGAS, NV
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