USE PERMIT to allow on-premise consumption of alcohol (service bar) in conjunction with an existing restaurant within an industrial building on 0.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Valley View Boulevard and Ali Baba Lane within Paradise. SS/gc/ml (For possible action)

RELATED INFORMATION:

APN:
162-29-201-006

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary
• Site Acreage: 0.9
• Project Type: Service bar
• Number of Stories: 1
• Building Height: 20 feet
• Square Feet: 1,800 (lease area)
• Parking Required/Provided: 38/51

Site Plan
The plans show an existing restaurant (Café Volare) located in the westernmost tenant space of an industrial building. This is a request for on-premise consumption of alcohol (service bar) as an added service to the existing restaurant. An enclosed outside dining area with access from the interior of the restaurant is located in front of the building. Access to the site is from Ali Baba Lane and Valley View Boulevard via cross-access from the adjacent properties to the north.

Landscaping
No changes are proposed to the existing landscaping.
Elevations
The plans show a 1 story, 20 foot high building constructed with a sandblasted concrete finished exterior and aluminum storefront windows. Overhead roll-up doors are located along the rear of the building.

Floor Plans
The plans show a 1,800 square foot lease space consisting of a dining area, cash register/ordering counter, kitchen area, and restroom facilities.

Applicant’s Justification
The applicant states that patrons have demonstrated an interest in having beer and wine to complement the Italian style pasta dishes the restaurant serves daily. Furthermore, the applicant has determined that sales will increase significantly for the restaurant if beer and wine were added to the menu. The applicant also indicates the restaurant can accommodate approximately 15 to 20 people; however, a good part of the business is take-out and delivery. The restaurant is open Monday through Friday from 7:00 a.m. to 4:00 p.m., and Saturdays from 9:00 a.m. to 3:00 p.m. The restaurant is closed on Sundays.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
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<tbody>
<tr>
<td>UC-0065-11</td>
<td>Restaurant and outside dining in an M-1 zone for the existing business</td>
<td>Approved by PC</td>
<td>April 2011</td>
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Surrounding Land Use

<table>
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<tr>
<th>Planned Category</th>
<th>Land Use</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
<td>North, South, &amp; East</td>
<td>Commercial Tourist</td>
<td>M-1</td>
<td>Industrial office/warehouse buildings</td>
</tr>
<tr>
<td>West</td>
<td>Industrial</td>
<td>M-1</td>
<td>Industrial buildings</td>
</tr>
</tbody>
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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 Plan. One of several criteria the applicant must establish is 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 industrial uses and staff finds that there will be no adverse impacts to the adjacent properties. The restaurant has operated for over 2 years at this location with no complaints on file with the Clark County Public Response Office. The site has excess parking available to accommodate the additional use. The request will comply with Policy 1.21 of the Winchester/Paradise Land Use Plan which promotes ensuring that new uses adjacent to existing land uses are appropriately buffered with transitional space or uses.
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 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; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• No comment.

Fire Department
• 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 or added in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: May 14, 2013 Paradise Town Board – approved - subject to staff conditions. /bv
APPROVALS:
PROTESTS:

APPLICANT: Café Volare, LLC
CONTACT: Dean or Diana DeMaria, 5190 S. Valley View Boulevard, Suite 100, Las Vegas, NV 89118