

06/22/22 BCC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

CAMERON ST/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400070 (UC-18-0151)-EGG WORKS HOLDING CO., LLC:

USE PERMITS APPLICATION FOR REVIEW for the following: 1) banquet facility; and 2) live entertainment.

DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-30-301-020

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5321 Cameron Street
- Site Acreage: 1.2
- Project Type: Banquet facility/live entertainment
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 7,778 (lease area)
- Parking Required/Provided: 102/120 (complex)

Site Plans

The previously approved plans show a banquet facility with live entertainment located in the southern portion of an existing building within an office/warehouse complex. Access to the complex is from both Cameron Street and Hacienda Avenue. The existing building is located on the northeast corner of the office/warehouse complex. The approved facility is located in the southern portion of the building.

Landscaping

Landscaping is not part of this request.

Elevations

The existing building is 1 story with a maximum height of approximately 29 feet. The building is constructed with concrete tilt-up panels painted in earth tone colors, with a flat roof behind parapet walls. The previous plans indicate that some of the existing storefronts within the lease area would be removed and covered to match the existing exterior building finish.

Floor Plan

The existing building has an area of approximately 19,387 square feet. The facility occupies the southern 7,778 square feet of the building. Within the lease area is a lobby, offices, bars, game area, stage, viewing area, food staging area, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400016 (UC-18-0151):

Current Planning

- Until April 17, 2022, to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Listed below are the approved conditions for ET-20-400026 (UC-18-0151):

Current Planning

- Until April 17, 2021, to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Listed below are the approved conditions for UC-18-0151:

Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Applicant's Justification

The applicant states that the previous couple of years had created a limited opportunity to host events with the Covid-19 pandemic. Since then, between April 2021 and April 2022 there have been 80 such events held at this location. There have been no Code violations, parking issues or other issues related to this use. As such, the applicant requests no further application review be required for the applicant's use.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400016 (UC-18-0151)	Second extension of time for a banquet facility and live entertainment and design review for modifications	Approved by BCC	April 2021
UC-21-0046	Allowed outside dining and drinking in conjunction with a banquet facility.	Approved by BCC	April 2021
ET-20-400026 (UC-18-0151)	First extension of time for a banquet facility and live entertainment and design review for modifications	Approved by BCC	April 2020
UC-18-0151	Banquet facility with live entertainment	Approved by PC	April 2018
UC-0785-15	Banquet facility with outside uses, supper club, and live entertainment with a waiver to reduce parking	Withdrawn	January 2018
DR-1690-98	Building addition to the southeastern office building within the complex	Approved by PC	November 1998
DR-0867-97	Western and northeastern office/warehouse building within the complex	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-1	Office/warehouse uses
East	Business Employment	M-1	Office/warehouse & retail uses
West	Business Employment	M-1	Commercial vehicle (Penske) maintenance facility

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies

affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Since the approval of the use permits in 2018, the banquet facility with live entertainment has been in operation and there have been no complaints filed with Clark County Public Response in relation to noise, parking, or other zoning violations. Therefore, staff can support the review of the use permits for the banquet facility and live entertainment and recommends removal of the time limit.

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:

Current Planning

- Remove the time limit.

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: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: EGG WORKS HOLDING CO, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135