

06/07/22 PC AGENDA SHEET

ALCOHOL SALES  
(TITLE 30)

CRAIG RD/LAMB BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0226-CRAIG & LAMB LLC:**

**USE PERMITS** for the following: **1)** allow alcohol sales, liquor - packaged only; and **2)** allow alcohol sales, beer, and wine - packaged only in conjunction with a commercial and industrial complex on a portion of 7.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Craig Road, 398 feet east of Lamb Boulevard within Sunrise Manor. MK/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
140-05-212-010 ptn

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 4388 E. Craig Road
- Site Acreage: 7 (portion)
- Project Type: Package beer, wine, and liquor
- Square Feet: 1,469
- Parking Required/Provided: 397/431

**Site Plans**

The plans depict a large commercial and industrial complex with the subject site's location in the southern portion of the property that is zoned M-D. The "L" shaped in-line shopping center is located on the southernmost portion of the site and fronts on Craig Road. Parking is provided throughout the site. Access to the complex is from Craig Road.

**Landscaping**

Landscaping is not a part of this application.

### Elevations

The shopping center buildings are 1 story and have a maximum height of 33 feet, with stucco finish and a combination of flat and pitched roofs. These retail buildings in the southern portion along Craig Road were constructed with a pitched tile roof.

### Floor Plans

The plans depict a retail space of approximately 1,469 square feet for a proposed liquor, beer, and wine store (packaged sales only).

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that he has been a business owner for 5 years with extensive experience in running a successful and safe retail workplace in Las Vegas. Through the years he has been committed to his work and displayed his drive to successful management. The number of liquor stores in the current area are extremely slim. Therefore, the justification to build a liquor store is to meet that market demand.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1144-08	Warehouse/office facility	Approved by PC	January 2009
UC-1492-07 (ET-400033-10)	Extension of time for a use permit with design review for a shopping center with waivers for landscape screening requirements	Approved by BCC	February 2008
UC-1492-07	Use permit with design review for a shopping center with waivers for landscape screening requirements	Approved by BCC	February 2008
UC-0973-05	Use permit with design review for an office and retail as a principal use	Approved by PC	July 2005

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-1 & M-D	Undeveloped
South	Business Employment	M-D	Warehouse facility
East	Business Employment	M-D	Warehouse facility
West	Business Employment	C-2	Commercial retail

### **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.

The proposed liquor, beer, and wine store (packaged sales only) will not result in substantial adverse effects on adjacent property, traffic conditions, parking, or other matters affecting the public health, safety, and general welfare. The majority of the properties in the immediate area are zoned for either manufacturing and retail uses. Residential uses are not directly abutting the proposed use. The proposed liquor store site is adequately served by public improvements, facilities, and services, and will not impose an undue burden. Staff recommends approval of the use permits.

### **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 installation and use of cooling systems that consumptively use water will be prohibited; 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:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PRIME LIQUOR

**CONTACT:** PRIME LIQUOR, 4388 E. CRAIG RD, LAS VEGAS, NV 89115