09/21/21 PC AGENDA SHEET

SUPPER CLUB (TITLE 30) GREEN VALLEY PKWY/RAMROD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0393-2895 UNIVERSAL, LLC:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); **2)** outside dining, drinking and cooking; and **3)** project of regional significance in conjunction with an existing building on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG/jvm/jd (For possible action)

RELATED INFORMATION:

APN:
161-31-802-025 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary
- Site Address: 2895 Green Valley Parkway
- Site Acreage: 1.6 (portion)
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,176
- Parking Required/Provided: 63/80

Site Plans
The plans show a supper club located in the northernmost tenant space of an existing 10,800 square foot building. The outside dining area is located at the northwest corner of the existing building and will meet Code requirements for this type of activity. Access to the site is from Green Valley Parkway with additional cross-access provided with the properties to the north, south, and west. A total of 80 parking spaces are provided where 63 spaces are required.

Landscaping
The existing landscaping on-site will remain and no changes are proposed.

Elevations
The plans depict a single story, 26 foot high building with stucco finishing and glass storefronts.

Floor Plans
The plans show a supper club with a kitchen, walk-in cooler, restrooms, seating area, and a bar.

Signage
Signage is not a part of this request.

Applicant's Justification
The applicant states that they would like to create an upscale Italian restaurant with affordable pricing that will have old world charm.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0742-12	Supper club - expired	Approved by PC	February 2013
UC-0558-97	Outside dining - expired	Approved by PC	May 1997
UC-0085-97	Restaurant/supper club - expired	Approved by PC	February 1997
VC-1416-96	Reduced street landscape area	Approved by PC	October 1996
UC-0779-96	Tanning salon	Approved by PC	June 1996
ZC-0391-94	Reclassified the site and properties to the north from R-E to M-D zoning	Approved by BCC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Vehicle repair & parking lot
South	City of Henderson	CC-AE	Shopping center
East	City of Henderson	CC-AE	Bank
West	Business and Design/Research Park	M-D	Health club

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 site is surrounded by commercial and industrial properties with the nearest residential use being over 500 feet to the east across Green Valley Parkway. Staff finds that there should be no negative impacts to the existing site or surrounding area. A number of restaurants and supper clubs have operated from this site with no complaints filed with either Clark County Public Response or the Metropolitan Police Department. In addition, there are more parking stalls on-site than Code requires and the outside dining meets all Code requirements; therefore, staff recommends approval of these requests.

Department of Aviation

The property lies within the AE-65 (65-70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

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; that 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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: PASTAIOLV, LLC
CONTACT: PASTAIOLV LLC, 2895 N. GREEN VALLEY PARKWAY, SUITE A, HENDERSON, NV 89014