

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-23-400176 (UC-22-0554)-AJ SPRING MOUNTAIN, LLC:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** restaurant; and **2)** on-premises consumption of alcohol (service bar).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** throat depth on 1.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. JJ/nai/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-18-505-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 65 spaces where a minimum of 88 spaces are required per Table 30.60-1 (a 26% reduction).
2. Reduce the throat depth to zero feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4240 Spring Mountain Road
- Site Acreage: 1.1
- Project Type: Restaurant/on-premises consumption of alcohol
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 5,675 (Building A)/5,386 (Building B)
- Parking Required/Provided: 88/65

Site Plans

The approved plans depict 2 existing buildings on the west side of the site with parking to the east of the buildings. Access to the site is from Spring Mountain Road. The building on the northwest portion of the site was previously approved by use permit (UC-0342-15) and converted to a restaurant with on-premises consumption of alcohol. Previously, a use permit

(UC-0196-14) for a restaurant and on-premises consumption of alcohol was approved for the building in the southwest portion of the site. Both applications included waivers to reduce parking. In 2015, WS-0844-15 was approved to reduce the overall parking for the site due to a redesign of the parking lot to accommodate requirements per the Fire Department. The parking was reduced to 65 parking spaces where 100 parking spaces were required. While the original use permits had review periods imposed, the time limit for the reviews were subsequently removed, but WS-0844-15 was approved with a 2 year review to ensure there was adequate parking for the site. The applicant did not file an application for review as conditioned, and WS-0844-15 expired. UC-22-0554 was previously approved to re-establish the service bar and restaurant with reduced parking and throat depth. Today, the applicant is complying with the 1 year review as a public hearing with this application.

### Landscaping

The approved plans show an existing 15 foot to 26.5 foot wide landscape area along Spring Mountain Road.

### Elevations

The approved plans depict a 17 foot high, single story building with stone veneer, stucco finish, and a parapet roof. The roof is designed to give a pagoda appearance. The existing building matches the design of the other buildings on-site and those immediately adjacent to the project site.

### Floor Plans

The approved plans show Building A is 5,675 square feet for a restaurant. Building B includes 1,400 square feet of restaurant, 2,986 square feet of karaoke, and 1,000 square feet of warehouse. The buildings show space for a restaurant, karaoke rooms, service bar, office and storage, kitchen, and entrance lobby.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0554:

#### Current Planning

- 1 year to review as a public hearing.
- 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 application for review; 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

- Remove any landscaping in the right-of-way prior to the issuance of a building permit or business license.

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.

Applicant's Justification

The applicant states that there were no issues with parking nor with outgoing and incoming traffic. Applicant is requesting that no more applications for review be required.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0554	Restaurant and on-premise consumption of alcohol (service bar); with waivers for reduced parking and throat depth to zero feet	Approved by PC	November 2022
AR-400041-18 (WS-0844-15)	First application for review for reduced parking, waived conditions of use permit (UC-0342-15) for 1 year to commence and review, and design review for parking lot layout - expired	Approved by PC	April 2018
WS-0844-15	Reduced parking for restaurant, with waiver of conditions for time limit, and design review for parking lot layout - expired	Approved by PC	March 2016
UC-0342-15	Restaurant and on-site consumption of alcohol, with waiver for reduced parking, waiver of conditions (UC-0196-14) requiring plans on file, and design review for restaurant for the northwest building	Approved by PC	July 2015
UC-0196-14	Restaurant and on-site consumption of alcohol, with waivers to reduce parking and parking lot landscaping, and design review for an addition to the southwest building	Approved by PC	June 2014

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Corridor Mixed-Use	M-1	Warehouse/manufacturing
South & West	Corridor Mixed-Use	C-2	Shopping center

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

During the Planning Commission meeting on November 15, 2022, the commissioners were concerned about the zero foot throat depth and the reduced parking. This property is located in the Asian Design Overlay where there is constant heavy traffic. Since there was a previous waiver application submitted for this property to waive the parking (WS-0844-15) and a subsequent application was approved (UC-22-0554) for the same reduction, Staff can support this application since there are no known issues with parking nor with entering and exiting the property.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this application for review.

**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:****Comprehensive Planning**

- Remove the time limit.
- Applicant is advised they are solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**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:** Paradise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MIN YOUNG CHAI

**CONTACT:** MIN YOUNG CHAI, 4240 SPRING MOUNTAIN RD. #A, LAS VEGAS, NV  
89102