

06/01/21 PC AGENDA SHEET

ON-PREMISES CONSUMPTION OF ALCOHOL
(TITLE 30)

POLARIS AVE/TWAIN AVENUE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0178-P & E YLINEN GROUP, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Polaris Avenue, 300 feet north of Twain Avenue within Paradise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

162-17-202-012

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3635 Polaris Avenue
- Site Acreage: 1.2
- Project Type: Service bar for a restaurant
- Number of Stories: 1
- Square Feet: 1,958
- Parking Required/Provided: 20/22

Site Plan

The proposed special use permit will allow the applicant to operate a restaurant with a service bar in an existing business known as Polaris Street Café. The restaurant and parking lot are located on the front half of the overall property, while a separate warehouse building is located in the rear portion of the parcel. Access to the site is provided by 2 existing commercial driveways along Polaris Avenue. The restaurant area has 22 parking spaces provided where 20 are currently required.

Elevation

The elevation plan depicts the exterior finishes to include aluminum storefront window and door system, pop-outs, neutral colored stucco walls, with a large canopy located over the front entrance. The building is 1 story and faces east towards Polaris Avenue.

Floor Plans

The floor plans depict a typical restaurant lease space with an overall area of 1,958 square feet, which features 2 different dining rooms, kitchen, restrooms, office, and storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant currently operates a restaurant on a portion of the property and holds an active Clark County Business License. The current hours of operation for the restaurant are daily from 6:00 a.m. to 2:00 p.m. In conjunction with the restaurant, the applicant now desires to offer the on-premises consumption of alcohol. All the parcels adjacent to and within 200 feet of the property are zoned M-1; therefore, the proposed use meets the minimum distance separation from residential uses. Lastly, there are no proposed changes to the exterior of the building and no proposed changes to the landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-04-900186	Billboard	Approved by ZA	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial Tourist	M-1	Office/warehouse & outside storage

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. The restaurant with proposed on-premises consumption of alcohol is compatible with the surrounding area. The proposed sale of alcohol also meets the Chapter 30.08 definition of a service bar. The proposed service bar will not adversely impact the surrounding industrial area; therefore, staff is in support of 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 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.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: POLARIS FOOD SERVICES LLC

CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE RD., SUITE 130, LAS VEGAS, NV 89148