



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: SIDRAZZ INVESTMENTS, LLC - OWNER: 7TH STREET PROPERTIES, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0672-SUP1	Staff recommends APPROVAL, subject to conditions	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 645

PROTESTS 61

APPROVALS 0

**** CONDITIONS ****

24-0672-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full 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 Building and Safety Division.
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. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
March 11, 2025 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed Alcohol, On-Premise Full use in the existing nightclub space at 115 North 7th Street.

REVISION

- ***This Special Use Permit was publicly noticed as a 12,700 square-foot Alcohol, On-Premise Full use with a 7,650 square-foot outdoor patio, but the applicant has submitted revised information that the requested area is a 10,047 square-foot Alcohol, On-Premise Full use with a 6,180 square-foot outdoor patio.***

ISSUES

- An Alcohol, On-Premise Full use is permitted in the T5-MS (T5 Main Street) zoning district with the approval of a Special Use Permit.

ANALYSIS

The applicant has proposed to operate a 10,047 square-foot Alcohol, On-Premise Full use with a 6,180 square-foot outdoor patio at 115 North 7th Street. The subject site is zoned T5-MS (T5 Main Street) and is subject to Title 19 development standards. The tenant space has been a nightclub with active entitlements until the previous tenant went out of business on 06/06/24. Special Use Permits for alcohol uses are voided after ceasing for 180 days per Title 19.16.110.P(2). The previous alcohol use permit therefore expired 12/03/24.

The Alcohol, On-Premise Full use is defined as “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.” An approved Special Use Permit is required for any establishment proposing an Alcohol, On-Premise Full use. The Minimum Special Use Permit Requirements for this use include:

Staff Report Page Two
March 11, 2025 - Planning Commission Meeting

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, 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 an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses: a. Church/house of worship; b. School; c. Individual care center licensed for more than 12 children; or d. City park.

The proposed Alcohol, On-Premise Full establishment meets this requirement as it is not within 400 feet of any of the uses listed above.

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 set forth in Requirement 1 is not applicable because the subject site is within the Downtown Entertainment Overlay District.

The proposed Alcohol, On-Premise Full is compatible with surrounding land uses. The surrounding land uses include parking garage, nightlife, and restaurant uses. 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. Therefore, staff recommends approval of the requested Special Use Permit.

Staff Report Page Three
March 11, 2025 - Planning Commission Meeting

FINDINGS (24-0672-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 Alcohol, On-Premise Full use can be conducted in a manner that is harmonious and compatible with the existing surrounding uses.

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

The subject site can physically accommodate the proposed Alcohol, On-Premise Full use and is in close proximity to retail and restaurant uses in a strip mall development.

- 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 7th Street, an 80-foot Local Street subject to Title 14. This street is 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.**

The proposed Alcohol, On-Premise Full use will be subject to regular inspections during rehabilitation of the building itself by the Department of Building and Safety, and regular inspections by the Department of Community Development – Business Licensing Division once a business license has been issued thus protecting the public health, safety, and welfare.

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

The proposed Alcohol, On-Premise Full use has met the requirements set forth by both Title 19.12.

Staff Report Page Four
March 11, 2025 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/02/09	A Final Map (FMP-33456) technical review was approved and an action letter was sent for a reversion to acreage of approximately 0.32 acres at the Southeast corner of 7th Street and East Ogden Street. This map has not yet recorded.
03/26/09	The Planning Commission approved a Site Development Plan Review (SDR-33426) and Special Use Permit (SUP-32171) for a 12,700 square-foot Alcohol, On-Premise Full use with a 7,650 square-foot outdoor patio at 115 North 7 th .
11/09/09	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-26251) minor amendment to Site Development Plan Review (SDR-33426).
10/16/19	The City Council approved a General Plan Amendment (GPA-75814) for the Fremont East District totaling 226 acres to Form-Based Code Land Use Designation.
10/16/19	The City Council approved a Rezoning (ZON-76747) for the Fremont East District totaling 226 acres to Form-Based Code transect zones. The subject property was rezoned to T5-MS (T5 Main Street).
02/11/25	The Planning Commission voted (6-0-1) to HOLD IN ABEYANCE the following Land Use Entitlement project request FOR A PROPOSED 12,700 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 7,650 SQUARE-FOOT OUTDOOR PATIO at 115 North 7th Street (APN 139-34-601-005), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. (continued)</i>	
04/13/10	The Architectural Review Committee (ARC-37838) administratively approved a Master Sign Plan for the subject site [Azul Tequila].

<i>Related Building Permits/Business Licenses</i>	
02/4/10	A building permit (C-144317) was issued for a tenant improvement for a nightclub [Azul Tequila]. This permit was finalized 10/1/2010.

<i>Pre-Application Meeting</i>	
A preapplication meeting is not required nor was one held.	

Staff Report Page Five
March 11, 2025 - Planning Commission Meeting

<i>Neighborhood Meeting</i>

A neighborhood meeting is not required nor was one held.
--

<i>Field Check</i>

02/12/09	During a routine site visit, staff observed a two story building currently unoccupied and in generally good condition.
----------	--

<i>Details of Application Request</i>
--

<i>Site Area</i>

Net Acres	0.32
-----------	------

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Nightclub	FBC (Form-Based Code)	T5-MS (T5 Main Street)
North	Parking Lot	FBC (Form-Based Code)	T5-MS (T5 Main Street)
South	Hotel, Motel, or Hotel Suites	FBC (Form-Based Code)	T5-MS (T5 Main Street)
East	Hotel, Motel, or Hotel Suites	FBC (Form-Based Code)	T5-MS (T5 Main Street)
West	Hotel & Casino	FBC (Form-Based Code)	T5-MS (T5 Main Street)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Fremont East District	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
DE-O (Downtown Entertainment Overlay) District	Y
LW-O (Live/Work Overlay) District	Y
Downtown Design Review Committee (DDRC) Area	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

Staff Report Page Six
 March 11, 2025 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to the Title 19.12, the following parking requirement applies:

Parking Requirement - Downtown (Areas 1-3)							
Use	Max Occupancy per building permit (C- 144317)	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi- capped	Regular	Handi- capped	
Nightclub	780	1 stall per 3 max occupants	260				
TOTAL SPACES REQUIRED (unweighted)			260				
TOTAL SPACES REQUIRED (weighted requirement; see below)			260		0		Y*
Regular and Handicap Spaces Required			253	7	0	0	Y*
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards – Medium Load Zone Min. 35% and Max. 65%			Between 91 and 169		0		Y*

**The parking for this use was previously approved with Site Development (SDR-2246) and no changes are proposed.*