

09/06/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

OAKEY BLVD/FREMONT ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0399-NEW STRATEGIES LLC:

USE PERMIT for a hookah lounge in conjunction with an existing restaurant and tavern on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Fremont Street, 200 feet north of Oakey Boulevard within Sunrise Manor. TS/al/syp (For possible action)

RELATED INFORMATION:

APN:

162-01-601-037

LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3015 Fremont Street
- Site Acreage: 2
- Project Type: Hookah lounge in conjunction with an existing restaurant/tavern
- Number of Stories: 2
- Building Height (feet): 22
- Square Feet: 6,930
- Parking Required/Provided: 70/70

Site Plans

The request is to add a hookah lounge to an existing restaurant and tavern. The plans depict an existing building located on the southwestern portion of the site. Records indicate the building was constructed in 1962. Parking is located to the north and east of the building. Access to the site is provided by 2 existing driveways from Fremont Street. No changes are being proposed to the exterior of the building with this request.

Landscaping

No changes are proposed or required to the landscaping areas with this request. Landscape areas along Fremont Street consist of trees and shrubs and there are landscape planters within the parking lot consisting of trees.

Elevations

The majority of the building is 1 story with the western portion of the building being 2 stories. The building is between 18 feet to 22 feet in height. The building has a flat roof behind parapet walls. The exterior of the building has a stucco finish painted in earth tone colors.

Floor Plans

The building has an area of 6,930 square feet of which 699 square feet is the second floor. The plans show the second floor will consist of a seating area with tables and booths and a private office. The first floor will consist of a bar area, kitchen, storage areas, restrooms, and customer seating areas. The floor plan also depicts a dance area and stage in the customer seating area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is requesting to have a hookah lounge within the tavern and restaurant for customers. The applicant believes the hookah lounge is consistent and compatible with the existing tavern and restaurant, and that it will also be consistent and compatible with other uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0740-14	Reclassified the site from H-1 and H-2 to H-1 zoning for a tavern and banquet facility	Approved by BCC	October 2014

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-Use	C-2	Vehicle sales facility
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Manufactured home park
West	City of Las Vegas & Corridor Mixed-Use	C-2 (City) & C-2	Commercial development

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.

The request is to allow a hookah lounge in conjunction with an existing restaurant and tavern. There will be no expansion of the existing building to allow the hookah lounge since it will be within the existing building footprint. The existing building is approximately 275 feet from the closest residential use, which is a manufactured home park to the northeast. The proposed hookah lounge should not result in a substantial or undue adverse effect on the adjacent properties; therefore, staff supports the use permit.

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 installation and use of cooling systems that consumptively use water will be prohibited; this is not an approval for live entertainment (audible from the outside); 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: ENRIQUE ARTURO ORDONEZ

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