

**ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., MAY 28, 2019**

06/19/19 BCC

1. **UC-19-0342-STEELHEAD GIL, LLC:**
USE PERMIT to establish a Historical Designation (Pioneer Saloon) for a tavern, restaurant, and retail sales and services; with accessory uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking lot landscaping; **2)** reduce the setback for a non-decorative fence; and **3)** increase fence height.
DESIGN REVIEWS for the following: **1)** food cart/trailer; **2)** existing accessory structures (shipping containers, storage building); **3)** parking lot re-design; **4)** proposed restroom building; and **5)** additions and/or modifications including, but not limited to, an outdoor bar area, outside dining, drinking, and cooking areas, and covered patio areas in conjunction with an existing restaurant, retail store, and tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Spring Street (SR 161) and Fayle Street within Goodsprings. JJ/md/ja (For possible action)

HISTORICAL DESIGNATION
(TITLE 30)

SPRING ST (SR 161)/FAYLE ST
(GOODSPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0342-STEELHEAD GIL, LLC:

USE PERMIT to establish a Historical Designation (Pioneer Saloon) for a tavern, restaurant, and retail sales and services; with accessory uses.

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Generally located on the northwest corner of Spring Street (SR 161) and Fayle Street within Goodsprings. JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

202-26-601-019; 202-26-610-110, 202-26-610-111

USE PERMIT:

Establish a Historical Designation (Pioneer Saloon) for a tavern, restaurant, and retail sales and services with accessory uses including a food cart/trailer, a recreational facility including an accessory wedding chapel, live entertainment (outdoors), banquet facility, museum, and outside dining, drinking and cooking.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduced parking lot landscaping where required per Figure 30.64-14.
2. Reduce the setback for an existing non-decorative perimeter fence (corrugated metal sheets framed by wood posts) to 6 feet where 10 feet is required per Section 30.64.020 (a 40% reduction).
3. Allow an existing 4.5 foot high non-decorative fence where a decorative block wall with a maximum height of 3 feet is permitted per Section 30.64.020 (a 50% increase).

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - COMMERCIAL GENERAL

SOUTH COUNTY (GOODSPRINGS) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 310 W. Spring Street
- Site Acreage: 1.4
- Project Type: Historic Designation with accessory uses
- Number of Stories: 1 (tavern, restaurant, retail store, restroom building, watchman's manufacture home, well house, and storage building)
- Building Height (feet): 18.5 (restroom building)/9 (shipping containers)/11.5 (storage building)
- Square Feet: 1,861 (tavern and restaurant)/615 (retail store)/219 (restroom building)/320 (shipping containers)/125 (storage building)/232 (food cart/trailer)
- Parking Required/Provided: 63/79

History

This site contains a historical business and prominent uses within the Goodsprings Community. The Pioneer Saloon is reported to be constructed in 1913, and is listed on the Nevada Register of Historic Places. The main structures consist of the 1 story, approximately 1,861 square foot Pioneer Saloon (east building) and 1 story, 615 square foot Pioneer Market (west building) that were constructed approximately 8 feet from the right-of-way line of Spring Street (SR 161). The saloon also has an approximate 7 foot to 8 foot wide porch along the front façade that is within 1 foot of the right-of-way. The 2 structures are separated by an area measuring 25 feet in width.

In January of 2009, a watchman's manufactured home was approved via UC-0807-08 by the Board of County Commissioners (BCC). The manufactured home was made permanent by action of ET-0010-15 (UC-0807-08) in April of 2015, by the BCC. The structure is located at the northwest corner of the project site. The entire site which consists of the 2 structures, the watchman's trailer, and additional proposed and existing accessory structures is situated on 1.4 acres, with approximately 249 feet of street frontage along Spring Street and 245 feet along Fayle Street. This site and other properties along this strip of right-of-way (Spring Street and SR 161) were zoned C-2 many years ago prior to significant growth occurring in the Las Vegas Valley.

Request

This application is a request for a Historical Designation and associated accessory uses to an existing restaurant, retail store, and tavern commonly referred to as the Pioneer Saloon. The accessory uses will include a recreational facility featuring ghost and stargazing tours, in addition to an accessory wedding chapel. Additional accessory uses include, but are not limited to, outdoor live entertainment, banquet facility, outside dining, drinking, and cooking, museum, and a food cart/trailer.

Site Plan

The plans depict a project site consisting of 1.4 acres featuring an existing tavern (Pioneer Saloon) with a restaurant, retail store, watchman's manufactured home, storage building, 2 shipping containers, outside bar, and an existing food cart/trailer (cook trailer). The existing tavern consists of 1,861 square feet and the retail store measures 615 square feet. An outside bar

area, measuring 228 square feet, is located to the west of the tavern and is accessed through the interior of the building. Immediately to the east of the tavern is an existing 4,400 square foot outside dining and drinking area, which is enclosed by an existing 4.5 foot high non-decorative perimeter fence (corrugated metal sheets framed by wood posts) that was approved by action of UC-0099-15 in April 2015 by the BCC, but subsequently expired in April 2018. Additionally, the accessory wedding chapel use is located within the outside dining and drinking area. An attached covered patio area consisting of 385 square feet, which will be utilized for outdoor live entertainment, is located on the northwest side of the tavern. A detached covered patio, with an area of 1,224 square feet, is located immediately to the north of the tavern. The outside dining and drinking area is not accessed through the interior of the tavern, as required per Code. A proposed restroom building consisting of 219 square feet is located 20 feet to the west of the 615 square foot retail store. The restroom building will replace the existing restroom structure, which cannot be permitted due to structural deficiencies. The restroom building will maintain a 20 foot setback from Spring Street. An existing storage area measuring 447 square feet is located immediately to the north of the retail store. The retail store has direct interior access to the storage area. A 276 square foot covered patio area is located to the east of the storage building. The watchman's manufactured home, consisting of 1,400 square feet, is located at the northwest corner of the site. The manufactured home is set back 10 feet from the west property line and 8 feet from the north property line. Two shipping containers measuring 320 square feet each are located approximately 14 feet to the east of the manufactured home. Eight feet of separation exists between the shipping containers, with an open concrete slab located between the structures. The shipping containers are set back 8 feet from the north property line. The existing food cart/trailer, consisting of 232 square feet, is located to the northwest of the first storage building. A second storage building, measuring 125 square feet, is located at the northeast corner of the site. The building is set back 9 feet from the north property line and 28 feet from the east property line, along Fayle Street. An existing propane sales area with an area of 162 square feet is located at the northeast corner of the site. The sales area is set back 6 feet from the northeast property line, adjacent to Fayle Street. The existing trash enclosure is centrally located within the site. Access to the project site is granted via existing driveways adjacent to Spring Street and Fayle Street. Parking for the site is located to the west and north of the existing buildings. A portion of the parking lot consists of asphalt, while the remaining portion of the parking lot consists of chat. The re-design of the parking lot will ensure minimum drive aisle widths of 24 feet, and will include landscape planters to improve the aesthetics of the site. The existing site requires 63 parking spaces where 79 parking spaces are provided.

Landscaping

The plans depict a 5.5 foot wide landscape area along the west and north property lines of the site, with 24 inch box large evergreen trees planted 20 feet on center. The width of the street landscape area ranges between zero to 13 feet along Spring Street, while the width of the landscape area adjacent to Fayle Street measures 6 feet. A combination of small and large trees are depicted within the landscape area along Fayle Street and Spring Street, in addition to shrubs and groundcover. A waiver of development standards was included with UC-0807-08 to reduce the street landscaping along Spring Street and Fayle Street. In lieu of the required landscape finger islands, multiple landscape planters ranging between 3.5 feet to 8 feet in width are dispersed throughout the interior of the parking lot, containing a mixture of small and large trees.

Elevations

The existing restaurant, retail store, and tavern have a rustic and rural character, and the additions and modifications to the site maintain the same appearance. The freestanding restroom building has a height of 18.5 feet and will be constructed with a CMU block exterior. A corrugated steel awning will be located at the midpoint of the front elevation of the building. The awning will be supported by a series of columns featuring CMU block. The doors to the restroom building consist of wood and will remain unpainted to maintain a natural appearance. The building will be painted with neutral, earth tone colors. The shipping containers are 9 feet high and consist of a metal exterior. The containers are painted with neutral, earth tone colors. The food cart/trailer measures 8 feet in height with black metal paneling for the exterior. The outdoor bar area, located on the northeast side of the tavern, is protected by 4 foot high railings. The storage building, located at the northeast corner of the project site, is 11.5 feet high and consists of a wood exterior and a corrugated metal roof.

Floor Plans

The existing tavern and restaurant consists of 1,861 square feet and features storage areas, walk-in cooler, bar area, restroom facilities, and a dining area. The retail store consists of 615 square feet with a 447 square foot storage area. The accessory storage building consists of 125 square feet. The food cart/trailer (cook trailer) measures 232 square feet and includes a counter area, cook area, storage closet, sinks, and a stove. The shipping containers measure 320 square feet each while the proposed restroom building has an area of 219 square feet. The outdoor bar area, located on the northeast side of the tavern, consists of 228 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that between the years 1912 and 1915, the building and site of the Pioneer Saloon were constructed. Therefore, the building and site are appropriate for a Historical Designation. There have been little modifications to the structure since 1913 making it the oldest continuous business in Southern Nevada. The saloon has been and is the center of commercial activities in Goodsprings, Nevada. The food cart/trailer (cook trailer) was brought on-site to provide a safe cooking environment for customer dining. The kitchen facilities that were being used were not sufficient for the needs of the project. The cook trailer has been working well, and the owner desires to permanently keep the trailer on-site. The outdoor patio areas of the project that are utilized for live entertainment are very popular, and are used throughout the year. The area in the back of the saloon is used to provide the outdoor customers with entertainment. The place where the entertainers perform is enclosed on 2 sides by the saloon building and on the other 2 sides by the block wall that encloses the outdoor area. The entertainment is for the people within the courtyard and is kept at a volume that cannot be heard outside of the patio area. The separation is sufficient to prevent the sound of the entertainment from reaching the residential areas. The outside dining and drinking area is also very popular as customers play games (i.e. bag toss) and enjoy the outdoors. The area has a wall that displays the name of employees that have worked to keep the Pioneer Saloon in business. Also, this is an area where weddings, birthdays, and family celebrations take place. The area on the east side of the saloon is enclosed by a decorative fence, landscaping trees, and bushes. The east side of this area is bordered by

Fayle Street. It is currently developed as a half street but will be fully developed as a 60 foot wide street when development occurs to the east. The west side of this area is buffered by the saloon building and the outdoor courtyard north of the saloon. The buffering and separation are sufficient to prevent the sounds of the customers from reaching the neighboring residential sites. The proposed outdoor drinking and dining area is surrounded on the east, north and south sides by landscaping, and on the west side by the saloon building and the courtyard. Construction of a 48 inch pedestrian access way would be detrimental to the environment in that area. The Pioneer Saloon environment has been maintained over the years to reflect the rural character of the western United States. The design of the parking area is a mix of a functional parking layout and large planter areas within that layout. Rather than having parking row islands, we have provided large landscape park areas that can support large trees, grass and bushes. The parking landscape deviates from the County standard design, but still satisfies the County's principle of landscaping throughout the parking area.

The food cart/trailer (cook trailer) is functional and maintains the architectural character of the project. The shipping containers are critical to the operation of the Pioneer Saloon. The containers are painted tan to reflect the color of the desert and the parking area. They are approximately the height of the adjacent CMU wall and are out of view of the neighbors. The Pioneer Saloon environment has been maintained over the years to reflect the rural character of the western United States. The design of the parking area is a mix of a functional parking layout and large planter areas within that layout. Rather than having parking row islands, the applicant has provided large landscape park areas that can support large trees, grass, and bushes. The parking landscape deviates from the County standard design but still satisfies the County's principle of landscaping throughout the parking area. The existing restroom building fits the architectural design of the Pioneer Saloon and the store buildings. The existing restroom facility cannot be permitted due to structural deficiencies and will be removed from the site. The proposed new restroom building will be constructed to reflect the color of the desert. The wall and roof materials will be CMU block and wood to match the existing walls and building on the site. The outdoor bar area is constructed against the existing east wall of the Pioneer Saloon. It will have a shade cover but no walls. Everything within the bar area is constructed of wood and metal sheeting to reflect the architectural character of the saloon site. The existing storage shed is used for the housing of the landscape tools and materials.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0143	Food cart/trailer not located within an enclosed building – expired	Approved by BCC	April 2018
UC-0099-15 (ET-0045-17)	Second extension of time to reduce setback for non-decorative perimeter fence with design reviews for a manufactured restroom building and additions/modifications to an existing tavern and restaurant – expired	Approved by BCC	June 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0099-15 (ET-0045-16)	First extension of time to reduce setback for non-decorative perimeter fence with design reviews for a manufactured restroom building and additions/modifications to an existing tavern and restaurant – expired	Approved by BCC	June 2016
UC-0099-15 (ET-0045-16)	First extension of time for use permits, waivers of development standards, and design reviews for outside dining, drinking, and cooking, a fence; a manufactured restroom building; and additions/modifications to an existing tavern and restaurant – expired	Approved by BCC	June 2016
UC-0099-15	Original application for use permits, waivers of development standards, and design reviews for outside dining, drinking, and cooking; fence; a manufactured restroom building; and additions/modifications to an existing tavern and restaurant – expired	Approved by BCC	April 2015
UC-0807-08 (ET-0010-15)	Fifth extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store – removed the time limit	Approved by BCC	April 2015
UC-0022-14	Outside dining, drinking, and cooking – expired	Approved by BCC	March 2014
UC-0807-08 (ET-0087-13)	Fourth extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store – until March 6, 2015 to review as a public hearing	Approved by BCC	March 2014
UC-0807-08 (ET-0151-12)	Third extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store – until September 6, 2013 to review as a public hearing	Approved by BCC	March 2013
UC-0807-08 (ET-0182-10)	Second extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store – until December 7, 2012 to commence and review as a public hearing	Approved by BCC	June 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0807-08 (ET-0267-09)	First extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store – until November 4, 2010 to review as a public hearing	Approved by BCC	November 2009
UC-0807-08	Use permits, waivers of development standards, and design review for a watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store – 1 year to commence and review as a public hearing	Approved by BCC	January 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac)	C-2	Single family residences
South	Commercial General	C-2	Undeveloped parcel containing old accessory & uninhabited structures built many years ago
East	Rural Neighborhood (up to 2 du/ac)	C-2	Undeveloped
West	Rural Neighborhood (up to 2 du/ac) & Commercial General	C-2	Single family residence

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Use Permit

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.

By retaining local identity, historic preservation can benefit communities and strengthen civic pride. Historic preservation can also contribute to the economic development and vitality of a community by promoting local and regional businesses, and it can encourage tourism related to historic resources. The Pioneer Saloon is a unique asset to the community of Goodsprings, and contributes to a sense of place and history. Goal 1 of the Historic Preservation Element of the Comprehensive Master Plan encourages community efforts in Clark County that promote the identification and protection of historic resources and programs in Clark County, including

recognition of sites on the State and National registers, as well as those designated by Clark County. The existing facility is included on the Nevada Register of Historic Places and complies with the aforementioned policy. Staff finds the proposed request complies with the goals and policies of the Historic Preservation Elements.

Staff can support the applicant's request for the various accessory uses associated with the proposed Historical Designation for the Pioneer Saloon. The food cart/trailer is necessary to prepare and cook food for customers visiting the restaurant and tavern. The trailer is set back over 65 feet from the south property line along Spring Street, and is located behind the existing retail store and tavern. The recreational facility, which includes an accessory wedding chapel, is a compatible use with the existing facility. Ghost and star gazing tours, in addition to weddings, are typically held at the existing tavern. Staff finds the use permit request appropriate, based on the types of activities that are being offered by the applicant at the facility.

Staff finds the outdoor live entertainment request is a compatible use with the tavern and restaurant. However, staff is concerned the live entertainment may impact the surrounding residential uses. The parcels of land to the east and south of the project site are planned for residential uses and are currently undeveloped. However, the lots to the north and west are developed with single family residences. The outdoor area for live entertainment within the project site is set back 224 feet and 198 feet from the residential development to the north and west, respectively. Staff can support the request for outdoor live entertainment subject to limiting the hours from 4:00 p.m. to 8:00 p.m., Sunday through Thursday, and from 4:00 p.m. to 10:00 p.m., Friday and Saturday.

Staff can support the request to allow outside dining, drinking and cooking with the existing facility. The parcels of land to the east are planned for residential uses; however, the lots are currently undeveloped. The outside dining, drinking and cooking areas are set back 189 feet and 175 feet from the single family residences to the north and west, respectively. The existing outside dining, drinking and cooking areas should have minimal impact on the surrounding uses. Therefore, staff recommends approval of the use permit request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff finds the applicant has provided an acceptable landscaping alternative in lieu of constructing the required landscape finger islands. Mitigation has been provided in the form of 17 trees being dispersed throughout the interior of the parking lot. Multiple shrubs and

groundcover will also be planted within the landscape planters distributed throughout the parking lot. Urban Specific Policy 12 encourages drought tolerant landscape design techniques in new developments and retrofitting older areas. The landscaping utilized within the parking lot re-design complies with the aforementioned policy. The landscape plan is compatible with the surrounding area, and will improve the aesthetics of the existing site; therefore, staff recommends approval.

Waivers of Development Standards #2 & #3

The existing non-decorative perimeter fence was previously approved by the BCC in April 2015, but has since expired since the applicant did not apply for the fence permit. While staff typically does not support requests to reduce setbacks, the existing fence is located directly behind the previously approved landscape areas adjacent to Fayle Street and Spring Street. The non-decorative fence, consisting of corrugated metal sheets framed by wood posts, is consistent with the architecture of the existing on-site buildings. Therefore, staff recommends approval of the requests.

Design Review #1

The food cart/trailer is necessary to prepare and cook food for customers visiting the restaurant and tavern. The trailer is set back over 65 feet from the south property line along Spring Street, and is located behind the existing retail store and tavern. The design of the food cart/trailer will not have a negative impact on the surrounding land uses and properties; therefore, staff recommends approval of this request.

Design Reviews #2 & #4

The shipping containers are located within the rear of the development, and are set back 190 feet from Spring Street and 140 feet from Fayle Street. The structures are painted with neutral, earth tone colors to match the surrounding environment. The storage building consists of a wood exterior with a metal roof, with architecture that is compatible with the existing on-site buildings. The architecture and materials of the proposed restroom building, including the CMU block and corrugated metal awning, are compatible with the design of the existing tavern and retail buildings. The existing and proposed structures should not have an impact on the surrounding land uses and properties; therefore, staff can support these requests.

Design Review #3

Staff finds the re-design of the existing parking lot is functional and allows for proper vehicular circulation throughout the site. Urban Specific Policy 12 encourages drought tolerant landscape design techniques in new developments and retrofitting older areas. The landscaping utilized within the parking lot re-design complies with this policy. Therefore, staff recommends approval.

Design Review #5

The existing outdoor bar area, outside dining, drinking, cooking areas and covered patio areas are amenities for patrons of the facility and complement the existing restaurant and tavern use. The requirement for the 48 inch wide pedestrian access, as it specifically applies to this project site, is impractical. Eliminating the pedestrian access around the perimeter of the outside dining and drinking areas should have minimal to no impact on the site. Allowing direct access to the

existing outside dining area where the primary means of access is required through the interior of the restaurant should not impact the site. The detached patio areas have been in operation for many years without any incidents or public complaints. Staff finds the outdoor bar area, outside dining, drinking and cooking areas are compatible with the existing facility and should not have an impact on the surrounding land uses and properties; therefore, staff recommends approval.

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

- 1 year to complete the restroom building with any extension of time to be a public hearing;
- Live entertainment limited from 4:00 p.m. to 8:00 p.m., Sunday through Thursday, and from 4:00 p.m. to 10:00 p.m., Friday and Saturday;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a design review must be approved by the Board of County Commissioners prior to all new construction or alteration to the exterior of a building with Historical Designation unless the Zoning Administrator determines that the proposal is minor in nature and impact; 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; 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 the completion within the time specified, and that this application must commence with 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ENGINEERING & CONSULTING ALLIANCE

CONTACT: JENNIFER GARCIA, ENGINEERING & CONSULTING ALLIA, 1740 DELL RANGE BLVD, SUITE 454H, CHEYENNE, WY 82009



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>4/30/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,825.00</u> CHECK #: COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? Y / N TRAILS? <input checked="" type="checkbox"/> / <input type="checkbox"/> PFNA? <input checked="" type="checkbox"/> / <input type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0342</u> TAB/CAC: <u>GOODSPRINGS</u> TAB/CAC MTG DATE: <u>5/28/19</u> TIME: <u>7:20</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/19/19 9:00AM</u> ZONE / AE / RNP: <u>C-2/NONE/NONE</u> PLANNED LAND USE: <u>SCRN</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> / <input type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Gil Steelhead LLC</u> ADDRESS: <u>310 W. Spring Street</u> CITY: <u>Goodsprings</u> STATE: <u>NV</u> ZIP: <u>89019</u> TELEPHONE: <u>(702) 874-9362</u> CELL: <u>(541) 778-5408</u> E-MAIL: <u>thepioneersaloon@yahoo.com</u>	
	APPLICANT	NAME: <u>Engineering & Consulting Alliance</u> ADDRESS: <u>1740 Dell Range Blvd., Suite 454H</u> CITY: <u>Cheyenne</u> STATE: <u>WY</u> ZIP: <u>82009</u> TELEPHONE: <u>(307) 757-5070</u> CELL: <u>same</u> E-MAIL: <u>pregeski@engalliance.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jennifer Garcia</u> ADDRESS: <u>1740 Dell Range Blvd., Suite 454H</u> CITY: <u>Cheyenne</u> STATE: <u>WY</u> ZIP: <u>82009</u> TELEPHONE: <u>(307) 414-0516</u> CELL: <u>same</u> E-MAIL: <u>staff@engalliance.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 202-26-601-019; 202-26-610-110; 202-26-610-111
 PROPERTY ADDRESS and/or CROSS STREETS: 301 Spring Street, Goodsprings
 PROJECT DESCRIPTION: see attachment

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

GIL STEELHEAD, LLC
NOEL SHECKELLS, MANAGING MEMBER
 Property Owner (Signature)* Property Owner (Print)

STATE OF Oregon
 COUNTY OF Josephine
 SUBSCRIBED AND SWORN BEFORE ME ON March 28 2019 (DATE)
 By Noel C. Sheckells
 NOTARY PUBLIC: Sherril Lynn Scott



***NOTE:** Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



JUSTIFICATION LETTER

Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

**PLANNER
COPY**

Project: Pioneer Saloon in Goodsprings, Nevada.
Use Permits, Waiver of Development Standards, and Design Reviews

Project owner: Gil Steelhead, LLC, a Nevada Limited Liability Company

Owner's representative: Phillip Regeski, P.E. and Jennifer Garcia, office manager
Engineering & Consulting Alliance (ECA)

APN: 202-26-601-019; 202-26-610-110; 202-26-610-111

April 17, 2019

INTRODUCTION

The Pioneer Saloon has been operating under the USE PERMIT UC-0099-15, and the EXTENSIONS OF TIME, since April 8, 2015. On April 18, 2018 the USE PERMIT expired and was not addressed by the owner. That circumstance now requires a new USE PERMIT be processed to allow the Pioneer Saloon to continue in business. ECA was contracted in January 2019 to process a new USE PERMIT to approval.

On February 20th, 2019 a meeting was conducted with Mr. Mark Donohue to determine the items that will need to be addressed to approve a new USE PERMIT. On March 5th, 2019 ECA received an email from Mr. Donohue. He provided a list of items that he believed needed to be addressed in the Land Planning process for the Pioneer Saloon.

The staff of ECA researched the items from the March 5th letter and determined the following:

SPECIAL USE PERMIT

Proposed food cart/trailer

This item will be addressed as needed.

Live Entertainment

This item will be addressed as needed.

Outside dining and drinking area on the east side of the saloon building

ECA staff determined that the area east, and adjacent to the saloon building, is needed for the operation of the saloon. This item, therefore, will be addressed as needed.

WAIVER OF DEVELOPMENT STANDARDS

Reduce separation between live entertainment and existing residential.

This item will be addressed as needed.

Reduce separation between outdoor dining and drinking and residential use

This item will be addressed as needed.

Reduce building setback to 0 feet where 10 feet is standard (Bar and Store)

This item is not needed because it was approved in the previous USE PERMIT. This item *will not be part of the new USE PERMIT.*

Reduce building setback to 0 feet where 10 feet is standard (proposed detached restroom)

This item is not needed because ECA has revised the site design to move the proposed detached restroom away from the frontage of Spring Street. This item will not be part of the new USE PERMIT.

48" pedestrian access-way on the parameter of the outdoor drinking and dining areas.

This item will be addressed as needed.

Interior parking lot landscaping

This item will be addressed as needed

Reduce parking requirements to 76 spaces where 79 are required.

This item will be addressed as needed.

DESIGN REVIEWS

Food cart/trailer

This item will be addressed as needed.

Shipping containers

This item will be addressed as needed.

Modified parking lot design

This item will be addressed as needed.

Proposed new detached restroom and removal of existing old detached restrooms

This item will be addressed as needed.

Additions/modifications to the existing tavern and restaurant.

The project owner does not have any intentions to adding or modifying the existing buildings on the site. This item will not be part of the new USE PERMIT.

Outdoor bar on the east side of the saloon

This item will be addressed as needed.

Existing storage shed on the northeast corner of the site

This item will be addressed as needed.

JUSTIFICATION

SPECIAL USE PERMIT

Proposed food cart/trailer

The COOK TRAILER was brought on site to provide a safe cooking environment for the customer's dining. The kitchen facilities that were being used were not sufficient for the needs of the project. The COOK TRAILER has been working well, and the owner expects to keep it in use on the site.

Live Entertainment

The outdoor patio areas of the project are very popular, and are used throughout the year. The area in the back of the saloon is used to provide the outdoor customers with entertainment. The place where the entertainers perform is enclosed on two sides by the saloon building and on the other two sides by the block wall that encloses the outdoor area. *The entertainment is for the people within the court yard and is kept at a volume that cannot be heard outside of the patio area.*

Outside dining and drinking area on the east side of the saloon building

The area indicated is also very popular. It is an area that the customers play games (ex. bag toss) and enjoy the outdoors. *That area has a wall the displays the name of customers that have worked to keep the Pioneer Saloon in business.* Also, this is the area that weddings, birthdays, and family celebrations take place.

WAIVERS OF DEVELOPMENT STANDARDS

Reduce separation between live entertainment and existing residential area.

The place where the entertainers perform is enclosed on two sides by the saloon building and on the other two sides by the block wall that encloses the outdoor area. The entertainment is for the people within the court yard and is kept at a volume that cannot be heard outside of the patio area. The separation is sufficient to prevent the sound of the entertainment from reaching the residential areas.

Reduce Separation between outdoor dining and drinking and residential use

The area on the east side of the saloon is enclosed by a decorative fence, landscaping trees, and bushes. The east side of this area is bordered by Fayle Street. It is currently developed as a half street but will be fully developed as a 60' street when development occurs to the east. The west side of this area is buffered by the saloon building and the outdoor court yard north of the saloon. The buffering and separation are sufficient to prevent the sounds of the customers from reaching the neighboring residential sites.

48" pedestrian access-way on the parameter of the outdoor drinking and dining areas.

The proposed outdoor drinking and dining area is surrounded on the east, north and south sides by landscaping, and on the west side by the saloon building and the courtyard. Construction of a 48" pedestrian access-way would be detrimental to the environment in that area.

Interior parking lot landscaping

The Pioneer Saloon environment has been maintained over the years to reflect the rural character of the western United States. The design of the parking area is a mix of a functional parking layout and large planter areas within that layout. Rather than having parking row islands, we have provided large landscape park areas that can support large trees, grass and bushes.

The parking landscape deviates from the County standard design, but still satisfies the County's principle of greenery throughout the parking area.

Reduce parking requirements to 76 spaces where 79 are required

The Pioneer Saloon has had many years of active business on the property. The parking use by their customers is a mix of motorcycles, quads, bikes, cars and trucks. The parking lot area has been sufficient, even on busy holidays and events.

The parking required is 79 spaces, and the parking design provides 76. The parking design also provides a large area where supply trucks can unload without being on the public street. The business can operate sufficiently with the 76 spaces provided.

DESIGN REVIEWS

Food cart/trailer

The COOK TRAILER has sheet metal sides and roof as does most of the building existing on the Pioneer Saloon project. The total height of the trailer is 9 feet. And the trailer is placed to appear as a permanent structure. It is functional and maintains the architectural character of the project.

Shipping containers

The shipping containers are critical to the operation of the Pioneer Saloon. The containers are painted tan to reflect the color of the desert and the parking area. They are approximately the height of the adjacent CMU wall and are out of view of the neighbors.

Modified parking lot design

The Pioneer Saloon environment has been maintained over the years to reflect the rural character of the western United States. The design of the parking area is a mix of a functional parking layout and large planter areas within the that layout. Rather than having parking row islands we have provided large landscape park areas that can support large trees, grass, and bushes.

The parking landscape deviates from the County standard design but still satisfies the County's principle of greenery throughout the parking area.

Proposed new detached restroom and removal of existing old detached restrooms

The existing restroom building fits the architectural design of the Pioneer Saloon and the store buildings. However, it is not permittable because of the structural deficiencies. That restroom will be removed and properly disposed of.

The proposed new restroom building will be constructed to reflect the color of the desert. The wall and roof materials will be CMU block and wood to match the existing walls and building on the site.

Outdoor bar on the east side of the saloon

This bar is constructed against the existing east wall of the Pioneer Saloon. It will have a shade cover but no walls. Everything within the bar area is constructed of wood and metal sheeting to reflect the architectural character of the saloon site.

Existing storage shed on the northeast corner of the site

This shed is used for the housing of the landscape tools and materials. The building is constructed of all wood and is adjacent to the north property line of the Pioneer Saloon site. The walls of the shed are at the height of the adjacent CMU wall. The shed's crown of the roof is 3.5 feet higher than the adjacent CMU wall.

Jennifer Garcia
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