

SUPPER CLUB
(TITLE 30)

BUFFALO DR/PEACE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0357-4435 BUFFALO OFFICES, LLC:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from a supper club to a residential use in conjunction with a proposed restaurant within an existing retail center on a portion of 0.9 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Buffalo Drive, 420 feet north of Peace Way within Spring Valley. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-21-619-007 ptn

USE PERMITS:

1. Permit on-premises consumption of alcohol (supper club) in conjunction with an existing restaurant.
2. Reduce the separation between a supper club and a residential use to 143 feet where 200 feet is the standard per Table 30.44-1 (a 29% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 4435 S. Buffalo Drive
- Site Acreage: 0.9 (portion)
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 4,100 (restaurant/supper club)/8,000 (overall building)
- Parking Required/Provided: 57/65

Site Plan

The supper club is located within a large commercial center. The shopping center contains 2 in-line buildings, with a convenience store and a gasoline station located on the northwest corner of

Peace Way and Buffalo Drive. The supper club is in the northern most in-line retail building. The supper club is set back 143 feet from the residential properties to the west. Access to the site is provided by 2 existing driveways from Buffalo Drive to the east. The subject building shares parking and access with the remaining commercial center.

Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

Elevations

The existing in-line building is single story and includes painted stucco with curved decorative column details and pitched concrete tiled roof. No changes to the exterior of the building are required or proposed with this request.

Floor Plans

The plans depict a 4,100 square foot lease space that will consist of a dining area, kitchen, bar area, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant currently owns and operates another restaurant location (BG Bistro) located on Tropicana Avenue. BG Bistro operates as a family dining experience, offering modern European and Mediterranean food and beverages. It is the applicant’s intent to replicate the operations at this second location, offering a similar menu, service, restaurant style, and layout. The restaurant operating hours are intended to be from 9:00 a.m. to 2:00 a.m., 7 days per week. Additionally, the applicant indicates the existing building is approximately 143 feet from the residential property line to the west; however, there is a vacant lot behind the building and there are future plans to house a bakery that was recently submitted to the County.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-2025-98	15,093 square foot commercial center	Approved by PC	January 1998
ZC-0328-96	Reclassified this site and the parcels to the south to C-1 and C-2 zoning	Approved by BCC	May 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Neighborhood	C-1	Undeveloped
South	Commercial General	C-2	Retail center
East	Residential Suburban (up to 8 du/ac)	R-2	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 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.

Staff finds that the proposed restaurant with on-premises consumption of alcohol (supper club) is compatible with the existing uses within the commercial center. Retail and restaurant uses already exist in the center without any reported issues. The proposed use is consistent and compatible with the area and staff finds that the on-premises consumption of alcohol and a reduction in the setback from residential use to the west will have no impact to the neighboring residential development. There is a vacant commercial lot behind the subject building and there are future plans to construct a bakery that was recently submitted to the County which will buffer the supper club from the residential use to the west. Furthermore, there is no outside dining proposed with this request; 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 Comprehensive 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 a liquor or gaming license or any other County issued permit, license or approval; that 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.

Building Department - Fire Prevention

- 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: ROUMEN STEFANOV

CONTACT: CAROLYN SPOLETINI, SADLER-SPOLETINI, 8886 NEVI ROSE AVE, LAS VEGAS, NV 89148