

12/07/21 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

RAINBOW BLVD/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0601-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:

USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.0 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

176-10-514-002 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 7337 S. Rainbow Blvd #101
- Site Acreage: 9 (portion)
- Project Type: Service bar
- Square Feet: 3,052
- Parking Required/Provided: 305/474

Site Plans

The plans depict an existing multi-use retail center. The restaurant is located within the northern portion of the inline building on the west side of the site, and the building is approximately 3,052 square feet. This request is to allow a service bar in conjunction with a proposed restaurant (Weera Thai). The building is oriented towards Rainbow Boulevard. The overall retail center maintains vehicular access from Warm Springs Road and Rainbow Boulevard. No changes are proposed to the site design.

Landscaping

On-site landscaping exists, and no new landscaping is proposed or required.

Elevations

The existing restaurant is adorned with decorative black metal features. The building is also painted green and white. There are no new changes being proposed to the building elevations.

Floor Plans

The plans depict a proposed 3,052 square foot restaurant with a kitchen, prep area, washing area, service bar, seating area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests approval of the service bar so that patrons can enjoy beer and wine with meals.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0097-17	Commercial subdivision on 12 acres	Approved by PC	July 2017
ZC-16-0923	Reclassified 2.1 acres from R-E to C-1 zoning	Approved by BCC	March 2017
ZC-07-1458	Reclassified 5 acres from R-E to C-1 zoning	Approved by BCC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Warehouse
South	Commercial Neighborhood	C-1	Undeveloped
East	Commercial General	C-2	Shopping center
West	Commercial Neighborhood	R-E	Undeveloped

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.

Staff does not anticipate any negative impacts to the surrounding area since the primary function of the suite will still be a restaurant. The service bar will be an ancillary use to the restaurant, where alcohol can only be served with meals. The proposed use supports Economics Policy 1 of

the Comprehensive Master Plan, Public Facilities and Services Element, which encourages the development of a diversified economic base.

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 the approval of this application does not constitute or imply approval of 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.

Building Department - Fire Prevention

- No comment.

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 #0381-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: THONGUTHAI LLC

CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE RD., STE 130, LAS VEGAS, NV 89148