

03/21/23 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

STEPHANIE ST/EMERALD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0030-RHINE, MARIANNE R. TRUST AGREEMENT & RHINE, MARIANNE R. TRS:

USE PERMIT for a hookah lounge in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

161-27-403-004

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5901 Emerald Avenue
- Site Acreage: 1.8
- Project Type: Hookah lounge
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 12,000
- Parking Required/Provided: 120/133

Site Plans

The plans depict an existing adult use facility with a hookah lounge inside the establishment. The adult entertainment establishment was approved in 1999 and is located in the northwest portion of the site. The property has 1 access point at Emerald Avenue. Parking is located to the east and south of the building with 133 parking spaces provided where 120 parking spaces are required.

Landscaping

The property is currently landscaped, including the parking areas, perimeter, and the Emerald Avenue street frontage.

Elevations

The building has a stucco exterior and flat roof with a porte-cochere driveway at the entrance located on the east side of the building.

Floor Plans

The plans depict an existing adult use with a tavern and adult cabaret with hookah lounge available to patron sitting in the VIP room. The floor plans show a stage, storage, seating areas, bar, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the club intends to have a hookah lounge as part of their business plan and will be operated by an independent contractor to ensure safety to the patrons. The hookah lounge will function as an accessory use to the main club and not impact the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0608	Allowed for a restaurant within an existing adult use cabaret and club	Approved by PC	September 2019
DR-0269-15 (AR-0106-17)	Reviewed approved sign application	Approved by BCC	September 2017
DR-0269-15	Existing wall signs	Approved by BCC	August 2015
DR-0237-14	Wall signs on the east and west elevations - expired	Approved by BCC	August 2014
DR-0677-12 (ET-0015-14)	First extension of time to review wall signs - expired	Approved by BCC	March 2014
WS-0071-14	Request to allow a rotating spotlight	Withdrawn without prejudice by BCC	March 2014
DR-1875-03 (WC-0129-12)	Request to waive conditions of a design review: 1) no wall signs or other signs on the south side of the building or property line; and 2) no signs to be oriented toward the park or place of worship	Withdrawn without prejudice by BCC	February 2013
DR-0677-12 (ET-0015-14)	Signage - expired	Approved by BCC	February 2013
UC-0505-11	On-premises consumption of alcohol (bar/tavern) and a banquet facility in conjunction with an existing adult use	Approved by PC	December 2011
DR-0315-11	Re-faced and relocated 15 existing wall signs and installed 8 wall signs in conjunction with an existing adult use - expired	Approved by BCC	August 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0045-10	On-premises consumption of alcohol (bar/tavern) in conjunction with an existing adult use	Approved by PC	March 2010
DR-1875-03	Exterior remodel of an existing adult use, review of signage for the adult use, and interior remodel for future expansion	Approved by BCC	January 2004
AU-0511-99	Allowed an adult use on the site	Approved by ZA	July 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	M-1	Industrial uses with outside storage
South	Corridor Mixed-Use	M-2	Undeveloped
West	Business Employment	M-1	Outside storage

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 request is to allow a hookah lounge in conjunction with an existing adult use cabaret 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. Review of the aerial maps show no existing residential uses within the immediate area. The proposed hookah lounge should not result in a substantial or undue adverse effect on the adjacent properties; therefore, staff supports this 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 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: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: MINKS GENTLEMENS CLUB

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