

TEMPORARY COMMERCIAL USE
(TITLE 30)

DEWEY DR/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0518-SUHADOLNIK FAMILY TRUST:

USE PERMITS for the following: **1)** temporary commercial events (Tailgate Zone); **2)** allow live entertainment after daytime hours; **3)** allow elimination of parking for temporary commercial events; **4)** reduced setbacks; and **5)** allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-29-401-009

USE PERMITS:

1. Allow a temporary outdoor commercial event (Tailgate Zone) not licensed through, or on the same property as, an existing licensed business as required per Table 30.44-1.
2. Allow live entertainment after daytime hours where not permitted per Table 30.44-1.
3. Allow for elimination of parking for a temporary commercial event where required per Table 30.44-1.
4. Reduce the setback from property lines to zero feet where 10 feet is required for outside activities, live entertainment, and temporary structures per Table 30.44-1.
5. Allow more than 1 temporary commercial event per month and more than 12 temporary commercial events per year where limited per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3550 W. Dewey Drive
- Site Acreage: 0.4
- Project Type: Temporary commercial events

Site Plans

The plans show an existing warehouse with parking on the south side of the building off Dewey Drive, and open yard area on the east and north sides of the building. The proposed Tailgate Zone includes fencing along the existing parking area and street entrance which would eliminate vehicular traffic on the site. The yard area east of the existing structure includes an area for a restroom trailer, bar and retail area, and food truck area. There are 2 elevated seating areas (couches and low tables); 1 on the north side of the building and the other along the east property line on the northern side of the site. A stage with associated video walls is located on the northern boundary on the site. High-top tables are located in the interior of the site. Access to the site will be through the fenced entrance from Dewey Drive. The above structures and activities are located along the north and east property lines, with no setbacks from the adjacent properties.

Landscaping

No landscaping is required or proposed.

Elevations

The photos depict an existing 4,000 square foot building which will be used for storage of temporary structures associated with the proposed use.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed Tailgate Zone would provide an alternative location where fans can participate in tailgating activities such as eating food from various food trucks, enjoying refreshments, and watching live entertainment within walking distance of Allegiant Stadium. The proposed venue will be open several hours before and after scheduled NFL games. The food trucks and restroom trailer would be placed before each event and removed after each event. The applicant states that there is currently no other facility like this proposal in the area and that the proposed use is appropriate for the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Commercial Tourist	M-1	Warehousing
South	Commercial Tourist	M-1	NV Energy substation

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 located in the Commercial Tourist (CT) Planned Land Use area within an existing industrial area. The Winchester/Paradise Land Use Plan states that the CT land use category is designated for commercial establishments that primarily cater to tourists. The proposed use would cater to tourists and locals visiting Allegiant Stadium. Although the proposed use would be unique to the area, the events are temporary in nature and there is no residential in the area; therefore, there should not be an impact due to reduced setbacks or live entertainment. The Comprehensive Master Plan encourages uses that provide opportunities for a mix of uses which are connected and integrated into nodes such as entertainment. The Comprehensive Master Plan also encourages reducing the dependence on the automobiles and pedestrian connections between development types. The applicant has worked with staff to address concerns regarding vehicle traffic/circulation by eliminating vehicles from the site, except for the allowance of emergency vehicles when necessary. The applicant has indicated that patrons of events will likely arrive to the area, park elsewhere and walk to the site. Staff finds that the proposed temporary commercial event use permits meet the intent of the Land Use Plan for the area and the Comprehensive Master Plan for commercial tourist types of uses. Staff can support the use with a review within a year to ensure the use does not have negative impacts on the area.

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

- Until November 2, 2022 to commence and review as a public hearing.
- 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 and application for review; and that 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.

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TIMOTHY R HAUGHINBERRY

CONTACT: TINA EVANS, BACK BAR USA, 2673 WESTERN AVE, LAS VEGAS, NV 89109