

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0496-WASATCH HOLDINGS, LLC:

USE PERMIT for a banquet facility on a portion of 1.91 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Flamingo Road and Pearl Street within Paradise.
TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

161-18-414-002; 161-18-414-005; 161-18-414-007 through 161-18-414-011 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3620 E. Flamingo Road
- Site Acreage: 1.91 (portion)
- Project Type: Banquet facility
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 4,800
- Parking Required/Provided: 77/114

Site Plans

The plans depict a 4,800 square foot banquet facility space consisting of 4 individual units in an existing shopping center building located at 3620 E. Flamingo Road. There are a total of 4 buildings located in the existing shopping center with a total area of 26,777 square feet. There are 114 parking spaces provided on the south and north sides of the property. The property has 3 access driveways from Flamingo Road on the south side of the property, and 2 access driveways from Pearl Street on the west side of the property.

Landscaping

Landscaping is not a part of this application.

Elevations

The existing stucco sided building has multiple aluminum storefront units and a covered walkway with columns facing the south parking lot. The upper half of the building façade includes a mansard style parapet and false dormers with decorative windows.

Floor Plan

The plan depicts a combination of 4 units with a large area for banquet tables, restrooms, changing room, kitchen space, portable bar area, and storage space. The main entrance faces the parking lot to the south.

Applicant's Justification

The applicant is requesting approval of a special use for a banquet facility to add to the existing restaurant business. The proposed banquet facility will provide a space for weddings, quinceañeras, small business meetings, and birthday parties. Banquets will be available between 8:00 a.m. and 12:00 a.m.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500143	Commercial subdivision	Approved by PC	October 2019
UC-0832-07	Reduced the separation from a convenience store to residential use in conjunction with a shopping center	Approved by PC	August 2007
UC-1962-04	Reduced setback from residential use to a proposed on-premises alcohol use (supper club) in conjunction with an existing restaurant	Approved by PC	December 2004
UC-0306-03	Massage establishment within an existing shopping center	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
East & West	Commercial General	C-G	Offices and bank

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

A special use permit is required to operate a banquet facility in the Commercial General district when the use is within 200 feet of a residential use. As part of the special use analysis, the separation from residential areas needs to be considered when less than 200 feet is provided. In this location, the banquet facility is in the westernmost 4 units of the 3620 E. Flamingo building. These 4 units back up to a building identified with the same address, but suite #11 immediately north of the banquet facility, which provides a buffer between the banquet use and the residential property to the north. There is a drive aisle on the north side of suite #11, a screen wall, and many full-size existing trees on the residential side of the wall. There is no mention of using the courtyard area between the banquet units and unit #11 building for outdoor activities in this application request. There is approximately 81 feet between the back wall of the banquet units and the north property line and approximately 127 feet to the nearest home. Therefore, staff supports this request.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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 completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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 in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval (1 year to review as a public hearing).

APPROVALS:

PROTESTS:

APPLICANT: GEORGE TAPIA

CONTACT: GEORGE TAPIA, 4622 HOEKER WAY, LAS VEGAS, NV 89147