

06/22/22 BCC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

CHARLESTON BLVD/FOGG ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400053 (UC-19-0862)-VANTASNER GAMING MERIDIAN, LLC:

USE PERMIT FIRST EXTENSION OF TIME to allow on-premises consumption of alcohol (supper club).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a residential use; 2) alternative screening and buffering; 3) reduce building setback; 4) alternative driveway geometrics; and 5) reduce throat depth on 0.5 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor. TS/jgh/syp (For possible action)

RELATED INFORMATION:

APN:
140-34-810-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between a proposed supper club and an existing residential use to 164 feet where 200 feet is required per Table 30.44-1 (an 18% reduction).
2. a. Allow 10 feet of landscaping adjacent to an attached sidewalk along Charleston Boulevard where 15 feet is required per Section 30.64.030 (a 33% reduction).
b. Allow 10 feet of landscaping adjacent to an attached sidewalk along Fogg Street where 15 feet is required per Section 30.64.030 (a 33% reduction).
3. Reduce the setback for a proposed commercial building along Charleston Boulevard to zero feet where 10 feet is required per Table 30.40-4 (a 100% reduction).
4. Reduce the departure distance from a street intersection to a driveway to 74 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 61% reduction).
5. Reduce throat depth to zero feet where 25 feet is required per Uniform Standard Drawings 222.1 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6310 E. Charleston Boulevard
- Site Acreage: 0.5

- Project Type: Restaurant with on-premises consumption of alcohol (supper club)
- Number of Stories: 1
- Building Height: 22 feet, 8 inches
- Square Feet: 3,100
- Parking Required/Provided: 31/31

Site Plans

The previously approved plans show a proposed restaurant building located along the south property line. On-premises consumption of alcohol (supper club) is proposed in conjunction with the restaurant. A total of 31 parking spaces, including 3 parallel parking spaces along the west property line, are provided to the north of the restaurant building where a minimum of 31 parking spaces are required. This request is modifying the previous parking lot and driveway layout. Access to the site is from Fogg Street, but the driveway has been moved farther to the north. One-way drive aisles run south along the eastern property line, west in front of the building and then north along the eastern property line, adjacent to the parallel parking spaces.

Landscaping

The previously approved plans show a 10 foot wide intense landscape buffer per Figure 30.64-12 is located along the north property line and a 6 foot wall exists along the east property line. Alternative parking lot landscaping was approved to allow an additional tree in the area north of the parking aisle, instead of in a landscape finger.

Attached sidewalks are permitted per Section 30.64.030(l) (3). The applicant is requesting a 10 foot wide landscape area behind the attached sidewalk on both Charleston Boulevard and Fogg Street, instead of the 15 feet required.

Elevations

The previously approved plans depict a 1 story, 22 foot 8 inch high, restaurant building consisting of cement plaster finish, stone veneer, shutters, and aluminum storefront systems. The roof design consists of both decorative parapet walls and pitched concrete tile roofing. The proposed building will incorporate residential characteristics into the design.

Floor Plans

The previously approved plans show a 3,100 square foot restaurant building consisting of a seating area, kitchen area, bar, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0862:

Current 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; that 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include property at the southwest corner of the site as required by Public Works - Development Review Division.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0631-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates a 2 year extension of time is needed because the project was delayed by the COVID-19 pandemic.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0862	Allowed on-premises consumption of alcohol (supper club)	Approved by PC	December 2019
ZC-18-0891	Reclassified 0.5 acres from R-E to C-1 zoning	Approved by BCC	December 2018
NZC-0728-15	Reclassified the property to C-1 zoning for a restaurant	Withdrawn	February 2016
UC-0514-01	Communications tower	Withdrawn	July 2001
ZC-2239-97	Reclassified to C-P zoning for an art gallery and outdoor sculpture display garden - expired	Approved by BCC	February 1998
DR-1458-96	Revised site design for an art gallery and outdoor sculpture display area - expired	Approved by PC	October 1996
ZC-1176-95	Reclassified to C-P zoning for an art gallery and outdoor display garden - expired	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Neighborhood Commercial	R-2	Single family residential
East	Neighborhood Commercial	C-2	Tavern

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
ET-22-400052 (ZC-18-0891)	An extension of time for a zone change is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has not submitted any studies or applied for any building permits since the original approval in December 2019. Staff will support a 2 year extension to commence the project consistent with ET-22-400052 (ZC-18-0891); however, staff will not support another extension of time unless progress is made on the project.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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**

- Until December 19, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: VANTASNER GAMING MERIDIAN, LLC

CONTACT: VANTASNER GAMING MERIDIAN, LLC, 577 BONITA AVENUE, LAS VEGAS, NV 89104