

01/03/23 PC AGENDA SHEET

PHOTOGRAPHIC STUDIO &
BANQUET FACILITY
(TITLE 30)

VALLEY VIEW BLVD/QUAIL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0632-VRES, LLC:

USE PERMITS for the following: **1)** photographic studio; and **2)** banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the north side of Quail Avenue, 550 feet east of Valley View Boulevard within Paradise. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

162-32-101-012

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3650 W. Quail Avenue
- Site Acreage: 2.2
- Project Type: Photographic studio & banquet facility
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 3,240 (lease space)
- Parking Required/Provided: 52/60

Site Plan

The applicant proposes to operate a photographic studio and banquet facility within a lease space of an existing office/warehouse facility. Access to the site is provided by 3 existing driveways from Quail Avenue located on the southwestern and southeastern corners of the site and in the central portion of the site. The facility consists of 3 buildings that are divided into lease spaces. Two of the buildings are located along the eastern and western boundaries of the site and 1 building, in which the uses are proposed, is located on the southwestern corner of the site.

Landscaping

No changes to the existing landscape areas are proposed or required with this application. There are existing landscape areas adjacent to Quail Avenue consisting of trees, shrubs, and groundcover.

Elevations

The building is 1 and 2 stories with a maximum height of 26 feet. The majority of the building has a flat roof behind a parapet wall. There is a mansard style roof along the front of the building with concrete tile roofing material. The exterior of the building has a stucco finish painted white.

Floor Plan

The lease space has 2 floors with an area of 3,240 square feet. The first floor will be shared space used for the photographic studio and banquets, an office area, and a storage area. The second floor will be used for storage. The facility has no cooking facilities so all food and beverages, including alcohol, will be catered from an off-site location for banquets.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that she has operated a photographic studio for over 10 years and would like to move the business to this location, which she believes is a better location. This location is located close to Allegiant Stadium and the area is in transition to a multi-use entertainment area consisting of bars, restaurants, and retail uses in conjunction with the stadium. The business plan is to also allow the use of the facility as a banquet facility to operate in conjunction with the photographic studio to allow guests to cater events in conjunction with photo shoots, or to allow the use for the facility for special events, or events in conjunction with activities at the stadium. The photographic studio and banquet facility will be consistent and compatible with existing and planned uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0350-12	Outcall entertainment referral service	Approved by ZA	May 2012
UC-1916-05	Cell tower	Approved by PC	January 2006
ADR-0341-04	Cell tower	Approved by ZA	March 2004
VS-0070-02	Vacated and abandoned easements	Approved by PC	April 2002
ADR-0045-02	Cell tower	Approved by ZA	February 2002
ZC-318-89	Reclassified to M-1 zoning for an office/warehouse complex	Approved by BCC	December 1989

Prior Land Use Requests

Application Number	Request	Action	Date
VC-762-89 ZC-319-89	Reduced side setbacks to zero feet	Approved by BCC	December 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-D & M-1	Storage yard & bank
South	Entertainment Mixed-Use	M-1	Office/warehouse facility
East	Entertainment Mixed-Use	M-1	Adult use (Crazy Horse III)
West	Entertainment Mixed-Use	M-1	Storage yard

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

This site is located within the Stadium District (Plan) area. The Plan is a land use and transportation plan that creates a vision for the area around Allegiant Stadium, which was accepted by the Board of County Commissioners in June 2021. The Stadium District is a historically industrial area. The plan is intended to allow for new considerations to shift toward activities including retail, commercial, restaurants, and a general entertainment focus, while allowing existing industrial operations to continue. The site is zoned M-1 and is an existing office/warehouse facility. Photographic studios and banquet facilities are uses that can be allowed in an M-1 zone by a use permit if it can be determined that these uses will not have an adverse effect on the surrounding properties and businesses. The site has adequate parking to accommodate the proposed uses within this existing facility; therefore, they should not have an adverse effect on the surrounding properties and businesses. Additionally, the proposed use of the site as a banquet facility for events is within the intention of the Plan to shift towards a general entertainment focus while allowing existing industrial operations to continue. Therefore, staff supports these 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:

Current Planning

- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMIE LEE THOMSON

CONTACT: JAMIE THOMSON, JAMIES PIX, 2011 LORO COURT, LAS VEGAS, NV 89117