



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT: ZONI BROTHERS, LLC - OWNER: 1993  
MIGUEL FAMILY TRUST, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0336-SUP1	Staff recommends APPROVAL, subject to conditions:	

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 223

PROTESTS N/A

APPROVALS N/A

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

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**24-0336-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Restricted (1 - 5 Machines) use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. 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**

The applicant is requesting a Special Use Permit for a proposed Gaming Establishment, Restricted use at 789 North Nellis Boulevard.

**ISSUES**

- A Gaming Establishment, Restricted use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff supports this request.

**ANALYSIS**

The subject site is zoned C-1 (Limited Commercial) with a TOD-2 (Transit Oriented Development - Low) land use designation where it is subject to Title 19 requirements.

The applicant has proposed to operate a Gaming Establishment, Restricted use (1 - 5 Machines) at 789 North Nellis Boulevard. The subject tenant space is an existing Alcohol, Off-Premise Full use [liquor store] within a shopping center called the Nellis Trails Shopping Center.

The Gaming Establishment, Restricted use is defined as “An establishment which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, and no other game or gaming device.” The proposed use meets the definition as the proposed Gaming Establishment, Restricted use would be ancillary to the primary use, The subject site would operate primarily as a liquor store where the proposed Gaming Establishment, Restricted use (1 to 5 machines), if approved, would operate incidentally to the primary use. An approved Special Use Permit is required for any establishment proposing a Gaming Establishment, Restricted use.

The Minimum Special Use Permit Requirements for this use include:

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1. Pursuant to its general authority to regulate gaming, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between a Gaming Establishment, Restricted use and certain other uses that should be protected from the impacts associated with that establishment, or that otherwise should be separated so as to minimize impacts on surrounding areas. Therefore, except as otherwise provided in these Requirements, the following distance separation requirements apply:

- a. For one to five gaming machines, no less than 400 feet to the nearest:
  - i. Church/house of worship;
  - ii. School;
  - iii. Individual care center licensed for more than 12 children; or
  - iv. City Park.

*The proposed use meets this requirement as no protected use is within 400 feet of the proposed Gaming Establishment, Restricted use.*

- \*b. For six to fifteen gaming machines, no less than 1500 feet to the nearest:
  - i. Church/house of worship;
  - ii. School;
  - iii. Individual care center licensed for more than 12 children; or
  - iv. City park;
  - v. Gaming Establishment, Restricted use with six to fifteen gaming machines; or Gaming Establishment, Non-restricted use.

*This requirement is not applicable as only 1-5 machines are requested.*

- \*c. For one to fifteen gaming machines, and operating independently of Requirement 1.b. above, no less than 1500 feet to the nearest Gaming Establishment, Restricted use or Gaming Establishment, Non-restricted use located within the Resort & Casino District, as described in LVMC Title 19, Appendix F.

*The proposed use meets this requirement, as the applicant has requested one to five machines and is not within 1500 feet of the nearest Gaming Establishment, Restricted use or Gaming Establishment, Non-restricted use located within the Resort & Casino District, as described in LVMC Title 19, Appendix F.*

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2. The distance separation requirement set forth in Requirement 1 does not apply to the following: An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

*The requirement is not applicable, the subject is not an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.*

2. The distance separation requirement set forth in Requirement 1.b. may be waived in accordance with the provisions of LVMC 19.12.050(C) for the following:

a) An establishment located on property within one or more of the following Special Area and Overlay Districts:

I. The Civic District, as described in LVMC 19.10.010;

II. The Market District or the Symphony Park District within the Downtown Las Vegas Overlay District, as described in LVMC Title 19, Appendix F; or

III. The Gaming Enterprise Overlay District, as described in LVMC 19.10.130, except for any portion of the Gaming Enterprise Overlay District that falls entirely within the Resort & Casino District, as described in LVMC Title 19, Appendix F.

b) An establishment located within a Regional Mall, as defined by LVMC 19.18.020;

c) An establishment located within a Mixed-Use development, as defined by LVMC 19.18.020;

d) An establishment that will be separated from an existing protected use by a street or highway with a minimum right-of-way width of 100 feet; or

e) An establishment that is located on a site, or within a building or structure, that is designated on the City of Las Vegas Historic Property Register.

*The applicant is not within any Special Area or Overlay District has described in Title 19.*

3. The use shall conform to, and is subject to, the provisions of LVMC Chapter 6.40.

*The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.40 if approved.*

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Staff finds that the proposed Gaming Establishment, Restricted use (1 to 5 machines) can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses and with future surrounding land uses as there are similar uses to the south of the subject site. Therefore, staff recommends approval of the Special Use Permit, subject to conditions.

**FINDINGS (24-0336-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Gaming Establishment, Restricted use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The proposed Gaming Establishment, Restricted land use would be located within a liquor store, which is physically suitable for the type and intensity of the proposed land use.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Site access is provided from Nellis Avenue, a 100-foot wide Primary Arterial, and Harris Avenue, a 60-foot wide Minor Collector street, as designated in the Master Plan of Street and Highways and Title 14. These streets are sufficient in size to accommodate the needs of the proposed use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, this Special Use Permit will be subject to conditions of approval, business license approval, and compliance inspections to ensure it will not compromise the public health, safety and welfare.

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**5. The use meets all of the applicable conditions per Title 19.12.**

The proposed Gaming Establishment, Restricted use meets all of the applicable conditions per Title 19.12.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
10/17/84	The City Council approved a Rezoning (Z-0070-84) request of property including the subject site from R-E (Residence Estates) zone to C-1 (Limited Commercial).

<b><i>Most Recent Change of Ownership</i></b>	
12/03/21	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
c. 1986	The building was constructed.
08/22/12	A business license (L15-00205) for package alcohol sales was issued at 789 North Nellis Boulevard. This license went out of business on 04/01/23.
06/14/23	A business license (P71-00141) for package alcohol sales was issued at 789 North Nellis Boulevard. This use was allowed as a continuation of the certificate of occupancy for license L15-00205. This license remains active.
06/14/23	A business license (G71-03886) for a convenience store was issued at 789 North Nellis Boulevard. This license remains active.
06/14/23	A business license (G71-03884) for tobacco sales was issued at 789 North Nellis Boulevard. This license remains active.

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

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

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	7.86

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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Shopping Center Alcohol, Off-Premise Full Gaming Establishment, Restricted (1 - 5 Machines)	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)
North	Financial Institution, Unspecified	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)
South	Shopping Center	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)
East	Minor Automobile Repair [Clark County]	Corridor Mixed-Use (CM) [Clark County]	CG (Commercial General) [Clark County]
West	Single-Family, Detached Residential	R (Rural)	R-E (Residential Estates)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Area or Overlay Districts	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	N/A

## DEVELOPMENT STANDARDS

<b><i>Street Name</i></b>	<b><i>Functional Classification of Street(s)</i></b>	<b><i>Governing Document</i></b>	<b><i>Actual Street Width (Feet)</i></b>	<b><i>Compliance with Street Section</i></b>
Nellis Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Harris Avenue	Local Street	Title 13	60	Y



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*Pursuant to Title 19.08 and 19.12, the following parking standards apply:*

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	82,495 Square Feet	1:250	330				
TOTAL SPACES REQUIRED			322		436		Y
Regular and Handicap Spaces Required			313	9	426	10	Y