

11/15/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

SPRING MOUNTAIN RD/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0551-KH GOLDEN INVESTMENTS, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on a portion of 1.2 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Spring Mountain Road, 450 feet east of Duneville Street within Spring Valley. JJ/gc/syp (For possible action)

RELATED INFORMATION:

APN:

163-13-203-004 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5645 Spring Mountain Road
- Site Acreage: 1.2 (portion)
- Project Type: Service bar
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,645 (lease area)
- Parking Required/Provided: 98/84 (15% reduction approved per UC-1056-17)

Site Plans

The plans show a proposed service bar in conjunction with a restaurant (Tang Korean Restaurant) within an existing commercial center. Two buildings are located on the site and the lease area is located within the stand alone building on the northeast portion of the site. Access to the site is from Spring Mountain Road.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict a 1 story, 14 foot high building constructed of stucco finish and pitched tile roofing.

Floor Plans

The plans show a 1,645 square foot restaurant consisting of a dining area, service area, kitchen, walk-in cooler, storage room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they would like to offer beer and wine to their customers with their food at the restaurant.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400252 (UC-1056-17)	First application for review for a service bar and reduced parking subject to removing the time limit	Approved by PC	February 2019
UC-1056-17	Service bar and waivers for reduced parking subject to 1 year for review	Approved by PC	January 2018
ZC-1112-96	Reclassified the site from R-E to C-1 zoning for an office and retail development	Approved by BCC	August 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Commercial centers
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Corridor Mixed-Use	C-2	Vehicle sales & repair facility

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 that the proposed use will not adversely impact the surrounding area. Another service bar has been approved and has been operating within the same commercial center without any issues or complaints filed with the Clark County Public Response Office. The proposed service bar is located on the north half of

the property, away from the single family residential uses to the south. Therefore, staff can support the 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: C & PK, INC.

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