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September 25, 2023

Mr. Christian Gates, Planner I
City Las Vegas Planning
495 S. Main St.
Las Vegas, NV 89101

RE: 138-02-202-014/PRJ 23-0364

Dear Mr. Gates:

The Draft House has been a neighborhood tavern since 1988 and has a grandfathered 35-machine casino license. The Draft House was designed in the mold of the great brat houses, sports bars, and supper clubs found in Wisconsin. Over the years, the Draft House has remodeled and expanded the restaurant area, and included a patio with outside dining, and relocated their brewing company to this location.

The applicant would like to improve circulation and improve the appearance of the front of the facility, by removing the drive aisle adjacent to the patio and relocating the parking spaces in the front. This will improve the experience of the diners on the patio by removing the exhaust fumes of cars adjacent to their tables. Vehicles will enter the site on either side of the building and drive around the back of the building. By removing the parking and drive aisle, they are creating a park like area. They will add a cornhole court area and a landscaped area. The area will be fenced and can only be entered through the restaurant/bar. They are landscaping the front and adding fences to close off all areas except the lawn in front of the existing patio. The applicant is calling out an additional outdoor bar in the lawn area that could be used to sell beer to

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guests to enjoy in the game lawn area or in the existing restaurant/patio. This lawn area would be for guests (some new, mostly existing) to order from EITHER from the restaurant or from the outdoor bar when enjoying the game area.

This adds 3985 square feet for the walkways and the lawn, requiring a total of 80 additional spots. This includes the square footage for the walkways called for in the plan. The applicant is replacing 9 spots that are displaced by the new lawn area. Based on the City of Las Vegas calculations (1 space per 50 square feet of area) an additional 80 parking spaces would be required.

The lawn area is not additional full restaurant seating, is not used throughout the year due to the heat of the summer and cold of the winter. The area is primarily to be used for existing guests to come from the restaurant and play games. The addition of the additional beer bar is for operational efficiency. Providing the bar in this area entitles the applicant to serve beer in the plaza, provided it is being sold from a licensed additional bar or during a properly licensed special event. The bar would not be open and operational 100% of the time. It is going to be a painted container that will have taps available for beer, but not stocked unless there is a special event.

There are some other improvements being made- the trash enclosure is currently located adjacent to the kitchen, and it is being relocated away from the kitchen and in a location where there is easier access for Republic Services. Parking is provided on-site and with a cross access reciprocal parking agreement.

Applications Requested

Variance - to allow 118 parking spaces where 185 are required. The CLV requires parking for the outside lawn area at 1 space per 50 square feet. There is cross access/parking agreement that provides additional spaces for a total of 174 spaces where 185 are required. We are requesting the variance to bring the site into compliance with current code.

Special Use Permit - for a proposed on-premise alcohol use within an outdoor patio/plaza with a waiver to allow a 350-foot separation from an existing school and individual care center licensed for more than 12 children. The Draft House



has been in existence for 35 years. The school moved in across Rancho with full knowledge the Draft House is a full tavern, with a brewery for on-site consumption of alcohol. In fact, the school has submitted an application to expand their classrooms and add a senior high school to the site, with full knowledge of the existence of the tavern. While the separation may not meet code, Rancho Drive is a very busy street and is a six-lane divided thoroughfare, and the addition we are proposing is more to add an attractive front area to the facility.

Site Development Plan Review – Request for a major amendment to a previously approved site development plan review (SD-0045-00) for a proposed 4,620 square-foot outdoor patio/plaza addition and parking lot reconfiguration for an existing 13,821 non-conforming liquor establishment (tavern). We believe this will provide an attractive appearance from the street and reduce heat from pavement at the front of the building.

Exception -Parking Lot Landscaping

We are requesting an exception to the parking lot landscaping requiring 1 tree for each 6 uncovered spaces & 1 tree at the end of each row). We are requesting to extend the parking lot consistent with the existing lot. It would look unusual to have a small part of the parking lot have landscaping while the majority doesn't.

We believe this will be an attractive addition to the facility and the area. It is intended to present an attractive front area in front of the existing building. We respectfully request your approval. Please feel free to contact me if you have any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

