

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0142-GALLERIA CENTER, LLC:

HOLDOVER USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone.

Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley.
MN/sd/cv (For possible action)

RELATED INFORMATION:

APN:

163-25-110-006 through 163-25-110-008 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5765 W. Tropicana Avenue, 5785 W. Tropicana Avenue, & 5795 W. Tropicana Avenue
- Site Acreage: 1.74
- Project Type: Banquet facility
- Square Feet: 1,445 (proposed banquet facility lease space)
- Parking Required/Provided: 6 (proposed banquet facility)/99 (entire commercial center)

Site Plans

The plans depict a commercial center with access points along Tropicana Avenue to the north and Duneville Street to the west. The proposed banquet facility will occupy an existing suite within the in-line building located along the southern portion of the commercial center. The subject building shares cross access and parking with 2 other pad site buildings that front Tropicana Avenue. No changes are proposed to the site. The applicant is seeking a use permit to allow for a banquet facility within 200 feet of residential uses to the east.

Elevations & Floor Plan

The photos show a 1 story retail building with a concrete tile roof. The stucco exterior is painted and includes pop-outs, columns, and glass store front windows. The 1,445 square foot lease space will include a lobby area, open seating area, restrooms, and a storage room.

Applicant's Justification

The applicant states the banquet facility operates as a reservation-only private event venue, with a maximum occupancy limited to 60 people. The venue is designed for milestone celebrations and intimate gatherings including baby showers, birthday parties, graduations, bridal showers, and similar private events. The business does not operate as a nightclub, bar, or public entertainment venue, hookah lounge, or continuous-service restaurant. There are no walk-in customers, no ticketed public events, and no open public gatherings. All events are pre-scheduled and occur entirely within the enclosed tenant space. The site has ample parking for all existing uses and for the proposed banquet facility. The proposed use will not have amplified sound, no exterior queuing or outdoor gathering; therefore, it will have minimal impact.

Prior Land Use Requests for APN 163-25-110-006 (northwest corner)

Application Number	Request	Action	Date
UC-21-0604	Use permit for a proposed supper club	Approved by PC	December 2021
UC-18-0316	Use permit to reduce the separation of a tavern from a residential use	Approved by PC	June 2018
UC-1417-03	Use permit for live entertainment with a restaurant	Approved by PC	November 2003

Prior Land Use Requests for APN 163-25-110-007 (northeast corner)

Application Number	Request	Action	Date
UC-19-0750	Use permit for a retail cannabis store	Withdrawn	December 2019
UC-19-0749	Use permit for a retail cannabis store	Withdrawn	November 2019
UC-0379-17	Use permit for a retail cannabis store in conjunction with an existing dispensary	Approved by BCC	June 2018
UC-0356-14	A medical cannabis establishment (dispensary) located just north of the subject building within the same retail center	Approved by BCC	June 2014

Prior Land Use Requests for APN 163-25-110-008 (southern parcel)

Application Number	Request	Action	Date
UC-18-0208	Use permit for hookah lounge	Approved by PC	May 2018
UC-0187-12	Use permit for a convenience store and check cashing service	Approved by BCC	June 2012
UC-10-0414	Use permit for a convenience store	Approved by PC	October 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Manufactured home park
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Mini-warehouse development
East	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development
West	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use (less than 18 du/ac)	CG & RM32	Shopping center & condominium complex

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 Permit

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 reduction to residential separation for the proposed banquet facility requires the approval of a use permit to determine if the use could have any negative impacts on adjacent developments. There is an existing multi-family residential use, approximately 51 feet to the eastern property line. Staff finds that the multi-family residential ingress/egress drive aisle with mature landscaping buffers the nearest multi-family residential building to the east, which is approximately 159 feet from the proposed banquet facility. Although the proposed banquet facility is compatible with existing uses within the commercial center, staff finds the request does not support Goal SV-1 of the Master Plan, which encourages the protection of existing neighborhoods in Spring Valley while providing opportunities for complementary uses. Therefore, staff cannot support the 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:

- 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

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Spring Valley - denial.

APPROVALS: 3 cards

PROTESTS: 2 cards, 1 letter

PLANNING COMMISSION ACTION: April 21, 2026 – HELD – To 05/05/26 – per the Planning Commission.

PLANNING COMMISSION ACTION: May 5, 2026 – HELD – To 06/02/26 – per the Planning Commission.

PLANNING COMMISSION ACTION: June 2, 2026 – HELD – To 07/07/26 – per the Planning Commission for the applicant to return to the Spring Valley Town Board.

APPLICANT: REBECCA K. MAHAN

CONTACT: REBECCA MAHAN, WOW PARTY DÉCOR LLC, 5795 W. TROPICANA AVENUE, LAS VEGAS, NV 89118