

01/04/22 PC AGENDA SHEET

BILLIARDS HALL WITH ON-PREMISES
CONSUMPTION OF ALCOHOL
(TITLE 30)

JONES BLVD/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0656-AMERICAN MANAGEMENT INVEST, LLC:

USE PERMIT for on-premises consumption of alcohol (beer and wine) in conjunction with a billiards hall on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard, 300 feet north of Spring Mountain Road within Spring Valley. JJ/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-13-101-003 & 004

USE PERMIT:

1. a. Allow on-premises consumption of alcohol (beer and wine) in conjunction with a billiards hall.
- b. Reduce the separation of on-premises consumption of alcohol (beer and wine) to 16 feet where 200 feet is required (a 92% reduction).

LAND USE PLAN:

SPRING VALLEY – NEIGHBORHOOD COMMERCIAL

SPRING VALLEY – CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3400 S. Jones Boulevard
- Site Acreage: 2.1
- Project Type: On-premises consumption of alcohol (beer and wine)
- Parking Required/Provided: 242/242 (approved UC-2137-95)

Site Plans

The plans depict an existing billiards hall “Cue D’s Billiard Venue” (BL#2002431.071-170) with 21 pool tables located at the southeast corner of the shopping center. The building is set back 16 feet from the east property line with a service entrance located along the east side of the building.

Landscaping

There are no changes required or proposed to the existing landscaping.

Elevations & Floor Plans

There are no changes required or proposed to the existing building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this use was previously approved by UC-0503-03 subject to one year to review, no hard liquor sales, no gaming, and no live entertainment, which expired with no review. The applicant accepts these same conditions as previously imposed; however, the addition of some alcohol sales is complementary to the continuation of the billiards hall use. Additionally, there is no outside dining or drinking as part of this use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0714-17	Hookah lounge with on-premises consumption of alcohol (supper club), northerly parcel	Approved by PC	October 2017
UC-1010-14	On-premises consumption of alcohol (service bar) in conjunction with a restaurant, northerly parcel	Approved by	February 2015
ZC-0360-10	Re-classified 2.1 acres to C-2 zoning for a billiards hall and arcade in another suite to the north	Approved by BCC	September 2010
UC-0121-07	On-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	March 2007
UC-1564-06	Reduce separation from a residential use for on-premises consumption of alcohol (supper club)	Approved by PC	February 2007
UC-0503-03	On-premises alcohol consumption in conjunction with a billiards hall - expired	Approved by PC	May 2003
UC-2137-95	Retail furniture store in a C-1 zone with reduction in parking to 242 spaces	Approved by PC	January 1996
VC-424-87	Variance to construct an addition for drive-up teller facilities, renovate driveways and parking, and reduce parking to 242 spaces	Approved by PC	August 1987
VC-414-84	Reduction to parking to 265 spaces	Approved by PC	December 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Northerly portion of same shopping center
South	Corridor Mixed-Use	C-2	Existing retail building

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	Planned Land Use Category	Zoning District	Existing Land Use
East	Edge Neighborhood (up to 1 du/ac)	R-E (RNP-I)	Single family residential
West	Corridor Mixed-Use	C-2	Shopping center

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 proposed use is in harmony with the purpose, goals, objectives, and standards of the Plan and of the Code when considering the building is existing, and the use was successfully operated for many years. Similar uses exist within the shopping center and land use approval was received without additional review. The proposed use with the limitation to beer and wine only in conjunction with the billiards hall will not impose an undue burden on the surrounding community.

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**

- Beer and wine sales only.
- Applicant is advised that the approval of this application does not constitute or imply approval of a liquor 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: Spring Valley - approval (no outside dining, drinking, or entertainment).

APPROVALS:

PROTESTS:

APPLICANT: CHUWANYAN MA

CONTACT: JENNIFER GAYNOR, J. GAYNOR LAW, 1810 S. 7TH ST., LAS VEGAS, NV
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