

06/21/22 PC AGENDA SHEET

ON-PREMISES CONSUMPTION
OF ALCOHOL
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0278-1263 SILVERADO, LLC:

USE PERMIT for on-premises consumption of alcohol in conjunction with a minor training facility in an existing shopping center on 3.1 acres in a C-2 (Commercial General) Zone.

Generally located on the east side of Maryland Parkway, 1,000 feet south of Silverado Ranch Boulevard within Enterprise MN/nr/syp (For possible action)

RELATED INFORMATION:

APN:

177-26-112-015

USE PERMIT:

Reduce the separation between on-premises consumption of alcohol and a residential use to 75 feet where 200 feet is required per Table 30.44-1 (a 62.5% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9890 S. Maryland Parkway, Suite 1
- Site Acreage: 3.1
- Project Type: On-premises consumption of alcohol
- Number of Stories: 2
- Building Height (feet): 45
- Square Feet: 1,880
- Parking Required/Provided: 1,445/1,495 (entire site)

Site Plans

The plans depict an existing shopping center (Silverado Ranch Place) with access from Maryland Parkway and Silverado Ranch Boulevard. Parking for the site is located throughout the shopping center. No design changes are proposed or required with this request. The scope of the request is

on-premises consumption of alcohol in conjunction with a minor training facility within an existing tenant space in the southern portion of the shopping center.

Landscaping

All landscaping exists, which includes mature landscaping along the perimeter of the site and dispersed within the parking area. No new landscaping is proposed or required with this request.

Elevations

No changes are proposed for the existing building which consists of contemporary architectural style with painted stucco exterior in neutral tones and stone veneer accents.

Floor Plans

The plans show an 1,880 square foot minor training facility with a guest check-in area, main room, a party room, restrooms, and storage.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the minor training facility, Penelope Paints, will be a place where customers can drink wine or beer while enjoying instructional painting. The applicant indicates that there are other tenants within the shopping center with similar uses and requests approval of the application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0487	Supper club	Approved by PC	November 2021
UC-20-0198	Supper club	Approved by PC	June 2020
UC-20-0031	Hookah lounge	Approved by PC	March 2020
UC-19-0236	Recreation facility (indoor family activity center)	Approved by PC	May 2019
UC-0361-10	Outside dining in conjunction with an existing supper club	Approved by PC	September 2010
UC-0502-07	Check cashing	Approved by PC	June 2007
DR-1777-99	Shopping center	Approved by PC	December 1999
DR-1241-99	Shopping center	Approved by PC	September 1999
TM-0188-98	1 lot commercial subdivision	Approved by PC	August 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1059-97	Reclassified the site to C-2 zoning	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Corridor Mixed-Use	C-2	Shopping center
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & R-2	Single family & multiple 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.

The on-premises consumption of alcohol, mostly supper clubs, have been approved within this shopping center in the past. There is existing landscaping and parking areas between the proposed use and the residential to the south which creates a buffer. An alcohol related use is compatible within a shopping center with other commercial uses. Staff finds that the proposed use will not have a negative impact on the surrounding area; 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:

APPROVALS:

PROTESTS:

APPLICANT: PENELOPE PAINTS, LLC

CONTACT: JENNIFER GAYNOR, J. GAYNOR LAW, 1810 S. 7TH ST., LAS VEGAS, NV 89104