

06/21/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

PATRICK LN/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:

USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/syp (For possible action)

RELATED INFORMATION:

APN:

163-31-717-002

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6115 S. Fort Apache Road, Suites 102 and 104
- Site Acreage: 3.4
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 2,373
- Parking Required/Provided: 175/190 (commercial center)

Site Plans

The plans show an existing commercial center with the main building on the west side of the center with parking in the middle of the site. Access to the site is from Patrick Lane and Fort Apache Road.

Landscaping

Site landscaping is existing and not proposed or required with this request.

Elevations

The photos depict a 1 story building consisting of stucco, stone veneer, and aluminum storefront systems. The roof is flat with parapet walls and corniced edges.

Floor Plans

The plans show 2 suites - 2,372 square feet for suite 102 and 931 square feet for suite 104. The plans show an existing smoke shop with display area, storage, breakroom, and restroom. The proposed hookah lounge will have an open floor plan and hookah area in the rear of the suite.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the hookah lounge will be attached to an existing smoke shop and that they will be selling smoking products as well. The proposed hookah lounge is intended for patrons within the shopping center to enjoy hookah after visiting the various restaurants within the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0418	Supper club	Approved by PC	July 2018
UC-0273-17	Service bar	Approved by PC	June 2017
UC-0452-16	Reduced separation for a supper club	Approved by PC	August 2016
UC-1202-07	Truck rental and outside dining with separation	Approved by PC	December 2007
ZC-1188-01	Reclassify the site to C-1 for a shopping center	Approved by BCC	December 2001

There have been multiple land use requests for other uses within the commercial center since 2002.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-2	Commercial center
South	Neighborhood Commercial	R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Neighborhood Commercial	C-1	Office/retail complex

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 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SMOKE KING LLC

CONTACT: SMOKE KING LLC, 6115 SOUTH FORT APACHE RD #102, LAS VEGAS, NV 89148