

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0245-DIAMOND CREEK HOLDINGS SERIES 15, LLC:

USE PERMITS for the following: **1)** banquet facility; and **2)** live entertainment in conjunction with an existing shopping center on 4.74 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays.

Generally located south of Flamingo Road and east of Tamarus Street within Paradise. TS/rp/cv
(For possible action)

RELATED INFORMATION:

APN:

162-23-103-006; 162-23-103-012

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1555 E Flamingo Road
- Site Acreage: 4.74
- Project Type: Banquet facility & live entertainment
- Square Feet: 834
- Parking Required/Provided: 138/194

Site Plan & Request

The plan depicts an existing shopping center consisting of 4 buildings. Parking is provided in the front and rear of the site, and between the buildings, with 194 spaces provided and 138 spaces required. Access to the site is available through two driveways along Flamingo Road to the north. The 834 square foot suite is located in the southwest corner of the northwest building and is approximately 200 feet from the residential zone to the west and 340 feet from residential zone to the southwest. The applicant is requesting a use permit to allow a banquet facility and live entertainment.

Landscaping

Landscaping exists throughout the site and there is no new landscaping being proposed with this request.

Elevations

The photographs depict an existing building with painted stucco exterior walls and a flat roof. A metal gate and fence enclose a portion of the front entry area, and the building features a clearly marked suite identifier (“G”) near the entrance.

Applicant’s Justification

The applicant indicates that the suite is 834 square feet and is intended to be used for intimate gatherings such as weddings, receptions, showers, birthday parties, business meetings, rehearsals, showcases, and other community-focused activities. The applicant states that the business will operate Monday through Friday from 10:00 a.m. to 6:00 p.m., as well as Saturday and Sunday by appointment between 10:00 a.m. and 11:00 p.m. Live entertainment will occur indoors only, though it may be audible from outside the building. The applicant also states that the venue will support the community by providing a safe gathering space and distributing essential items when needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0029	Waiver of development standards to eliminate street landscaping	Approved by BCC	April 2019
ET-400187-08 (NZC-1149-04)	First extension of time for a zone change, use permit, and design review for mid-rise condominium building and shopping center - expired	Approved by BCC	July 2011
NZC-1149-04	Non-conforming zone change from C-1 to H-1, use permit, and design review for mid-rise condominium building and shopping center - expired	Approved by BCC	October 2008
UC-1758-00	Use permit for psychic arts	Approved by PC	January 2001
UC-0716-00	Use permit for psychic arts	Approved by PC	June 2000
UC-1887-98	Use permit for a school - expired	Approved by PC	December 1998
UC-1420-96	Use permit for a hypnotherapy school	Approved by PC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Corridor Mixed-Use	CG (MPO & AE-60)	Commercial development

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 with live entertainment is compatible with the existing commercial uses within the shopping center. There is ample parking available on-site, and the nearest residential development is approximately 200 feet from the subject suite. Staff finds that the proposed uses will only be conducted indoors, minimizing potential impacts on the residences in the vicinity. Therefore, staff can support the requests.

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

- Limited to daytime hours only.
- 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 operational permits 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KIMBERLY BRANCH

CONTACT: KIMBERLY BRANCH, KB STYLE STUDIOS, LLC, 6901 E. LAKE MEAD BOULEVARD, APT 2076, LAS VEGAS, NV 89156