

11/15/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

RAINBOW BLVD/MAULDING AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0544-LV CORONADO, LLC:

USE PERMIT to operate an on-premises consumption of alcohol use (service bar) in conjunction with a restaurant on a 0.8 acre portion of 3.7 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Maulding Avenue within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-10-614-003; 176-10-614-005 through 176-10-614-006 ptn

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7625 S. Rainbow Boulevard, Suite 102
- Site Acreage: 0.8 (portion)/3.7 (site)
- Project Type: Service bar
- Number of Stories: 1
- Square Feet: 1,380
- Parking Required/Provided: 93/93 (shopping center)

Site Plans

The plans depict a proposed restaurant with a service bar within a neighborhood shopping center development. The proposed service bar will be located in Suite 101, which is currently a licensed and restaurant and is a permitted use in the C-1 zone. Access to the shopping center is from Rainbow Boulevard and Maulding Avenue. Cross access is shown on the plans for the entire complex with a total of 93 parking spaces.

Landscaping

Landscaping is not a part of this application.

Elevations

The architecture of the buildings within the shopping center are comprised of stone and stucco exterior materials and glazed storefront windows with a flat a pitched roofline and is of desert colors.

Floor Plans

The plans depict a dining room, restrooms, kitchen, boiler room, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The Salt and Spoon is located in the largest of 3 buildings in a commercial center facing Rainbow Boulevard. The development is zoned C-1 Local Business. Other tenants on the property include home improvement and furnishing stores, and other restaurants. The restaurant opened a little over a year ago, with capacity for up to 50 guests, and it has had modest success. However, it loses customers who want to enjoy beer and/or wine with their meal, and that lost revenue is putting the business in jeopardy.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1498-05	Dry cleaners	Approved by PC	November 2005
UC-1455-05	Service bar	Approved by PC	October 2005
UC-0095-05	Check cashing and separation	Approved by PC	March 2005
DR-1842-03	Shopping center	Approved by BCC	January 2004
ZC-0786-01	Reclassified to C-2 zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial shopping center
South & West	Neighborhood Commercial	C-1	Commercial retail & mini-warehouse
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential

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 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 finds the proposed use for a service bar will have little to no impacts to the immediate area. The restaurant is already in operation and is now requesting to add beer and wine services to their menu and will require patrons to order food with any alcoholic drinks. In addition, while there are residential developments across Robindale Road and Rainbow Boulevard, these developments are over 200 feet from the proposed restaurant. Staff does not believe this use will have a negative impact on the surrounding community. Therefore, staff can support 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 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 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.

Fire Prevention Bureau

- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ANDREW YE

CONTACT: GE CONSULTING, 1442 WHITE DR., LAS VEGAS, NV 89119