

09/05/23 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

BLUE DIAMOND RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0395-RIVIERA SHOPPING CENTER LTD:

USE PERMIT for an on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 3.9 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-214-002 ptn; 176-21-318-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9265 Cimarron Road
- Site Acreage: 3.9 (portion)
- Project Type: Service bar in conjunction with an existing restaurant
- Number of Stories: 1
- Square Feet: 2,065 restaurant (indoor dining)

Site Plans

The plans depict an existing restaurant (Kabob Grill) located within the western suite of the northeastern building within the C-1 zoned portion of the retail center with the bank building located in the H-2 zoned portion of the retail center. Access to the site is from Cimarron Road with parking located internally to the site. The main entrance of the restaurant faces south.

Landscaping

There are no proposed changes to the existing landscaping.

Elevations

There are no proposed changes to the existing retail building which includes painted stucco with stone encased architectural details, undulating facia, and metal canopy awnings.

Floor Plans

The existing restaurant includes 2,065 square feet of dining, restrooms, and kitchen areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed service bar use will be associated with the existing restaurant. The existing business hours are Monday through Friday 11:00 a.m. to 8:30 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0681	Sporting goods with firearms in conjunction with a pawn shop	Approved by PC	February 2023
UC-22-0316	Pawn shop and signage	Approved by PC	July 2022
UC-22-0253	Hookah lounge (subject business)	Approved by PC	June 2022
NZC-0344-13	Reclassified 2.7 acres to C-1 zoning for a portion of an existing retail center	Approved by BCC	September 2013
UC-0203-13	Commercial uses in an H-2 zoned commercial center	Approved by PC	June 2013
UC-0534-10	Convenience store with alcohol sales, packaged only (beer, wine, and liquor)	Approved by BCC	December 2010
UC-0626-08	Service bar in conjunction with a proposed restaurant	Approved by PC	August 2008
WS-0182-07	Alternative landscaping materials and alternative landscape buffer standards with a design review for modifications to an approved commercial development	Approved by PC	March 2007
WS-1709-06	Allowed no sidewalks along Blue Diamond Road	Approved by BCC	January 2007
UC-1138-06	Retail commercial development with a design review for retail and service center in an H-2 zone	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Emergency care facility
South	Open Lands	P-F	Local park & drainage facility
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Mixed-use development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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.

The intent of the C-1 zoning district is to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. Staff does not anticipate any adverse impacts from a service bar in conjunction with the previously approved restaurant and hookah lounge, and finds that the use is compatible with the C-1 zoning district and existing developments in the surrounding area. The proposed use is in the northeastern building on the site, adjacent to Blue Diamond Road and Cimarron Road, with a building separating the proposed use from the residential development to the west. The use does not place additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: YASMINE AMOURI

CONTACT: RAHUL SODHI, SODHI & COMPANY, 4485 SOUTH BUFFALO DR, LAS VEGAS, NV 89147