

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0158-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:

HOLDOVER USE PERMITS for the following: **1)** a banquet facility; and **2)** outdoor dining, drinking, and cooking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** attached sidewalks; and **2)** alternative driveway geometrics.

DESIGN REVIEW for a commercial building on 2.82 acres in a CG (Commercial General) Zone.

Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley.
JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-10-707-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow an existing attached sidewalk along Rainbow Boulevard to remain where a detached sidewalk is required per Section 30.04.08.
- b. Allow an existing attached sidewalk along Palmyra Avenue to remain where a detached sidewalk is required per Section 30.04.08.
2. Reduce the departure distance from the intersection of Rainbow Boulevard and Palmyra Avenue to the driveway along Palmyra Avenue to 139 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 27% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.82
- Project Type: Banquet facility (Elks Lodge)
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 10,175
- Parking Required/Provided: 59/73 (including 3 EV-installed spaces and 3 ADA spaces)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a 2.82 acre parcel with one 10,175 square foot building centrally located within the parcel that will be used as a banquet facility. Access to the site is from Palmyra Avenue through a median divided driveway entrance and exit. An exit only driveway is also located along Rainbow Boulevard. A trash enclosure is located 69 feet east of the west property line, at the northwest corner of the building. An internal driveway surrounds the building on all sides with 16 RV parking spaces located north of the building, and 73 regular parking spaces including 3 ADA spaces and 3 EV-installed spaces on the east, south, and west sides of the building. The parking count complies with maximum parking standards. Outdoor dining, drinking, and eating areas are located 75 feet east of the west property line along the north and south sides of the building.

Landscaping

The plan depicts attached sidewalks along Palmyra Avenue and Rainbow Boulevard with minimum 11 foot wide landscaping strips behind the sidewalks with medium and large trees planted 20 feet apart. Parking lot landscaping is provided on the interior areas of the property in compliance with Title 30. A double row of evergreen trees, with trees planted staggered and 20 feet on center in each row, is located along the west property line, adjacent to the residential properties, together with an 8 foot high decorative wall. Additional trees and shrubs are located around the perimeter of the building. The outdoor dining, drinking, and eating space on the north side of the building has 20 feet of additional buffer landscaping between it and the western property line.

Elevations

The elevations depict a single story, 27 foot high building with a hip style standing seam metal roof. All 4 sides of the building have composite horizontal panel siding, with 3 feet of stone veneer at the base of the structure. The south and west facing elevations include shade structures over transom windows. The east facing side of the building includes a covered main entrance with exposed timber trusses.

Floor Plans

The floor plan depicts a 3,356 square foot auditorium space on the south side of the building. The central area of the building is 2,717 square feet and includes a lobby, office, hallway, storage space, and restrooms. The north 3,646 square feet of the building is designated for future expansion area.

Applicant's Justification

The applicant is proposing to construct an Elks Lodge with outdoor dining, eating, and drinking with accessory parking for members' recreational vehicles. RV parking is not open to the public, has no dumping station or hookups, and will be managed by Elks Lodge personnel. The proposed building is 27 feet high with a similar design to the nearby ranch style development, including a hip style roof. The applicant is proposing to keep attached sidewalks along Palmyra Avenue and Rainbow Boulevard. NDOT plans for improvements on Rainbow Boulevard do not include sidewalk construction, other than accessibility at corners. A waiver from the departure distance requirement is needed to allow for a full landscape buffer along the west property line. The proposed banquet facility is not a traditional public facing use and is intended to allow the Elks Lodge and member-only activities. The lodge will be open 5 days a week from 1:00 p.m. to 9:00 p.m. with 2 meetings a month.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0431	Zone change from R-E to C-P zone with use permits, waivers of development standards, and a design review for commercial buildings	Approved by BCC	September 2023
VS-23-0432	Vacate an easement along Palmyra Avenue - recorded	Approved by BCC	September 2023
TM-23-500090	Tentative map for 1 lot commercial subdivision	Approved by BCC	September 2023
UC-0005-11	Use permit for a communication tower	Approved by BCC	April 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office building
South	Public Use	RS20	Place of worship
East, West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
ZC-26-0157	A zone change to reclassify the site from CP to CG is a companion item on this agenda.

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

Use Permits

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.

The proposed banquet facility is for the operation of the Elks Lodge and includes the outdoor dining, drinking, and eating areas on the north and south sides of the building, which are 75 feet from the residential properties to the west of this site. Staff finds that the use will not be compatible and will impact the adjacent residential uses due to the noise and increased traffic. Although there is a wider landscape buffer with additional trees where the northern outdoor dining area is, the

close proximity to a rural neighborhood preservation area concerns staff. Additionally, per Title 30, a banquet facility is expected to have access from a collector or arterial street. This banquet facility has access from Palmyra Avenue, a local street, and the access on Rainbow Boulevard is exit only.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff has no objection to the overall design of the building and parking lot. The RV parking will be for members only and does not include sewer connections, power, or other RV park related services. Members that park recreational vehicles at this location will use Elks Lodge facilities.

Staff is concerned with the proximity of the outdoor dining to adjacent residential property, and since the zoning and use permits are not recommended for approval, staff cannot support the proposed design review.

Public Works - Development Review

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff cannot support the request to allow the existing attached sidewalks to remain on Rainbow Boulevard and Palmyra Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Palmyra Avenue commercial driveway. The applicant placed the driveway as far west as the site will allow. However, since staff cannot support this application in its entirety, staff cannot support this request.

Staff Recommendation

Denial.

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:

- Expunge the use permits, waivers of development standards, and design review portions of ZC-23-0431;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0481-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS: 3 cards

PROTESTS: 9 cards, 21 letters

COUNTY COMMISSION ACTION: May 6, 2026 – HELD – To 05/20/26 – per the applicant.

APPLICANT: LAS VEGAS NEVADA B P O ELKS NUMBER 1468, INC.

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