

05/17/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

PECOS RD/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0169-BEATH ANDREW & CARE HOLDINGS, LLC:

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

Generally located on the west side of Pecos Road and the north side of Russell Road within Paradise. JG/nr/syp (For possible action)

RELATED INFORMATION:

APN:

162-25-815-002 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3380 E. Russell Road, Suite 102
- Site Acreage: 1.1 (portion)
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 1,150
- Parking Required/Provided: 5/73 (entire center)

Site Plan

The plan shows an existing 15,921 square foot commercial center with 12 tenant spaces and combined parking area with a convenience store on a separate parcel to the southeast. The tenant space is located on the west side of the building. Access to the site is granted from existing driveways located along Russell Road and Pecos Road. The entire commercial center has 73 parking spaces.

Landscaping

Perimeter landscaping is existing, and no additional landscaping is proposed or required.

Elevations

The photo shows an existing 1 story building consisting of stucco exterior with neutral earth tone colors and glass storefronts.

Floor Plans

The photos show a 1,150 square foot open area with seating, an area to purchase tobacco and non-tobacco products, and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is for those who enjoy the fun of smoking hookah and to provide employment to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0094-17	Sale of prepackaged alcohol not in conjunction with a grocery store	Approved by PC	March 2017
UC-0939-98	Dance School - expired	Approved by PC	June 1998
UC-0104-98	Martial arts school - expired	Approved by PC	January 1998
TM-0124-95	Commercial complex	Approved by PC	May 1995
ZC-1766-94	Reclassified 2 acres from R-E to C-1 zoning for a convenience store, retail shops and offices, and gasoline station	Approved by BCC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Single family residential
South	Corridor Mixed Use	C-2	Mixed commercial uses
East	Corridor Mixed Use	C-2	Convenience store with gasoline station and an office building
West	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	R-E & C-P	Single family residential and office building

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 does not anticipate any negative impacts from a hookah lounge in an existing commercial center. Staff supports the application since the proposed use is compatible with the existing building and the overall commercial center.

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:

Current Planning

- Applicant is advised that live entertainment (indoor entertainment and/or performances heard outside the building) is not permitted; 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: WINDY CITY HOOKAH LLC

CONTACT: WINDY CITY HOOKAH LLC, 5120 BURNHAM AVE, LAS VEGAS, NV
89119