



Planning Commission Agenda Item

Date: February 14,
2024

Item No: 5

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
Prepared By: Bryan Saylor, Planner

SUBJECT: SUP-76-2023 BIRRIA RINCONCITO JALISCO (Public Hearing).
Applicant: Cesar Castro-Suarez. Request: A Special Use Permit in a C-2
(General Commercial District) to allow a Beer-Wine-Spirit Based Product
"On-Sale" Liquor License in Conjunction with a Restaurant. Location: 2668
Las Vegas Boulevard North, Suite 102. (APN 139-13-313-002). Ward 1.
(For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a Special Use Permit for an existing restaurant to allow for a beer-wine-spirit based product "on-sale" liquor license.

BACKGROUND INFORMATION: .

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

Land Use	Zoning	Existing Use
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Subject Property	Downtown Business District	C-2 General Commercial	Existing Commercial Center
North	Downtown Business District	C-2 General Commercial	Existing U-Haul Storage Center
South	Downtown Business District	R-3 Multi-Family Residential	Existing Multi-Family Residential
East	Downtown Area of Influence	C-2 General Commercial	Future Commercial Center / Telecommunications Facility
West	Downtown Business District	C-2 General Commercial	Undeveloped Land

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The applicant is proposing to add a “on-sale” beer-wine-spirit based liquor sales component to an existing restaurant located within the existing Plaza Bonita commercial center. It lies in the C-2 General Commercial District at the southern corner of Las Vegas Boulevard North and Belmont Street in the middle of the Downtown Business District, a commercial area that



runs along Las Vegas Boulevard from Carey Avenue to Pecos Road. Access to the site is from two (2) existing access points from Las Vegas Boulevard North and from three (3) additional existing access points from Belmont Street. The restaurant suite is approximately 1,293 square feet of indoor space, there is no outdoor dining being proposed at this time.

The letter of intent indicates this is the applicants first physical restaurant location, but they have had food trucks in North Las Vegas since 2020. They are requesting approval of this Special Use Permit in order to expand the business and make it more viable. The proposed hours of operation are Monday through Thursday from 9 am to 7 pm and Friday through Sunday from 9 am to 8 pm. These hours would be consistent with other businesses in the area and should not have an adverse effect on the surrounding area.

The building was constructed in 2007 and meets the Commercial Design Standards for building materials and design and the applicant is not proposing any modifications to the foundation, parking lot or exterior of the building. The landscaping adjacent to their suite will need to be repaired and the required groundcover will need to be reinstalled. Additional shrubs will need to be installed to supply a minimum of 50% groundcover to comply with municipal code. The landscaping should be brought up to code prior to a business license being issued.



The overall commercial center is providing 308 parking spaces where 212 are required. The proposed use is within an existing suite and is not required to add additional parking.

The proposed use is consistent with the current land use designation, the commercial nature of the center and the surrounding area. The proposed beer-wine-spirit based "on-sale" liquor license at this location should not pose a negative impact on the surrounding uses or properties. Staff has no objections to the proposed use and recommends approval with conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all

applicable provisions of this Code and applicable State and Federal regulations;

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The landscaping island directly to the north of the applicant's business suite will need to be repaired and vegetative landscaping added that shall meet the 50% groundcover requirement.

ATTACHMENTS:

Letter of Intent

Site Plan

Floor Plan

Building Elevations

Clark County Assessor's Map

Location and Zoning Map