

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0703-ITZHAKI ENTERPRISES, LLC:**

**USE PERMITS** for the following: **1)** banquet facility; and **2)** live entertainment in conjunction with an existing shopping center on 1.86 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Rainbow Boulevard and north of Oquendo Road within Spring Valley.  
MN/tpd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

163-34-501-025

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5875 S. Rainbow Boulevard
- Site Acreage: 1.86
- Project Type: Banquet facility & live entertainment
- Number of Stories: 2
- Square Feet: 2,745 (proposed banquet facility & live entertainment)  
Parking Required/Provided: 107/155

Site Plans

The plan depicts an existing shopping center consisting of 2 buildings that are connected by a roof and give the appearance of 1 building. The applicant has occupied the entire 2 story southern building and has been operating as a dance studio and is requesting to turn a portion of the second floor into a banquet facility. Access to the site is provided via Rainbow Boulevard and Oquendo Road. Parking is provided throughout the site with 107 spaces being required, where 155 spaces are provided.

Landscaping

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

### Elevations

The plan depicts 2 existing two story commercial buildings which are connected by a roof and give the appearance of 1 building. The exterior of the buildings consists of stucco with windows, provided on all 4 sides, and a pitched roof.

### Floor Plans

The plans provided depict a proposed banquet facility on the second floor of the building. The event area is 2,502 square feet. A 243 square foot DJ booth will produce live entertainment for the proposed use. The remainder of the second floor consist of classrooms for the dance studio, offices, and bathrooms.

### Applicant's Justification

The applicant indicates they are operating as a dance academy and studio, offering both private and group classes. This location presents an opportunity to better serve our local community by expanding the use of its 2<sup>nd</sup> floor space into a versatile events center. While the primary business function remains a dance academy, the demand for event spaces in Las Vegas is growing, and this area of the facility could offer a much-needed resource for the community. The events will consist of different themes involving live entertainment from live bands, DJs, or MCs. The live entertainment may be discernable from outside of the building. Hours of operation will be from Monday to Sunday with events occurring until 2:00 a.m. Furthermore, the subject suite is in a shopping center that provides 155 parking spaces where 107 are required.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0480-11	Use permit for a major training facility (yoga) in an existing office and retail center	Approved by PC	July 2014
UC-0646-07	Use permit for a major training facility (yoga) in an existing office and retail center	Approved by PC	July 2007
ZC-1392-01	Zone change to reclassify 1.90 acres from R-E to C-2 for an office/retail building	Approved by BCC	December 2001

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG (AE-60)	Office building
South	Corridor Mixed-Use	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CG (AE-60)	Gas station & restaurant
West	Corridor Mixed-Use	RS3.3 (AE-60)	Single-family residential

### **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.

Although the proposed banquet facility is compatible with existing uses within the shopping center, there is a residential development to the west that is within 200 feet. Staff finds the proposed banquet facility and live entertainment to be approximately 60 feet from the existing single-family residences to the west which may result in negative impact on the adjacent residences. Staff finds the request violates Policy 6.2.1 of the Master Plan. This policy seeks to ensure the intensity of new uses are compatible with established neighborhoods. Therefore, staff cannot support the requests.

### **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.

#### **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:** Spring Valley - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LARRY JSANCHEZ

**CONTACT:** LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 7844 SOARING  
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