

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0255-REAL EQUITIES, LLC:

USE PERMITS for the following: **1)** banquet facility; and **2)** avocational/vocational training facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone.

Generally located on the north side of Serene Avenue and the west side of Las Vegas Boulevard South within Enterprise. MN/jm/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-602-009

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9175 S. Las Vegas Boulevard
- Site Acreage: 28.66
- Project Type: Banquet facility & avocational/vocational training facility
- Number of Stories: 1
- Square Feet: 900 (Suite 202)
- Parking Required/Provided: 519/1,226 (shopping center)

Site Plan

The site plan depicts an existing shopping center on the northwest corner of Las Vegas Boulevard and Serene Avenue. The proposed suite (suite 202) is in the southwest corner of the western building with the front doors facing east. The applicant is proposing to have a banquet hall as well as group classes that teach skills for professional and educational development. Along the west property line, there is a multi-family development which is 82 feet 6 inches from the proposed suite. Parking is centrally located within the shopping center. Access to the site is from Las Vegas Boulevard to the east and Serene Avenue to the south.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations show a recessed storefront under a colonnade that shades all storefront throughout the shopping center. The building is 1 story and is made of concrete with a beige color. The columns supporting the colonnade has a dark grey color.

Floor Plans

The floor plan depicts a suite that is divided into 2 separate spaces, an approximate 900 square feet open space to the east which is proposed to be a banquet and avocational/vocational training facility, and a storage room to the west which is not a part of the tenant's lease.

Applicant's Justification

The applicant states they are applying for a use permit to waive the distance of a banquet facility from residential to 134 feet where 200 feet is required. They state they intend to host workshops and seminars, classes, banquets, and baby showers. They anticipate the events to be small in scale while focusing on an intimate and comfortable atmosphere. To be respectful, they will not serve alcohol at their events and will ensure the noise levels remain low to avoid disrupting other tenants and the residences to the west. They will not extend events into late hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0600	Use permit for service bar and hookah lounge	Approved by PC	November 2023
UC-22-0236	Use permit for hookah lounge	Approved by PC	June 2022
UC-21-0196	Use permit for billiard hall and on-premises alcohol consumption	Approved by PC	June 2021
UC-19-0082	Use permit for banquet facility	Approved by PC	March 2019
UC-18-0073	Use permit for minor training facility	Approved by PC	March 2018
UC-0412-17	Use permit & design review for daycare facility	Approved by PC	July 2017
UC-0148-14	Use permit for place of worship	Approved by PC	May 2014
UC-0062-14	Use permit for daycare	Approved by PC	March 2014
UC-0475-13	Use permits for on-premise alcohol consumption and reduced separation from residential	Approved by PC	October 2013
UC-0488-12	Use permit for secondhand sales	Approved by PC	October 2012
UC-0355-11	Use permit & design review for swap meet, farmer's market, and recreational facility & wall signs	Approved by PC	September 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0009-11	Use permit for a place of worship	Approved by PC	March 2011
UC-0332-10	Use permit for banquet facility	Approved by PC	September 2010
UC-0452-09	Use permit for communications tower, reduced separation from residential and another tower. Design review for communication town	Approved by PC	September 2009
UC-0929-08	Use permit for massage	Approved by PC	November 2008
UC-0849-08	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	October 2008
UC-0364-07	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	May 2007
ET-0017-07 (UC-1971-05)	Extension of time for use permit for massage	Approved by PC	March 2007
UC-1971-05	Use permit for massage	Approved by PC	February 2006
UC-1581-05	Use permit for major school	Approved by PC	November 2005
UC-0962-05	Use permit for daycare	Approved by PC	August 2005
ZC-0036-04	Zone change to H-1 use permit for shopping center	Approved by BCC	February 2004
UC-0229-02	Use permit for place of worship	Approved by PC	March 2002
UC-0497-99	Use permit for daycare & variance for temporary tent for daycare play area	Approved by PC	May 1999
UC-1315-98	Use permit for school	Approved by PC	September 1998
UC-0581-98	Use permit for school	Approved by PC	May 1998
TM-0210-95	Tentative map for shopping center	Approved by PC	September 1995
VS-0043-95	Vacate and abandon public right-of-way	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hotel
South	Open Lands, Entertainment Mixed-Use	CR & RM32	Undeveloped & condominiums

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	CR	Undeveloped & condominiums
West	Entertainment Mixed-Use	RM32 & RM18	Multi-family

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.

Per Title 30, a banquet facility in CG zone shall be accessed from an arterial or collector street. The proposed banquet facility will be accessed from Las Vegas Boulevard and meets the aforementioned condition. However, another condition requires a banquet facility to not be located within 200 feet of areas subject to Residential Adjacency. Although there is a drive aisle and a storage room between the proposed banquet facility and the multi-family residential development to the west, there is only 82 feet 6 inches separation between the 2 uses which is not in compliance with the code requirement. Staff finds that the proposed use may result in undue adverse effect on the neighboring residential property; and therefore, recommends denial of use permit #1. Staff finds there is ample parking spaces for the site and the uses are generally compatible and consistent with other uses within the shopping center. The avocational/vocational training facility is a complementary use to the existing uses; and therefore, staff can support use permit #2.

Staff Recommendation

Approval of use permit #2; and denial of use permit #1.

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**

If approved:

- 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: Enterprise - approval (hours of operation are to be limited to Clark County daylight hours of 6:00 a.m. to 10:00 p.m.).

APPROVALS:

PROTESTS:

APPLICANT: DENIS MAHEUX

CONTACT: DENIS MAHEUX, FOCUS180 COACHING.COM, 2649 PAN PACIFIC ROAD,
LAS VEGAS, NV 89123