



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2024**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: TEMPO ULTRA LOUNGE, LLC - OWNER: JG SAHARA, LLC**

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**\*\* STAFF RECOMMENDATION(S) \*\***

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0530-EOT1	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      N/A

**NOTICES MAILED**    N/A

**PROTESTS**    0

**APPROVALS**    0

**\*\* CONDITIONS \*\***

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**24-0530-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on October 11, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0296-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Site Development Plan Review (22-0296-SDR1) for a 546 square-foot outdoor patio associated with nightclub and tavern uses with a Waiver of perimeter landscape standards at 1000 East Sahara Avenue.

**ISSUES**

- This is the first Extension of Time of the Site Development Plan Review (22-0296-SDR1) approved October 11, 2022.
- Building permits (C22-01351) and (C22-02204) were submitted for the construction of the 546 square-foot outdoor patio area. The building permits were returned for information due to the lack of architectural and structural plans.
- Staff conducted a routine site visit and observed that the approved 546-square foot outdoor patio area was constructed without issuance of a building permit. A Code Enforcement case (CE24-09096) has been opened.

**ANALYSIS**

The subject site is zoned C-1 (Limited Commercial) with a TOD-1 (Transit Oriented Development - High) land use designation. This area is on the southern periphery of the Downtown South neighborhood district and is surrounded by commercial development on all sides.

No building permits have been issued for construction of this development. While building permits were submitted for review, they were returned for information due to the lack of architectural and structural plans. Per the submitted justification letter, the applicant originally hired a company under the impression that the hired company would properly submit for building permits. The applicant requests additional time to find a general contractor to properly submit to the City for required permits. During a recent field check, staff noted the subject site is now developed with the 546 square-foot outdoor patio area, which still requires the proper permitting prior to licensing and public occupancy. A Code Enforcement case (CE24-09096) has been opened to address this issue.

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**FINDINGS (24-0461-EOT1)**

The previously approved development continues to be appropriate with surrounding commercial development. Therefore, staff recommends approval of the requested Extension of Time of the approved Site Development Plan Review (22-0296-SDR1) for a two-year period. If denied, Site Development Plan Review (22-0296-SDR1) will be deemed expired as of October 11, 2024.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
10/11/22	The Planning Commission approved a Variance (22-0296-VAR1) to allow zero additional parking spaces where 11 additional spaces are required for an existing parking impaired development at 1000 East Sahara Avenue.
10/11/22	The Planning Commission approved a Site Development Plan Review (22-0296-SDR1) for a proposed 546 square-foot outdoor patio associated with nightclub and tavern uses with a Waiver of perimeter landscape standards at 1000 East Sahara Avenue.
11/19/24	A Code Enforcement case (CE24-09096) was opened citing an unpermitted outdoor patio addition at 1000 East Sahara Avenue.

<b><i>Most Recent Change of Ownership</i></b>	
10/02/03	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
05/25/22	A building permit (C22-02204) was submitted for the construction of an outdoor seating area at 1000 East Sahara Avenue. The building permit was returned for information.
05/25/22	A building permit (C22-01351) was submitted for the construction of an outdoor patio area at 1000 East Sahara Avenue. The building permit was returned for information.

<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting was not required, nor was one held.	

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<b>Neighborhood Meeting</b>	
A neighborhood meeting was not required, nor was one held.	

<b>Field Check</b>	
10/30/24	Staff conducted a routine field check of the subject site and observed an existing commercial building with a constructed outdoor patio area within the landscape buffer. Nothing of concern was noted.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	0.80

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Nightclub	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Alcohol, On-Premise Full		
North	Office, Other than Listed	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	General Retail Store, Other than Listed		
South	General Retail Store, Other than Listed	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial District - Clark County)
East	Office, Other than Listed	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
West	Church/House of Worship	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)

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<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Downtown South	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District (175 Feet)	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A