

11/15/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0530-HARSCH INVESTMENT PPTYS-NV, LLC:

USE PERMITS for the following: **1)** proposed on-premises consumption of alcohol establishment (supper club); and **2)** reduce the separation for a supper club to residential use within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-603-001

USE PERMITS:

1. On-premises consumption of alcohol establishment (supper club) per Table 30.44-1.
2. Reduce separation from on-premises consumption of alcohol (supper club) to a residential use to 110 feet where 200 feet is required per Table 30.44-1 (a 45% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3545 & 3557 S. Valley View Boulevard
- Site Acreage: 18.4
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 6,121
- Parking Required/Provided: 1,049 (UC-0438-04)/1,049

Site Plans

The plans depict a proposed supper club located within the southeastern portion of the southernly most building of an existing office/warehouse and shopping center complex. Access to the site is from Spring Mountain Road, Valley View Boulevard, and Wynn Road. The overall complex

was approved for and parked as a shopping center per UC-0438-04; therefore, no additional parking is required.

Landscaping

The photos provided show existing landscaping with no proposed changes.

Elevations

The images submitted with the application depict an existing 1 story building with stucco siding, windows, and an Asian themed pagoda designed mansard tile roof and façade. There are no proposed changes to the existing exterior of the building.

Floor Plans

The floor plans depict a 6,121 square foot restaurant with a dining area, kitchen/prep room, restrooms, lounge areas, and a private dining room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is compatible with the character of the community. Management of the supper club will be diligent to ensure safety measures are in place to prevent any negative impacts from the supper club to the surrounding area. The hours of operation will be Monday through Sunday 12:00 p.m. to 1:00 a.m. Lastly, the use is separated from the residential property to the south by a screen wall, landscaping, and parking area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0214	Restaurant with service bar and outside dining (Half Bird)	Approved by PC	June 2022
UC-20-0571	Minor Training Facility (esthetics)	Approved by PC	February 2021
UC-20-0483	Service bar for Ramen Shibire Restaurant	Approved by PC	December 2020
UC-19-0997	Outside dining and shade structure, outside dining portion - expired	Approved by BCC	February 2020
UC-19-0716	Major training facility for judo instruction	Approved by PC	November 2019
UC-0861-17	Supper club	Approved by PC	December 2017
UC-0797-17	Private recreation facility	Approved by PC	November 2017
UC-0188-17	Financial services (vehicle title loan)	Approved by BCC	May 2017
ADR-1010-15	Remodeled an existing restaurant entrance	Approved by ZA	October 2015

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0552-11	Motion picture production studio	Approved by ZA	June 2011
UC-0640-09	Major training facility (martial arts)	Approved by PC	December 2009
UC-0450-09	Place of worship	Approved by PC	September 2009
UC-1123-07	Reduced the separation of a check cashing business from a residential use	Approved by PC	November 2007
UC-0438-04	Shopping center and a waiver for reduced parking	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1, H-1, & U-V	Bank, freight terminal, commercial center, & vehicle maintenance
South	Entertainment Mixed-Use	R-4	Multiple family residential
East	Entertainment Mixed-Use	C-2 & M-1	Commercial center, office/warehouse, vehicle sales, & vehicle maintenance
West	Corridor Mixed-Use	C-2 & R-4	Shopping center (Chinatown Plaza) & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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.

The requested service bar is consistent with restaurant uses within the shopping center. The reduction in separation from the residential uses to the south is minimal considering the existing covered parking area and drive aisle between the building and the property line of the residential property to the south. Therefore, staff has no objection to these requests.

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:**Current Planning**

- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JD BAR & LOUNGE, LLC

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