

06/15/21 PC AGENDA SHEET

BILLIARD HALL  
(TITLE 30)

SERENE AVE/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0196-REAL EQUITIES, LLC:**

**USE PERMITS** for the following: **1)** billiard hall; and **2)** alcohol, on-premises consumption (service bar) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/jt/jo (For possible action)

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RELATED INFORMATION:

**APN:**

177-20-602-009 ptn

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9155 Las Vegas Boulevard South, Suites 222, 226, and 230
- Site Acreage: 28.7 (portion)
- Project Type: Billiard hall
- Number of Stories: 1
- Square Feet: 11,100 (lease)
- Parking Required/Provided: 1,080/1,226 (overall complex)

**Site Plan**

The site is the Vegas Point Plaza Shopping Center (formally the Factory Stores of America and the Las Vegas Outlet Stores) which was constructed in 1992. The center consists of 2 buildings that are divided into lease spaces and anchor stores, which are located along the north, west, and south sides of the site. Parking for the shopping center is in the center of the parcel between the buildings, and access to the shopping center is provided from Las Vegas Boulevard South and Serene Avenue. The proposed billiard hall with on-premises consumption of alcohol (service bar) is located within an in-line retail building located along the west side of the shopping center.

### Landscaping

There is existing landscaping along the exterior of the shopping center, as well as some parking lot landscaping. There are no proposed or required modifications to the existing landscaping.

### Elevations

The photos show an existing 1 story building, painted in earth tone colors, with a flat roof and parapet walls at varying heights.

### Floor Plans

The proposed billiard hall will occupy 3 lease spaces (total of 11,100 square feet) within the shopping center. The plan depicts a total of 31 pool tables, tables with chairs, a bar/service counter, office, storage area, and restrooms.

### Signage

Signage is not a part of this request.

### Applicant's Justification

According to the applicant, the billiard hall with the sale of beer and wine is compatible with other uses in the shopping center and the surrounding area. Abundant parking is located on the premises, and the business will not require any additional infrastructure. Lastly, the business intends to operate 7 days a week from 9:00 a.m. to 2:00 a.m. and employ approximately 8 individuals.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0082	Banquet facility	Approved by PC	March 2019
UC-18-0073	Minor training facility (piano, martial arts, guitar, voice lessons and after school programs)	Approved by PC	March 2018
UC-0412-17	Daycare facility	Approved by PC	July 2017
UC-0148-14	Place of worship	Approved by PC	May 2014
UC-0062-14	Daycare facility - expired	Approved by PC	March 2014
UC-0475-13	Reduced the separation of a tavern from a residential use	Approved by PC	October 2013
UC-0488-12	Secondhand sales (clothing)	Approved by PC	October 2012
UC-0355-11	Swap meet, farmer's market, and recreational facility with wall signs	Approved by PC	September 2011
UC-0009-11	Place of worship	Approved by PC	March 2011
UC-0332-10	Banquet facility	Approved by PC	September 2010

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0929-08	Massage establishment	Approved by PC	November 2008
UC-0849-08	Reduced the separation of a supper club from a residential use - expired	Approved by PC	October 2008
UC-0364-07	Tavern - expired	Approved by PC	May 2007
UC-0962-05	Daycare facility - expired	Approved by PC	August 2005
ZC-0036-04	Reclassified the property from C-2 to H-1 zoning for an existing shopping center	Approved by BCC	February 2004
UC-0497-99	Day care facility - expired	Approved by PC	May 1999
ZC-154-90	Reclassified the property from R-E & H-1 to C-C zoning for a shopping center	Approved by BCC	October 1990

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Emerald Suites Condominiums
South	Commercial Tourist	H-1	Boca Raton Resort Condominiums & undeveloped
East	Commercial Tourist	H-1	Manhattan Residential Condominiums, undeveloped, & Lee's Discount Liquor Store
West	Commercial Tourist	R-3 & R-4	Apartments

**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 Comprehensive 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 existing shopping center includes a variety of commercial uses, and staff does not anticipate any negative impacts from the proposed billiard hall with a service bar. Abundant parking is available to accommodate the additional uses, and although residential uses are located around the periphery of the shopping center, the size of the development (28.7 acres) acts as a buffer between the proposed billiard hall and surrounding residential development. As a result, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issues permit, license, or approval; 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**

- Traffic study and compliance.

**Building Department - Fire Prevention**

- 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:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BANGIN BALLZ BILLIARDS BAR

**CONTACT:** SALTZMAN MUGAN DUSHOFF P, LLC, 1835 VILLAGE CENTER CIRCLE,  
LAS VEGAS, NV 89134