

11/16/21 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

MARION ST/SAHARA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0568-RNI-NV, LP:

USE PERMIT to allow a hookah lounge in conjunction with an existing tavern on 1.0 acre in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Sahara Avenue, 257 feet east of Marion Street (alignment) within Sunrise Manor. TS/jor/jo (For possible action)

RELATED INFORMATION:

APN:
161-08-101-011

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description

General Summary

- Site Address: 4465 E. Sahara Avenue
- Site Acreage: 1
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 4,698
- Parking Required/Provided: 47/57

Site Plan

The site plan depicts an existing tavern (Copacabana Bar and Grill) located on the northern portion of the parcel. Access is located along the north property line adjacent to Sahara Avenue provided by a private driveway easement located along the east side of the property, there is no direct access to Sahara Avenue. The main entrance of the tavern faces east. Furthermore, 57 parking spaces are located along the east and west property lines and south of the building. The applicant is requesting to allow hookah services to its customers.

Landscaping

Landscaping is located within an existing landscape planter along the north and east property lines. No new landscaping is required nor a part of this request.

Elevations

Photographs show a 1 story commercial building with a parapet style roof with an overall height of 20 feet, and a front entrance awning with Spanish style concrete tiles. The existing color scheme includes off-white stucco paint with grey and navy accent colors.

Floor Plan

The floor plan includes an entry way, seating area, bar area, back of house areas, and restrooms. The overall area of the restaurant is 4,698 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, hookah services are in high demand with the applicant's customers. Adding this service would help the existing tavern with sales. Business hours for the tavern are 8:00 p.m. to 6:00 a.m., Thursday through Saturday.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0014	Re-establish a tavern	Approved by PC	March 2021
UC-0386-05	Live entertainment in conjunction with a tavern - expired	Approved by PC	April 2005
UC-1012-02	On-premises consumption of alcohol (tavern) in conjunction with a restaurant - expired	Approved by BCC	September 2002
ZC-197-92	Reclassified 9.4 acres, including this site, to M-D zoning for an office/warehouse complex	Approved by BCC	December 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-1	Communications facility
South & East	Business and Design/Research Park	M-D	Communications facility
West	Business and Design/Research Park	M-D	Office/warehouse 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 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. Staff finds

that adding hookah services to the existing tavern is an appropriate use for the site. Staff does not object to the applicant's request since there are no active records of a tavern resulting in a substantial adverse effect on adjacent properties; therefore, adding a hookah service should not pose a negative impact to the surrounding establishments.

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 a liquor or gaming license or any other County issued 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

- No comment.

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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: COPA LLC

CONTACT: JOSE ESCOBAR, COPA LLC, 3854 FELDSPAR AVE, LAS VEGAS, NV 89120