



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: THE BEAUTIFUL EVENT CENTER - OWNER:
THE STEVEN TRAISMAN LIVING TRUST

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0645-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 1495

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0645-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Banquet Facility use, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a Banquet Facility use, to allow for the ancillary sale of alcoholic beverages not limited to beer, wine and coolers for an existing banquet hall at 850 South Durango Drive, Suite #100.

ISSUES

- Per Title 19.12, the Banquet Facility use is permitted conditionally in the C-1 (Limited Commercial) zoning district.
- A Special Use Permit for an existing Banquet Facility use is requested to allow for the ancillary sale of alcoholic beverages not limited to beer, wine, and coolers during private events. Staff supports the request.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 development standards. The 5,800 square-foot tenant space currently operates as a banquet hall, licensed to sell beer, wine and coolers for on-premise consumption during private events. The subject site is located within a commercial development, with surrounding commercial buildings with offices, medical office, and church/house of worship uses.

Per Title 19.12, the Banquet Facility use is defined as “An establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include:

1. Kitchen facilities for the preparation or catering of food;
2. The sale of alcoholic beverages, if approved, for on-premise consumption, only during an event; and
3. Outdoor gardens or reception facilities.

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The Minimum Special Use Permit Requirements for this use include:

*1. The Special Use Permit approval may also include the ancillary sale of alcoholic beverages not limited to beer, wine and coolers during private events, provided that the ancillary sale of such beverages is specifically proposed in the application.

The applicant is requesting a Special Use Permit to allow the ancillary sale of alcoholic beverages not limited to beer, wine and coolers during private events. Staff supports the request.

The banquet facility is a tenant within an existing commercial development and has been operating since November 2024. A total of 72 parking spaces with four handicapped parking spaces are provided on-site. In accordance with Title 19.18, no additional parking is required as a result of this request. Staff finds the existing Banquet Facility use can continue to be conducted in a harmonious and compatible manner and therefore, recommends approval of the requested Special Use Permit, subject to conditions.

FINDINGS (24-0645-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The Banquet Facility use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan. The banquet facility has been operating since November 2024 and currently only serves beer, wine and coolers during private events.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is located in an existing commercial development, which is physically suitable for the Banquet Facility use.

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- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The site is accessed by Durango Drive, a 100-foot wide Primary Arterial, as designated by the Master Plan of Streets and Highways, and Boseck Drive, a 45-foot Local Street, as designated by Title 13. Both streets are adequate in size to meet the needs of the Banquet Facility use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the Banquet Facility use will continue to be subject to regular inspections and business licensing compliance to ensure the public health, safety, and welfare or the overall objectives of the General Plan are not compromised.

- 5. The use meets all of the applicable conditions per Title 19.12.**

The Banquet Facility use meets all of the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/10/13	The Planning Commission approved a Special Use Permit (SUP-51787) for a proposed private school, secondary use at 850 South Durango Drive, Suite #100.
08/12/24	The Department of Community Development - Planning Division approved a Conditional Use Verification (101652-CUV) for a Banquet Facility use at 850 South Durango Drive.

<i>Most Recent Change of Ownership</i>	
12/18/08	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
02/06/14	A Certificate of Occupancy (#C-252478) was issued for Nevada State High School at 850 South Durango Drive. It was finalized on 03/04/14.
10/03/24	A Certificate of Occupancy (#C24-02615) was issued for The Beautiful Events Center at 850 South Durango Drive. It was finalized on 10/18/24.
11/05/24	A business license (G72-06265) was issued for a banquet hall at 850 South Durango Drive. The license is active.

Pre-Application Meeting	
12/04/24	A pre-application meeting was held with the applicant.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
01/08/25	Staff conducted a routine field check and observed an existing banquet hall establishment located within a commercial development. No issues were noted.

Details of Application Request	
Site Area	
Gross Acres	1.21

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Banquet Facility	SC (Service Commercial)	C-1 (Limited Commercial)
North	Residential, Multi-Family	M (Medium Density Residential)	R-PD11 (Residential Planned Development 11 Units per Acre)
South	Residential, Multi-Family	M (Medium Density Residential)	R-PD16 (Residential Planned Development 16 Units per Acre)

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Individual Care Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Government Facility	PF (Public Facility)	C-V (Civic)
	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Angel Park	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Durango Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Boseck Drive	Local Street	Title 13	45	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Banquet Facility	5,800 SF	1 space per 100 SF of GFA	58				
TOTAL SPACES REQUIRED			58		72		Y
Regular and Handicap Spaces Required			55	3	68	4	Y