

SERVICE BAR
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0341-APACHE 3 LLC:

HOLDOVER USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:
163-30-601-010 ptn

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 5135 S. Fort Apache Road, Suite 125
- Site Acreage: 4.1 (portion)
- Project Type: Service bar
- Number of Stories: 1
- Square Feet: 1,200
- Parking Required/Provided: 170/175

Site Plan

The existing shopping center is located south of Reno Avenue and west of Fort Apache Road. Access to the shopping center is located via commercial driveways along the north property line (Reno Avenue) and the east property line (Fort Apache Road). The parcel was reclassified from R-E to C-2 zoning on the north half of the parcel and to C-1 zoning on the south half of the site via ZC-1287-01. Buildings A and B are 2 in-line retail buildings along the west property line that are oriented north to south, with the front of the buildings facing east toward Fort Apache Road. In addition, the northeast and southeast corners of the shopping center have identical designed retail buildings (Buildings C and D). There is an existing drive aisle and landscape strip along the west property line in between the existing residences to the west and Buildings A and B.

The applicant is requesting a service bar within an existing lease space on the southern portion of Building A (to the south of the site), which is classified as C-1 zoning. The proposed use is an addition to an existing restaurant, which has a capacity for 43 seats. The hours of operation are daily from 11:00 a.m. to 3:30 p.m. and 4:30 p.m. to 9:30 p.m. No outside dining is proposed with this application.

The applicant has applied for the service bar license with Clark County Business License; however, that application is pending land use approval.

Landscaping

Landscaping is located throughout the site and changes to the landscaping are neither required nor a part of this request

Elevations

The submitted photos depict stucco exterior walls, stone veneer columns, and black aluminum storefront and window systems.

Floor Plan

The floor plan depicts a service bar in conjunction with an existing restaurant with an overall area of 1,200 square feet. The applicant is not proposing any separate bar area for this suite.

Signage

Signage is not a part of this request.

Applicant’s Justification

A use permit is required for a service bar in this zoning district. The applicant wishes to provide full service to their existing casual dining restaurant.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0539	Supper club and hookah lounge	Approved by PC	November 2021
UC-21-0151	Reduced separation for outside dining for northernmost portion of Building B	Approved by PC	May 2018
UC-0320-16	Allowed on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant (C-1 zoned portion of the site)	Approved by PC	June 2016
UC-0378-12	Allowed on-premises consumption of alcohol (supper club) with a waiver to reduce the separation from on-premises consumption of alcohol (supper club) to a residential use (C-1 zoned portion of the site) - expired	Approved by PC	September 2012

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0485-11	Reduced the separation from on-premises consumption of alcohol (supper club) to a residential use, and reduced separation from outside dining to a residential use (C-2 zoned portion of the site) - expired	Approved by PC	December 2011
UC-0107-09	Allowed on-premises consumption of alcohol (service bar) and reduced the separation of an outdoor dining area from a residential use (C-1 zoned portion of the site)	Approved by PC	March 2009
UC-0203-08	Reduced the separation between a convenience store and a residential use (C-2 portion of the site)	Approved by PC	April 2008
VS-1098-06	Vacated and abandoned government patent easements - recorded	Approved by PC	September 2006
DR-0548-06	Design review for an office and retail center, with a waiver of conditions of a zone change (ZC-1287-01) requiring right-of-way dedication to include 25.5 feet for Ali Baba Lane	Approved by BCC	May 2006
ZC-1287-01 (ET-0304-04)	First extension of time of a zone change from R-E to C-2 zoning for a proposed shopping center	Approved by BCC	November 2004
TM-0089-03	1 lot commercial subdivision	Approved by PC	April 2003
VS-0285-03	Vacated government patent easements - expired	Approved by PC	April 2003
ZC-1287-01	Reclassified the site from R-E to C-2 zoning for the northern portion of the site, and C-1 zoning for the southern half of site for a proposed shopping center	Approved by BCC	January 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & R-5	Commercial development & multiple family residential
South	Corridor Mixed-Use	U-V	Mixed-use project
East	Corridor Mixed-Use	C-2	Commercial shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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 does not anticipate any negative impacts to residential development to the west of the existing shopping center. Other suites in the same project site already have on-premises consumption of alcohol and the addition of a service bar to this suite is compatible to the existing building and the overall shopping center; therefore, staff supports 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 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.

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: 2 cards, 1 letter

PROTESTS:

PLANNING COMMISSION ACTION: Augusts 15, 2023 – HELD – To 09/05/23 – per the Planning Commission.

APPLICANT: TNG LLC

CONTACT: TNG LLC, 5135 S. FORT APACHE RD #125, LAS VEGAS, NV 89148