

03/02/21 PC AGENDA SHEET

TAVERN
(TITLE 30)

SAHARA AVE/MARION ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0014-RNI-NV, LP:

USE PERMIT for on-premises consumption of alcohol (tavern) on 1.1 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Sahara Avenue, 300 feet east of Marion Street within Sunrise Manor. TS/al/jd (For possible action)

RELATED INFORMATION:

APN:

161-08-101-011

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 4465 E. Sahara Avenue
- Site Acreage: 1.1
- Project Type: Re-establish a tavern
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 5,230
- Parking Required/Provided: 53/56

Request

The site was previously used as a tavern (Shooter's Bar and Grill). The prior operator of the tavern closed the business and the current use permit (UC-1012-02) expired on February 15, 2021. A new operator would like to re-establish the site as a tavern but is not able to obtain a business license prior to the February 15, 2021 expiration date. Therefore, it is necessary to apply for a new use permit to re-establish a tavern at this site.

Site Plan

No changes are proposed to the existing building or the site layout. The existing building is located on the central portion of the northern half of the property. Parking for the business is located to the east, west, and south of the building. Access to the site is provided by a private

driveway easement located along the east side of the property, there is no direct access to Sahara Avenue.

Landscaping

No changes are proposed or required to existing landscape areas with this request. The existing landscape area along Sahara Avenue is approximately 10 feet wide and consists of shrubs and groundcover. There is a landscape area adjacent to the private drive on the east side of the site that is approximately 15 feet wide and also consists of shrubs and groundcover. At the northeast and southeast corners of the building are landscape areas consisting of palm trees.

Elevations

The existing building is 1 story with a maximum height of 20 feet. The building has a flat roof behind parapet walls and the exterior of the building has a stucco finish painted in earth tone colors.

Floor Plan

The building has an area of 5,230 square feet which consists of the kitchen and food preparation areas, bar, and customer seating area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site was previously used as a tavern and the use is still compatible and appropriate for the area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|----------------|
| UC-0386-05 | Live entertainment in conjunction with a tavern - expired | Approved by PC | April 2005 |
| UC-1012-02 | On-premises consumption of alcohol (tavern) in conjunction with a restaurant - expired | Approved by BCC | September 2002 |
| ZC-197-92 | Reclassified 9.4 acres, including this site, to M-D zoning for an office/warehouse complex | Approved by BCC | December 1992 |

Surrounding Land Use

| | Planned land Use Category | Zoning District | Existing Land Use |
|--------------|-----------------------------------|------------------------|--------------------------|
| North | Office Professional | R-1 | Communications facility |
| South & East | Business and Design/Research Park | M-D | Communications facility |
| West | Business and Design/Research Park | M-D | Office/warehouse complex |

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.

This site was approved for the use of a tavern by UC-1012-02 in September 2002 and a tavern was operated at this location until February 2020. Between September 2002 and February 2020 there were 3 complaints filed for this site which consisted of rubbish & debris on the site, and sign violations; and all those cases were resolved. Therefore, there are no active records of a tavern resulting in a substantial or undue adverse effect on adjacent properties. UC-1012-02 is expiring because the new operator of the site is unable to obtain a business license prior to the 1 year anniversary of the close of business. Staff finds the use is still appropriate at this location and supports the use permit.

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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: RNI-NV, LP

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135