

12/07/21 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

SPRING MOUNTAIN RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0582-LAM PHUONG:

USE PERMIT to allow a service bar within an existing restaurant on 0.4 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Spring Mountain Road, 76 feet west of Jones Boulevard within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-14-601-003

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 6125 Spring Mountain Road
- Site Acreage: 0.4
- Project Type: Service bar within an existing restaurant
- Number of Stories: 1
- Square Feet: 2,000
- Parking Required/Provided: 20/21

Site Plan

The site plan depicts an existing restaurant building that was approved and constructed in the late 1970's. Access to the site is via a shared driveway along the north property line adjacent to Spring Mountain Road. Cross access is also available to the convenience store to the east. Twenty-one parking spaces are available north of the restaurant building where 20 are required. The applicant is requesting to add a service bar to the existing restaurant (Lamoon).

Landscaping

There is an existing landscape planter along the north property line adjacent to an attached sidewalk. The landscape planter includes trees, shrubs, and decorative rock. No additional landscaping is proposed or required with this request.

Elevations

The submitted photos show an existing 1 story restaurant building. The exterior materials include white CMU block wall with a shingled roof. Photos show that the site is well maintained and clean.

Floor Plan

The floor plan depicts an entry way, seating area, kitchen, office, and restroom. The overall area of the building is approximately 2,000 square feet.

Signage

Signage is not a part of this request; however, there is an existing freestanding sign on the northern portion of the site, just south of the landscape strip adjacent to Spring Mountain Road.

Applicant's Justification

Per the applicant's justification letter, the applicant is requesting approval to add a service bar to the existing restaurant. The restaurant opened in March 2020, during the height of the COVID-19 pandemic. With the support of the local community, the restaurant continued to serve the community with unique Thailand and Japanese cuisines. Now that the restaurant is open to the public, the applicant would like to serve alcohol with meals. Business hours are Tuesday through Sunday 12:00 p.m. to 12:00 a.m., and closed on Mondays.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| ZC-0195-76 | Reclassified the site from R-E zoning to C-1 zoning for a restaurant | Approved by BCC | February 1977 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|------------------------|----------------------------|
| North | Commercial General | C-2 | Shopping center |
| South | Commercial Neighborhood | C-1 | Wells Fargo Bank |
| East | Commercial Neighborhood | C-1 | 7-Eleven convenience store |
| West | Commercial Neighborhood | C-1 | Office buildings |

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 Comprehensive 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 applicant's request is similar to the existing surrounding restaurants throughout the vicinity of Spring Mountain Road. In addition, there are buildings buffering this restaurant from residential

uses surrounding the commercial property. Staff finds the request to be appropriate and should not pose any negative impacts to the site, neighboring businesses, or the residential development. 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 Comprehensive 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 a liquor or gaming license or any other County issued permit, license or approval; that 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.

Building Department - Fire Prevention

- 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAKRAPAN ATCHARAWAN

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