



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**CITY COUNCIL MEETING DATE: MAY 1, 2024**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: VALUE MARKET - OWNER: VALUE, LLC**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0097-RQR1</b>	Staff recommends APPROVAL, subject to conditions:	

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

**NOTICES MAILED**

Newspaper Only

**PROTESTS**

0

**APPROVALS**

0

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

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**24-0097-RQR1 CONDITIONS**

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**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (22-0704-SUP1) shall be required.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Staff Report Page One**  
**May 1, 2024 - City Council Meeting**

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

**PROJECT DESCRIPTION**

This is a one-year Required Review of an approved Special Use Permit (22-0704-SUP1) for an Alcohol, Off-Premise Full use at an existing convenience store at 1510 East Sahara Ave.

**ISSUES**

- A review of the approved Special Use Permit (22-0704-SUP1) was required at a public hearing one year from the date of issuance of a business license for the Alcohol, Off-Premise Full use.
- On a recent field check, staff found various unpermitted signs and attention-gaining devices on the site. Code Enforcement has been notified of this issue and will follow up with the applicant.

**ANALYSIS**

Condition Number 1 of 22-0704-SUP1 states that a review of the Special Use Permit shall be conducted at a public hearing one year from the date of issuance of a business license for the Alcohol, Off-Premise Full use. A temporary privilege license for package alcohol (P71-00075) was issued March 27, 2023, thereby exercising the Special Use Permit.

The subject site is located on a corner lot along a Major Arterial street adjacent to office uses and across from a Multi-Family Residential development. The nearest single-family residential properties are located 185 feet to the west (duplexes), 70 feet to the north and 75 feet to the northeast. The business sells retail items in addition to packaged liquor.

There have been no licensing violations or incidents logged by the City of Las Vegas during the one-year review period. License Enforcement Division staff conducted compliance inspections in August 2023 and January 2024 and found no violations. The issues with this site have been limited to signage and property maintenance. Planning Division staff noted various unpermitted signs and attention gaining devices on the building and grounds during a recent field inspection; this issue may be resolved through the approval and issuance of a Temporary Sign Permit under separate application and review.

**Staff Report Page Two**  
**May 1, 2024 - City Council Meeting**

Las Vegas Metropolitan Police Department data for the period following issuance of the business license for the sale of alcohol from March 27, 2023 to March 21, 2024 indicate that there were seven calls for service at 1510 East Sahara Avenue. Two incidents were generally labeled as “Other Disturbance.” One incident was logged for petit larceny and another for an unfounded robbery alarm. None of these calls indicate problems directly linked to the off-premise sale of alcohol since issuance of the business license for this use.

**FINDINGS (24-0097-RQR1)**

The business has operated according to its license for the off-premise sale of alcoholic beverages without direct incident or violation over the past year, and has shown that the use can be conducted in a manner that is harmonious and compatible with the adjacent commercial and multi-family residential uses. Staff therefore approves the one-year review and recommends no additional future reviews.

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
10/20/76	The Board of City Commissioners approved a request for Rezoning (Z-0066-76) from P-R (Professional Office and Parking) to C-1 (Limited Commercial) at 1510 East Sahara Avenue. The Planning Commission and staff recommended approval.
04/27/98	The City Council approved a request for a Special Use Permit (U-0022-98) for the off-premise sale of beer and wine in conjunction with a proposed 2,600 square-foot convenience store at 1510 East Sahara Avenue.
01/25/99	The City Council denied a request for a Special Use Permit (U-0141-98) for the sale of packaged liquor for off-premise consumption at 1510 East Sahara Avenue.
07/25/02	The City Council denied the appeal of the Planning Commission denial of a request for a Special Use Permit (U-0072-02) for the sale of packaged liquor for off-premise consumption at 1510 East Sahara Avenue. Staff recommended denial.
06/20/07	The City Council denied a request for a Special Use Permit (SUP-19754) for an Accessory Package Liquor Off-Sale Establishment in conjunction with an existing retail business at 1510 East Sahara Avenue.

**Staff Report Page Three**  
**May 1, 2024 - City Council Meeting**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
12/31/15	A Code Enforcement case (CE-162029) was processed for temporary signs and an A-frame sign at 1510 East Sahara Avenue. The case was resolved 02/16/16.
02/10/16	Department of Planning staff approved a Temporary Sign Permit (TSP-63370) for three banner signs located on the side of the building and one A-frame sign at 1510 East Sahara Avenue between 02/11/16 and 04/10/16.
03/15/23	The City Council approved a request for a Special Use Permit (22-0704-SUP1) for a proposed 2,600 square-foot Alcohol, Off-Premise Full use at 1510 East Sahara Avenue. The Planning Commission recommended denial; staff recommended approval.
08/04/23	Business Licensing Enforcement conducted a compliance inspection (BLE973967) for Value Market at 1510 East Sahara Avenue. No issues or violations were noted.
01/17/24	Business Licensing Enforcement conducted a compliance inspection (BLE984729) for Value Market at 1510 East Sahara Avenue. No issues or violations were noted.
01/25/23	A Code Enforcement Case (CE23-00533) was processed to investigate onsite landscaping not matching the approved landscape plan and for maintenance of an existing sign. The case was resolved by Code Enforcement on 02/16/23.

<b><i>Most Recent Change of Ownership</i></b>	
07/24/12	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
08/19/97	A building permit (#97017096) was issued for a 2,600 square-foot retail shell building at 1510 East Sahara Avenue. A Certificate of Occupancy was issued 01/08/98.
12/31/97	A business license (L10-00178) was issued for beer and wine off-premise sales at 1510 East Sahara Avenue. The license was marked out of business on 03/27/23.

**Staff Report Page Four**  
**May 1, 2024 - City Council Meeting**

<b><i>Related Building Permits/Business Licenses</i></b>	
12/31/97	A business license (C15-00198) was issued for a convenience store at 1510 East Sahara Avenue. The license was marked out of business on 03/27/23.
07/20/99	A business license (G01-01956) was issued for Restricted Gaming - 7 slot machines at 1510 East Sahara Avenue. The license is active.
05/15/98	A building permit (#98010291) was issued for a tenant improvement for a 2,600 square-foot retail store at 1510 East Sahara Avenue. This permit was finalized 06/08/98.
03/27/23	A business license (G71-01847) was issued for general retail sales at 1510 East Sahara Avenue. The license is active.
03/27/23	A business license (P71-00075) was issued for package alcohol at 1510 East Sahara Avenue. A temporary license was issued and 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>Field Check</i></b>	
03/28/24	The site contains a single building with a parking area on the east side that was largely unused. Signs advertising alcoholic beverages presumably to be found in the store were noted covering 100 percent of the windows and doors. Banners stating "Liquor" were noted on the north and south sides of the building, and three blade flags were located in the landscaped area along the south side of the building. Code Enforcement was notified of these issues.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.21

**Staff Report Page Five**  
**May 1, 2024 - City Council Meeting**

<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	General Retail Store, Other Than Listed	TOC-1 (Transit Oriented Corridor - High)	C-1 (Limited Commercial)
	Alcohol, Off-Premise Full		
North	Office, Other Than Listed	TOC-1 (Transit Oriented Corridor - High)	P-R (Professional Office and Parking)
South	Residential, Multi-Family	Urban Neighborhood (greater than 18 du/ac) - Clark County	RM50 (Residential Multi-Family 50) - Clark County
East	Office, Other Than Listed	TOC-1 (Transit Oriented Corridor - High)	C-1 (Limited Commercial)
West	Office, Other Than Listed	TOC-1 (Transit Oriented Corridor - High)	C-1 (Limited Commercial)

<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 (200 Feet)	Y
<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)	N/A
Project of Regional Significance	N/A