

12/07/21 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

TROPICANA AVE/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0604-GALLERIA CENTER, LLC:**

**USE PERMIT** to reduce the separation of a proposed supper club in conjunction with an existing restaurant on 0.3 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Tropicana Avenue and Duneville Street within Spring Valley. MN/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**

163-25-110-006

**USE PERMIT:**

Reduce the separation of a proposed supper club to a residential development to 137 feet where 200 feet is required per Table 30.44-1 (a 32% decrease).

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5795 W. Tropicana Avenue
- Site Acreage: 0.3
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 2,500
- Parking Required/Provided: 87/96

**Site Plan**

The site plan depicts an existing commercial center with a variety of existing uses (dispensary, restaurant, retail, hookah lounge, and spa). The applicant is proposing a supper club in conjunction with an existing restaurant on a pad site that is located on the northwest corner of the complex. Eighty-seven parking spaces are required where 96 parking spaces are provided throughout the site. Access to the restaurant is provided via existing driveways along Tropicana Avenue (north property line) and Duneville Street (west property line). The proposed supper

club has a separation of 137 feet from the nearest residential use to the southwest. Title 30 requires a 200 foot separation from the nearest residential use.

#### Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

#### Elevations

Submitted photos show a 1 story restaurant building with horizontal siding and black aluminum door and window systems. Exterior building materials also include a shingled roof and decorative wrought iron railings.

#### Floor Plan

The submitted floor plan depicts a dining area, bar area, kitchen, restrooms, and other back of house areas.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant is requesting approval of the use permit so the applicant can continue to operate the restaurant while allowing customers to utilize a bar within the restaurant. Although the separation requirement is not met, the proposed supper club is still a great addition to the complex and is compatible to existing uses on-site.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0316	Reduced the separation of a tavern to a residential use	Approved by PC	June 2018
UC-18-0208	Hookah lounge within an existing retail center	Approved by PC	May 2018
UC-0379-17	A marijuana establishment (retail marijuana store) in conjunction with an existing dispensary that is located just east of the subject building within the same retail center	Approved by BCC	June 2018
UC-0356-14	A medical marijuana establishment (dispensary) located just east of the subject building within the same retail center	Approved by BCC	June 2014
UC-270-89	An outside dining area in conjunction with a restaurant, deli and convenience market	Approved by PC	August 1989
ZC-221-86	Reclassified 3 acres from R-E and R-1 zoning to C-2 zoning for a shopping center	Approved by BCC	October 1986

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Mobile home development
South	Commercial General	C-2	Mini warehouse development
East	Residential Urban Center (18 to 32 du/ac)	R-4	Apartment complex
West	Commercial General & Residential Urban Center (18 to 32 du/ac)	C-2 & R-4	Commercial shopping center & condominium complex

**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 reduction to residential separation for the proposed supper club requires the approval of a use permit to determine if the use could have any negative impacts on adjacent developments. This use should not cause an adverse effect on adjacent properties since the residential uses are buffered by an existing right-of-way and access to the residential development is impeded by existing fencing and landscaping. 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:** KIDER JEMAL

**CONTACT:** KIDER JEMAL, 5125 W. RENO AVE #1059, LAS VEGAS, NV 89118