

09/19/23 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

RUSSELL RD/WYNN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0480-FRANTZ CONSULTING, LLC:**

**USE PERMIT** for an on-premises consumption of alcohol (supper club) within an office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/tpd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-30-801-027 through 162-30-801-029

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4110 W. Russell Road
- Site Acreage: 2 (entire complex)/0.7 (developed pad site)
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3911
- Parking Required/Provided: 80/73 (entire complex)

**History and Request**

The project was previously approved (UC-19-0560) by the Planning Commission on September 3, 2019. The original application included waivers of development standards for parking, landscaping, and a design review for the building and drive-thru. A portion of the project development, including the underground grease trap, drive-thru, and parking lot with landscaping, was completed when the owner passed away on April 4, 2021. In his absence, completion of the building slowed while coordination with local government agencies continued. The certificate of completion was issued on April 4, 2022 for the building permit (BD19-57609), however the supper club never commenced; therefore, a new use permit is required..

### Site Plans

The plans depict a proposed supper club located on a developed pad site in the southeast portion of an existing office/warehouse complex. Access to the site is provided from an existing driveway on Wynn Road and an existing driveway on Russell Road. The proposed supper club is set back 28 feet from the east property line along Wynn Road, and 32 feet from the south property line along Russell Road. However, a menu awning extends over the drive-thru lane on the south side of the building to 12 feet from the south property line. The drive-thru lane extends around the east side of the building, and the drive-thru pick-up window is located on the east side. In addition, a walk-up window for delivery drivers is provided on the northeast portion of the building.

Parking spaces are shared throughout the complex, and a total of 73 spaces are provided where 80 spaces are required per the Shared Parking Schedule in Title 30 (a waiver for parking was previously approved). Thirty parking spaces are provided with the new supper club, and 2 parallel parking spaces on Wynn Road are included towards the spaces provided. A loading zone is located on the west of the pad site, south of a trash enclosure. Lastly, bicycle stalls are provided on the southwest side of the proposed supper club.

### Landscaping

Adjacent to the proposed supper club, 15-foot-wide landscape strips are existing behind existing attached sidewalks on Russell Road. There are 14-foot-wide existing landscape strips behind existing attached sidewalks on Wynn Road. In addition, there are 2, 7-foot-wide landscape fingers provided on the north side of the supper club pad site. However, no landscaping is provided adjacent to the parking spaces around the base of the building. In addition, there is a 7 foot wide landscape strip on the northwest side of the pad site.

### Elevations

The proposed supper club is 21 feet to the highest part of an angled roof element, although most of the building is lower. Finish materials will consist of painted stucco and metal awnings.

### Floor Plans

The 3,911 square foot supper club includes a dining room with a sit-down bar for on-premises consumption of alcohol. In addition, the building includes a kitchen, storage areas, office, and restrooms. The walk-up window on the northeast side of the building will be for delivery services only.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant was unaware of the need for an extension of time to UC-19-0560. Subsequently, the original approved use permit for a supper club expired, and now a new use permit must be applied for. The subject site is near the new Raider's stadium, and with the popularity of the Vegas Golden Knights, the restaurant will be a popular location for food and drink during games. It is for this reason that the applicant is requesting a use permit to operate as a supper club.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0560	Use permit, waiver of development standards, and design review for a supper club - expired	Approved by PC	September 2019
WS-0009-12	Allowed an overhead communication line on existing utility structures along public right-of-way	Approved by PC	March 2012
UC-0504-99	Constructed and maintained a public utility facility (substation) and new power transmission lines	Approved by PC	September 1997
UC-1525-97	Constructed and maintained a 60 foot high PCS monopole	Approved by PC	October 1997

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-1	Industrial complex
South	Business Employment	M-1	Warehouse
East	Business Employment	M-1	Transportation service

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive 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.

Staff finds the proposed use of this developed site to be harmonious with the surrounding area. It is located in an industrial complex and surrounded by other industrial uses; therefore, will not impact neighboring properties. The same request was previously approved with UC-19-0560 and the applicant does not intend to change the proposed use. It is for these facts that staff can support this request.

#### 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**

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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:** ELICIA MONTGOMERY

**CONTACT:** ELICIA MONTGOMERY, 9680 W. TROPICANA AVE #132, LAS VEGAS NV 89147