

11/15/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

RUSSELL RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0561-VITTORIO HOLDING, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within a retail center on a portion of 3.6 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road and the west side of Jones Boulevard within Spring Valley. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

163-26-818-001 & 002 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5697 S. Jones Boulevard, Suite 220
- Site Acreage: 3.6 (portion)
- Project Type: Service bar
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 1,400 (tenant)/45,438 (retail center)
- Parking Required/Provided: 182/188

Site Plan

The plan shows an existing 45,438 square foot retail center located on 2 parcels with a primary 34,282 square foot in-line retail building located on the northwest portion of the property. A secondary 11,156 square foot pad building is located on the southeast portion of the site. This application is for a service bar with a proposed restaurant (Kase Restaurant) in the pad building. Access to the site is from Russell Road and Jones Boulevard via cross access between the 2 parcels that make up the retail center. The center provides sufficient parking for its patrons.

Landscaping

The plans show existing street and parking lot landscaping. No changes are required or proposed with this application. On the west side of the site, an existing zone boundary wall with mature landscaping is located between the subject site and the residential use to the west.

Elevations

Photos depict a 1 story building with painted stucco walls, storefront windows and doors, tile roofing, and various off-set surface planes.

Floor Plans

The floor plan depicts a 1,400 square foot suite with a dining area, restrooms, and kitchen area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant proposes a service bar in conjunction with a traditional Japanese restaurant. All alcoholic beverages will be served incidentally with food. The applicant states that alcohol will not be the majority of the restaurant's revenue. The proposed hours of operation are daily from 11:00 a.m. to 10:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0712	Allowed an on-premises consumption of alcohol establishment (service bar)	Approved by PC	November 2018
DR-0792-17	Comprehensive sign package (wall signage)	Approved by BCC	November 2017
DR-0311-17	Comprehensive sign package	Approved by BCC	June 2017
UC-0389-15	Secondhand sales	Approved by PC	June 2015
UC-0874-14	Recreational facility (indoor playground)	Approved by PC	December 2014
WS-1097-08	Allowed temporary signs to be displayed for a 90 day period	Approved by BCC	February 2009
UC-1901-05	Allowed an on-premises consumption of alcohol establishment (supper club) within 200 feet of a residential use	Approved by PC	January 2006
ZC-1363-02 (WC-0042-04)	Waived condition of a zone change requiring all signage to be monument style and incorporate common design elements for a shopping center	Approved by BCC	March 2004
ZC-1363-02 (WC-0098-03)	Waived conditions of a zone change requiring a 2:1 setback, architectural style, storefronts facing the street, and landscaping for a shopping center	Approved by BCC	June 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1363-02	Reclassified the property from R-E to C-1 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Undeveloped
South	Neighborhood Commercial	C-1	Developed & undeveloped commercial site
East	Compact Neighborhood (18 du/ac)	RUD	Single family residential
West	Low-Intensity Suburban Neighborhood (5 du/ac)	R-D	Single 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 does not anticipate any negative impacts to the existing development in terms of parking or a change in the character of the complex by adding a service bar in conjunction to a restaurant. The proposed business will not intensify the existing use on the property. Similar uses have been approved at this location with no known negative impact or complaints filed with the Clark County Public Response Office. Therefore, staff can support the proposed 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 and; 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: JAMES TRADER

CONTACT: JAMES TRADER, 10293 GLIMMERING STAR DR., LAS VEGAS, NV 89178