

SERVICE BAR/PACKAGED LIQUOR SALES
(TITLE 30)

BLUE DIAMOND RD/I-15

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0253-MEH RETAIL, LLC:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (service bar); and **2)** alcohol sales, liquor – packaged (liquor store) not in conjunction with a grocery store on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Blue Diamond Road, between I-15 and Dean Martin Drive within Enterprise. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

177-17-210-006

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 8350 Dean Martin Drive
- Site Acreage: 1.3
- Project Type: On-premises consumption of alcohol, alcohol sales, liquor - packaged
- Number of Stories: 1
- Square Feet: 9,113 existing
- Parking Required/Provided: 92/93

Site Plan

The site plan depicts an existing Cracker Barrel restaurant on 1.3 acres adjacent to the Silverton Village development. There are no changes proposed to the building, access, or parking lot. The restaurant is south of the Silverton Resort Hotel, along the I-15 frontage. Adequate parking is provided as well as cross access to the north, west, and south sides of the property. The property is accessed from Dean Martin Drive through Silverton Village Drive or private resort access from the south.

Landscaping

Landscaping is not required as part of this request.

Floor Plans

The floor plans depict a 9,113 square foot restaurant with a seating capacity of 188 people and a small retail store attached to the dining and kitchen areas within the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing on-premises consumption of alcohol associated with a Cracker Barrel sit down restaurant. The restaurant will be offering a service bar that includes mimosas, beer, and wine. The applicant is currently licensed and operates the restaurant with a gift store where packaged beer and wine products are proposed for sale. The service of alcohol on-premises will be provided by employees of the business to customers with meals and for curbside sale and package take-out orders. The site complies with the 200 foot separation requirement from any residential use.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0801	Comprehensive sign plan	Approved by BCC	December 2018
WS-18-0741	Signage including waivers for roof signs and reduced separation of monument signs for a commercial center	Approved by BCC	November 2018
UC-0978-17	Relocate an existing watercraft storage area	Approved by BCC	December 2017
VS-0870-17	Vacated and abandoned a 5 foot wide portion of Valley View Boulevard for detached sidewalks	Approved by PC	December 2017
DR-0715-17	Hotel (Hyatt Place)	Approved by BCC	October 2017
DR-0734-17	A retail building and restaurant with drive-thru within an approved commercial center	Approved by BCC	September 2017
DR-0206-16	Restaurants with drive-thru services and retail buildings within an approved commercial center	Approved by BCC	May 2016
DR-0205-16	Manmade decorative water features	Approved by BCC	May 2016
UC-0827-15	Use permits and a design review for a commercial center	Approved by BCC	January 2016
UC-0826-15	Allowed a restaurant (Cracker Barrel) without primary access through the interior of the resort hotel with design reviews for a restaurant, a relocated watercraft storage area, and signage	Approved by BCC	January 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0016-15	Roof signs and animated signs in conjunction with an existing resort hotel complex (Silverton)	Approved by BCC	April 2015
UC-0643-14	Allowed live entertainment beyond daytime hours for a temporary outdoor commercial event subject to 2 years to commence and review - expired	Approved by BCC	September 2014
UC-0511-13	Use permits and design review to increase building height and allow kitchens in guestrooms for 2 timeshare hotel towers	Approved by BCC	December 2013
UC-0512-13	Use permits and design review for a membrane structure (live entertainment venue), modular restrooms, and an outside storage area for vehicle sales (watercraft)	Approved by BCC	October 2013
TM-0062-09	3 lot commercial subdivision	Approved by BCC	October 2009
ZC-0515-09	Reclassified 0.6 acres from R-E & C-2 to H-1 zoning for an existing resort hotel	Approved by BCC	October 2009
ZC-0380-08	Reclassified a 34.4 acre portion of the subject site from C-2 to H-1 zoning for future expansion of a resort hotel	Approved by BCC	December 2008
UC-0363-07	Parking garage and modifications to an existing resort hotel	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	H-1	Parking & resort hotel
South	Commercial Tourist	H-1	Undeveloped
West	Commercial Tourist	H-1	Hyatt Hotel

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 sale of beer and wine and operation of a service bar associated with the existing restaurant will not have a detrimental impact on adjacent property or negatively impact the character of the community and surrounding commercial uses. The proposed uses will not adversely impact the

public services, traffic patterns, utilities, parking, or existing surrounding uses. The site is adequately served by public services and will not create a burden on existing services.

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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CBOCS WEST, INC

CONTACT: SALTZMAN MUGAN DUSHOFF PLLC, 1835 VILLAGE CENTER CIRCLE,
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