

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the liquor uses proposed by Chef's Choice, LLC and West Coast Beverage LLC, jointly as subtenants, on Clark County-owned land leased to EJM Spencer Helm Property, LLC, at 1660 Helm Drive, Suite 600, located on the northwest corner of Spencer Street and Helm Drive (Assessor's Parcel Number 177-02-102-033). (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

On September 21, 1999, the Board of County Commissioners (Board) approved a 50-year Lease Agreement (Ground Lease) between Clark County (County) and EJM Spencer Helm Property, LLC, (EJM Spencer Helm) for commercial development on ±13.6 acres of County-owned land. EJM Spencer Helm has requested the County consent to a sublease with Chef's Choice, LLC and West Coast Beverages LLC, jointly as subtenant, for general office and administrative uses, storage, warehousing and distribution of wine, spirits and other lawful beverage products on the leased premises (1660 Helm Drive, Suite 600 - 6,720 SF). The sublease term is three (3) years. The rent for the first year is \$9,072 per month, with annual increases of 5%.

If the Board consents to the liquor uses on the leased premises, then EJM Spencer Helm and/or Chef's Choice, LLC and West Coast Beverage LLC must also obtain any other necessary licenses and land use approvals required by law.

This item was presented to the County Long Range Planning Committee on March 9, 2023.

Cleared for Agenda

03/21/2023

File ID#

23-362