

03/02/21 PC AGENDA SHEET

ON-PREMISES CONSUMPTION OF ALCOHOL
(TITLE 30)

VALLEY VIEW BLVD/DEWEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0590-GEORGINO, JOHN P. FAMILY TRUST & GEORGINO, JOHN P. TRS:

USE PERMIT for alcohol, on-premises consumption (service bar).

DESIGN REVIEW for a restaurant expansion on a portion of 0.9 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the southwest corner of Valley View Boulevard and Dewey Drive within Paradise. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

162-30-802-008 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5611 S. Valley View Boulevard
- Site Acreage: 0.9 (portion)
- Project Type: Service bar/restaurant addition
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 1,200
- Parking Required/Provided: 31/32

Site Plans

The plans show an existing 10,640 square foot office/warehouse, and retail complex consisting of 2 buildings. The site plan depicts a commercial/retail building with warehouse space on the east side of the lot, with parking lot access from Valley View Boulevard. A detached warehouse building is located on the west side of the lot, with parking lot access from Dewey Drive. The northern 1,200 square feet of the retail building will be used by the existing restaurant and the proposed on-premises alcohol sales (service bar). The existing restaurant is not the primary use on the property. The remaining retail and warehouse spaces are used for cannabis cultivation and production.

The original special use permit (UC-1020-08) approval for a restaurant showed 560 square feet; however, the plans for subsequent land use approvals on-site (not related to the restaurant) have shown the restaurant up to 940 square feet, and have met the parking requirements. The justification letter requests a 1,200 square foot leased restaurant area with 700 square feet of dining space and includes a service bar. The expansion of the restaurant will require the site to have a total of 31 parking spaces. The site currently has 32 parking spaces.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The plans depict an existing 1 story, 13 foot high building constructed of painted CMU block, aluminum storefront systems, and a flat roof.

Floor Plans

The floor plans depict dining areas, kitchen facilities, and a bathroom. The dining area includes seating space for 18. The restaurant and building located on the east side of the property has 5,840 square feet (3,240 retail/restaurant and 2,600 warehouse). The warehouse on the west side of the property has a total area of 4,800 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The restaurant has been operating since September 2015 and is requesting on-premises alcohol service. The applicant leases 1,200 square feet space that includes 700 square feet of dining space. The proposed use does not create a detrimental impact to the surrounding area and has adequate access and parking spaces. The restaurant will employ approximately 6 employees, 7 days a week between 11:00 a.m. and 8:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0381	Cannabis establishment (production)	Approved by BCC	June 2018
UC-18-0380	Cannabis establishment (cultivation)	Approved by BCC	June 2018
UC-16-0857	Personal services (hair removal/brow art)	Approved by PC	February 2017
WS-0255-11	Reduced access gate setback and a design review for a warehouse building	Approved by PC	August 2011
WS-0126-09	Reduced access gate setback and a design review for a warehouse building - expired	Approved by PC	April 2009
UC-1020-08	Restaurant and offices as principal uses and reduced parking	Approved by PC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Industrial	M-1	Industrial uses
East	Commercial Tourist	R-E	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**Use Permit

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. The proposed use is in harmony with the purpose, goals, objectives and standards of the Land Use Plan and Title 30. The service bar shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, or rights-of-way, or other matters affecting the public health, safety, and general welfare. The expansion to the restaurant will be adequately served by public improvements, facilities, and services and will not impose an undue burden, when considering the limited seating area, adequate parking, and hours of operation. The property is fully utilized for parking, buildings and access, but the addition of a service bar to an existing restaurant will not significantly impact the area. Therefore, staff can support this request.

Design Review

The proposed development is compatible with adjacent development and development in the area. The proposed development is consistent with the applicable Land Use Plan, Title 30, and other regulations. The limited amount of service area seating and existing restaurant use will ensure the continued compatibility with the surrounding area and available parking. Therefore, staff can support this 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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:

PROTESTS:

APPLICANT: JESSIE RAE'S BBQ, LLC

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