



# Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

July 25, 2023

6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Valerie Leiva at (702) 468-9839.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
  - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: John Delibos, Chairperson  
 Dorothy Gold, Vice Chairperson  
 Judith Siegel  
 Robert Mikes  
 April Mench

Secretary: Valerie Leiva, (702) 468-9839, and valleiva23@gmail.com  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison BeatrizMartinez: Beatriz.Martinez@clarkcountynv.gov  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 11, 2023. (For possible action)
- IV. Approval of the Agenda for July 25, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **UC-23-0315-GOLD KEY 3049, LLC & JADE KEY, LLC:**  
**USE PERMITS** for the following: **1)** alcohol, on-premises consumption (supper club); **2)** restaurant; **3)** hookah lounge; **4)** live entertainment; and **5)** alternative pedestrian access easement for outside dining and drinking in conjunction with an existing shopping center on 3.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, the north side of Cathedral Way and the south side of Convention Center Drive within Winchester. TS/jor/syp (For possible action)

**08/15/23 PC**

- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: August 8, 2023.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Winchester Dondero Cultural Center 3130 S. McLeod Dr., Las Vegas, NV 89121  
<https://notice.nv.gov>



# Winchester Town Advisory Board

July 11, 2023

## MINUTES

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Board Members:	John Delibos – Member – PRESENT Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT	Rober Mikes – Member – PRESENT April Mench – Member – PRESENT
Secretary:	Valerie Leiva (702)468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702)455-0560	beatriz.martinez@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liason, Lorna Phegley – Plannner, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the June 1, 2023 Minutes

**Moved by: Mikes**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

IV. Approval of Agenda for June 29, 2023

**Moved by: Mikes**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

V. Informational Items:

**Workshop for Transform Clark County in Chambers at the Government Center on Monday July 17<sup>th</sup> @ 6:00 p.m.**

VI. Planning & Zoning

**PC: 07/18/23**

1. **SC-23-0311-JDR OWNER, LLC:**

**STREET NAME CHANGE:** to name a private street/drive as Avenue Fontainebleau for a previously approved resort hotel (Fontainebleau) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north

side of Elvis Presley Boulevard within Winchester. TS/rr/syp (For possible action)

**BCC: 08/02/23**

**Denied**

**Moved by Delibos**

**Vote: 3-1**

**2. UC-23-0310-JDR OWNER, LLC:**

**USE PERMITS** for the following: **1)** high impact project; **2)** resort hotel; **3)** public areas including the casino, showrooms, theater, live entertainment, retail, indoor and outdoor dining and drinking, offices, convention areas, and parking structures; **4)** associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa/salon, fitness center, wedding chapel, and convention facilities; **5)** kitchens within guestrooms; **6)** nightclub; **7)** a construction office and office within the parking structure; **8)** recreational facility; **9)** live entertainment; **10)** all special uses as listed on file; and **11)** deviations as depicted per plans on file. **DEVIATIONS** for the following: **1)** increase building height; **2)** reduce height/setback ratio; **3)** reduce setbacks; **4)** encroachment into airspace; **5)** reduce loading spaces; **6)** alternative landscaping and pedestrian realm; **7)** permit tandem parking spaces; **8)** allow primary means of access to a nightclub to not be through the interior of the resort hotel; and **9)** all other deviations as depicted per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** allow non-standard improvements within the right-of-way.

**DESIGN REVIEWS** for the following: **1)** high impact project; **2)** redesign of a loading dock structure and cover; **3)** resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and **4)** changes and modifications to a resort hotel on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Elvis Presley Boulevard and the east side of Las Vegas Boulevard South within Winchester. TS/md/syp (For possible action)

**BCC: 08/02/23**

**Approved per staff conditions**

**Moved by Mikes**

**Vote: 4-0/unanimous**

**VII.** General Business:None

**VIII.** Public Comment: None

**IX.** Next Meeting Date

**The next regular meeting will be July 25, 2023**

**X.** Adjournment

**The meeting was adjourned at 7:03 p.m.**

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

08/15/23 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

LAS VEGAS BLVD S/CATHEDRAL WY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0315-GOLD KEY 3049, LLC & JADE KEY, LLC:**

**USE PERMITS** for the following: **1)** alcohol, on-premises consumption (supper club); **2)** restaurant; **3)** hookah lounge; **4)** live entertainment; and **5)** alternative pedestrian access easement for outside dining and drinking in conjunction with an existing shopping center on 3.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South, the north side of Cathedral Way and the south side of Convention Center Drive within Winchester. TS/jor/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-804-001 & 162-09-405-004

**USE PERMITS:**

1. Allow alcohol, on-premises consumption (supper club).
2. Allow a restaurant.
3. Allow a hookah lounge.
4. Allow live entertainment.
5. Reduce the pedestrian access width to 24 inches where a minimum 48 inch wide pedestrian access around the perimeter of the outside dining and drinking area is required (a 50% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3057 Las Vegas Boulevard South, Suite #20S-#21S
- Site Acreage: 3.6
- Project Type: Allow alcohol, on-premises consumption (supper club), a restaurant, a hookah lounge, live entertainment, and an outside dining and drinking area for Luna Lounge.
- Number of Stories: 1
- Square Feet: 44,158 (shopping center)

- Parking Required/Provided: 177/178

### History

UC-0292-16 was approved on this lease space (3057 Las Vegas Boulevard South Units 20 & 21) for a supper club and a hookah lounge. The Notice of Final Action (NOFA) for UC-0292-16 conditioned the applicant for a 1 year review. Subsequently, an application for review (AR-0134-17) was approved for the site and was conditioned for an additional review (June 21, 2018). A second review was not completed; therefore, the supper club and hookah lounge uses expired. This application is to re-establish the hookah lounge and supper club and solidify any future restaurant and outside dining and drinking within the lease spaces.

### Site Plan

The existing shopping center was constructed circa 1961 and is located east of Las Vegas Boulevard South, north of Cathedral Way, and south of Convention Center Drive. The existing buildings are on 2 separate APN 162-09-804-001 and 162-09-405-004. The overall site design depicts 2 L-shaped buildings that are connected in an east to west orientation, forming a T-shaped design. Parking is located to the north and south of the existing buildings. The applicant (Luna Lounge) is requesting approval of the following uses: allow alcohol, on-premises consumption (supper club), a restaurant, a hookah lounge, live entertainment, an outside dining and drinking area, with an alternative pedestrian access design around the perimeter of the outside dining and drinking area. Luna Lounge is located at 3057 Las Vegas Boulevard South, Suite #20S-#21S, on the southeast corner of the southern building on APN 162-09-804-001. The site plan shows an outside dining area located on the west facing elevation of this portion of the building.

### Landscaping

Landscaping is neither required nor a part of this request.

### Elevations

The existing buildings within this shopping center are 1 story, with white decorative exterior panels and aluminum storefront and window systems. As previously stated, the applicant is requesting approval for an outside dining area located on the west facing elevation of the southern building. Plans and photos show that there is an existing barrier around the outside dining area (as required per Table 30.44-1), and there is interior access from the lounge to the outside dining and drinking area. However, the outside dining and drinking area does not have a complete 48 inch wide pedestrian access around the entire perimeter, as required per Table 30.44-1. Staff finds that only the north and south portions of the outdoor area have a 48 inch wide pedestrian access.

### Floor Plans

The submitted floor plans depict the lounge space, DJ booth area, outside dining and drinking area, kitchen, office, restrooms, bar area, and storage rooms.

### Signage

Signage is not a part of this request.

### Applicant's Justification

Per the applicant, the site is zoned H-1 and Master Planned Entertainment Mixed-Use. The applicant requests to re-establish previously approved uses on the site, which has been in operation since October 2016, as well as adding new uses. The uses include: restaurant and on-premises alcohol (supper club), outside dining and drinking, hookah, and live entertainment. Per the justification letter, there may be an instance where the live entertainment can be heard from the outside dining and drinking area.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0924	Allowed a supper club and live entertainment (outdoor)	Approved by BCC	January 2020
UC-19-0485	Vehicle rental	Approved by PC	August 2019
UC-0292-16 (AR-0134-17)	First review of a supper club and hookah lounge - expired	Approved by PC	November 2017
UC-0292-16	Supper club and hookah lounge - expired	Approved by PC	June 2016
ADR-0213-16	Outside dining area with shade cover	Approved by ZA	April 2016
UC-0831-15	Supper club within the shopping center	Approved by BCC	February 2016
ADR-0607-11	On-site drive aisle	Approved by ZA	July 2011
UC-0509-10	Banquet facility with a waiver to reduce parking	Approved by PC	December 2010
UC-0043-09	Recreational facility (balloon ride)	Denied by BCC	July 2009
UC-1415-07	Banquet facility	Approved by PC	January 2008
UC-1002-05	Restaurant with indoor live entertainment - expired	Approved by PC	August 2005
UC-0638-99	Outdoor prize wheel - expired	Approved by PC	June 1999
VC-0292-98	Off-premises sign	Approved by BCC	May 1998

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	H-1	Commercial uses
South	Entertainment Mixed-Use & Public Use	H-1	Encore Resort Hotel & Guardian Angel Cathedral

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use & Public Use	H-1	Guardian Angel Cathedral
West	Entertainment Mixed-Use	H-1	Resorts World Resort Hotel & undeveloped

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### Analysis

#### Comprehensive Planning

##### Use Permits

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 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.

##### Use Permits #1, #2, #3, and #4

The applicant is requesting to allow the following uses: allow alcohol, on-premises consumption (supper club), and allow a restaurant with hookah lounge services and live entertainment. Staff finds that previous land use approvals and previously approved business licenses associated with this shopping center included retail stores, restaurants with outside dining and drinking, live entertainment, personal services, supper clubs, and a vehicle rental facility. The existing and proposed uses are not out of character for the site and similar uses are located throughout the resort corridor. Staff recommends approval.

##### User Permit #5

Staff finds that an outside dining and drinking area with live entertainment on the west facing elevation of the northern building (within the same shopping center) was approved in 2019 via UC-19-0924. The applicant's request will essentially add a second outside dining and drinking area, but at that southeast corner of the southern building (Luna Lounge). The submitted floor plan shows that the outdoor patio area does not have a complete 48 inch wide pedestrian access around the entire perimeter of the outside dining and drinking area. However, staff finds that only the northern and southern portions of the outside dining and drinking area currently include a 48 inch pedestrian access area.

Staff conducted research and concluded that a barrier for potential outside dining and drinking area was installed without permits in 2018 which shows a wider pedestrian walkway around the perimeter. However, by 2021 the barrier was expanded without permits and replaced with a new wrought iron barrier which decreased the 48 inch pedestrian access along the west facing elevation of the outside dining and drinking area. The west facing elevation of the outside dining area lacks the 48 inch wide pedestrian area and is adjacent to an existing internal drive aisle and existing fire lane. Staff recommends that the applicant complete necessary building permits for the outside dining and drinking area.



## **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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- 1 year to complete the building permit and inspection process with Clark County Building Department for the outside dining and drinking area.
- Applicant is advised that approval of this application does not constitute or imply approval of 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; and that 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.

### **Public Works - Development Review**

- 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GOLD KEY 3049, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0315</u> DATE FILED: <u>6/5/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>7/25/23</u> PC MEETING DATE: <u>8/15/23</u> BCC MEETING DATE: _____ FEE: <u>\$1675.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Gold Key 3049, LLC and Jade Key, LLC</u> ADDRESS: <u>355 N Canon Dr.</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>  NAME: <u>Gold Key 3049, LLC and Jade Key, LLC</u> ADDRESS: <u>355 N. Canon Dr.</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	<b>CORRESPONDENT</b>  NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

**PLANNER COPY**

ASSESSOR'S PARCEL NUMBER(S): 162-09-405-004

PROPERTY ADDRESS and/or CROSS STREETS: 3057 Las Vegas Blvd.

PROJECT DESCRIPTION: Use permits for alcohol, restaurant, outside dining/drinking, live entertainment and hookah

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Michael Pashtai      MICHAEL PASHTAI  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

*see Attached*

\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On April 24, 2023 before me, Kris Jensen, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Michael Pashai  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kris Jensen  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Land Use Application - Gold Key 3049 - Use Permit  
Document Date: 4/24/2023 Number of Pages: 1  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

UC-23-0315  
JL

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181



MISHA K. RAY  
[mray@kcnvlaw.com](mailto:mray@kcnvlaw.com)  
D: 702.792.7000

May 24, 2023

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: *Justification Letter – Special Use Permits for Restaurant (Supper Club),  
Outside Dining, Hookah, Live Entertainment, and On-Premise Alcohol  
(Supper Club)  
Luna Lounge  
APN: 162-09-405-004***

To Whom It May Concern:

Please be advised this office represents Luna Lounge (the “Applicant”) in the above-referenced matter. The proposed project is located within the Gold Key Shops, on South Las Vegas Boulevard and East Desert Inn Road. The property is more particularly described as APN: 162-09-405-004 (the “Site”). The Site is zoned H-1 and master planned EM. The Applicant requests to re-establish previously-approved uses on the Site, which has been in operation since October 2016, as well as adding new uses. The uses include: restaurant and on-premises alcohol (supper club), outside dining and drinking, hookah, and live entertainment.

**SPECIAL USE PERMITS**

*Restaurant (Supper Club)*

In 2016, the Applicant was approved for a supper club and hookah lounge on the Site (UC-0292-16). The use permits have since lapsed, and the Applicant seeks to re-establish the restaurant use (supper club), in addition to the other uses as detailed below. The Applicant requests a special use permit for a restaurant (supper club) on the Site. The Applicant’s previously-approved use of a restaurant has been compatible with the surrounding uses within the shopping center, which also contains other approved restaurants. As a result, the Applicant’s proposed use is harmonious with the shopping center, and the Applicant requests favorable consideration of the special use permit.

*On-Premises Alcohol (Supper Club)*

In addition to the restaurant (supper club), the Applicant requests to re-establish the on-premises alcohol (supper club) use on the Site. In H-1 zoning, a special use permit is required for on-premises consumption of alcohol, and the Applicant meets all conditions for a special use permit. Other locations within the shopping center also provide on-premises alcohol, and therefore the Applicant’s proposed use is compatible with the surrounding uses.

*Outside Dining*

In addition to indoor dining, the Applicant proposes 460 square feet of outdoor dining space, and requests a special use permit for the same. The addition of outdoor dining will provide additional flexibility to guests who prefer the option of indoor or outdoor dining. The Applicant's location within the Gold Key Shops is located at the end of the shopping center, and therefore ideally located for outdoor dining and pedestrian circulation.

*Hookah*

The Applicant requests to re-establish the hookah lounge on the Site. The Site is zoned H-1 and therefore requires a special use permit. Since opening in 2016, the Applicant has been a compatible use within the shopping center and harmonious with the surrounding uses

*Live Entertainment*

Finally, the Applicant requests a special use permit for live entertainment. The Applicant proposes live music in conjunction with the above-requested commercial uses. The Site is located at the busy intersection of South Las Vegas Boulevard and East Desert Inn Road, and therefore, live music is not expected to have any adverse effect on the surrounding uses. *However should there be an occasion where the entertainment could be heard in the*

For the above reasons, the Applicant requests favorable consideration of this application. Please do not hesitate to contact me with any questions.

*Outside/patio area. The Applicant is requesting the live entertainment use permit  
AKR  
5-30-23*

Sincerely,  
KAEMPFER CROWELL



Misha K. Ray

MKR/