



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MAY 21, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: ARMANDO SANTIAGO DELGADO - OWNER: VIV RANCHO PAVILION DE, LLC, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0060-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 582 (by City Clerk)

PROTESTS 1

APPROVALS 0

**** CONDITIONS ****

25-0060-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
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. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from an individual care center licensed for more than 12 children where 400 feet is required.
4. A Waiver from Title 19.12 is hereby approved, to allow a 60-foot distance separation from a church/house of worship where 400 feet is required.
5. 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.
6. 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.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed 2,100 square-foot Alcohol, On-Premise Full use within an existing restaurant at 721 North Rancho Drive.

ISSUES

- The Alcohol, On-Premise Full use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff supports the request.
- Waivers of Minimum Special Use Permit Requirement #1 are requested to allow a zero-foot distance separation from an individual care center licensed for more than 12 children and a 60-foot distance separation from a church/house of worship where 400 feet is required. Staff supports the requests.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 development standards. The subject tenant space is located within an existing shopping center that offers general retail, restaurant, and childcare services. Properties to the south are developed with single-family residential dwellings. Properties to the north, east and west are developed with commercial uses such as offices, general retail, and restaurants. The subject tenant space currently operates as a restaurant.

The applicant is requesting a Special Use Permit to allow an Alcohol, On-Premise Full use within the existing restaurant. In conjunction with the Special Use Permit, a Waiver is requested to allow a zero-foot distance separation from an individual care center licensed for more than 12 children located within the subject shopping center where 400 feet is required. A Waiver is also requested to allow a 60-foot distance separation from a church/house of worship located northwest of the subject site. The church/house of worship is located within a commercial subdivision across Belrose Street.

Per Title 19.12, the Alcohol, On-Premise Full use is defined as, “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.” The proposed use meets the definition as the applicant is proposing to sell alcoholic beverages for on premise consumption.

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The Minimum Special Use Permit Requirements for this use include:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:
 - a. Church/house of worship;
 - b. School;
 - c. Individual care center licensed for more than 12 children; or
 - d. City park.

The proposed use does not meet this requirement, as an individual care center licensed for more than 12 children and a church/house of worship are located within 400 feet of the subject site. Therefore, Waivers are requested to allow a zero-foot distance separation from an individual care center licensed for more than 12 children and a 60-foot distance separation from a church/house of worship. Staff supports the requests as there is no direct access to the church/house of worship from the subject site, and the proposed use typically occurs within commercial subdivisions.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:
 - a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
 - b. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

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This requirement is not applicable, as the subject site does not have a non-restricted gaming license in connection with a hotel having 200 or more guest rooms, a connection with a resort hotel, or located on property within the Pedestrian Mall, Downtown Entertainment Overlay District, or the 18b Arts District. Therefore, Requirement 1 still applies.

The proposed use would operate within an existing restaurant which is consistent with the uses allowed in the C-1 (Limited Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding land uses. Therefore, staff recommends approval of the Special Use Permit request, subject to conditions.

FINDINGS (25-0060-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 proposed Alcohol, On-Premise Full use would occur within an existing restaurant within a shopping center. The proposed use can be conducted in a manner that is harmonious and compatible with existing and future surrounding land uses.

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

The subject site is a commercial building with multiple tenants and adequate parking is provided on-site. Therefore, the site is physically suitable for the type and intensity of land use proposed.

- 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 subject site can be accessed by Rancho Drive, a 150-foot wide Freeway/Expressway as designated by the Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the proposed use. Site access is also provided from Belrose Street, a 50-foot wide local street.

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- 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.**

The site is subject to licensing and inspection, thus protecting the public health, safety and general welfare.

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

The proposed use does not meet the minimum 400-foot distance separation requirement from an individual care center licensed for more than 12 children and a church/house of worship; therefore, a Waiver is requested. With the approval of the requested Waiver, the use will meet the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/14/02	The Department of Community Development - Planning Division administratively approved a Site Development Plan Review (SD-0045-02) and a waiver of the on-site landscape requirement for exterior improvements to an existing retail center on 6.46 acres located at 701-721 North Rancho Drive.
12/04/02	The City Council approved a Master Sign Plan Review (MSP-0010-02) for an existing retail center on 6.46 acres located at 701-721 North Rancho Drive.
08/15/03	The Department of Community Development - Planning Division administratively approved a Site Development Plan Review (SDR-2670) for two proposed retail buildings on a portion of 6.46 acres at the northwest corner of Bonanza Road and Rancho Drive.

<i>Most Recent Change of Ownership</i>	
06/09/22	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
03/19/08	A building permit (#C-103935) was issued for tenant improvements at 721 North Rancho Drive. The permit was finalized on 07/09/08.
07/17/08	A business license (R10-00495) was issued for a pizza restaurant at 721 North Rancho Drive. The license was marked inactive on 08/15/13.
09/21/17	A business license (G65-06009) was issued for a café at 721 North Rancho Drive. The license was marked inactive on 04/28/20.
04/29/20	A business license (G68-02213) was issued for a café at 721 North Rancho Drive. The license was marked inactive on 11/09/21.
02/29/24	A business license (G72-00721) was issued for a restaurant at 721 North Rancho Drive. The license is active and set to renew on 08/01/25.
04/08/25	The Planning Commission voted (7-0) to recommend APPROVAL For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,100 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND A 60-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 721 North Rancho Drive (APN 139-29-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Pre-Application Meeting	
02/04/25	A pre-application meeting was held with the applicant.

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

Field Check	
02/27/25	Staff conducted a routine field check and observed an existing restaurant within the subject tenant space. Nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	6.46

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)
North	Pawn Shop	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)
South	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office, Other Than Listed	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)
West	Office, Medical or Dental	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Twin Lakes	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
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>
Rancho Drive	Freeway/Expressway	Master Plan of Streets and Highways Map	150	Y
Belrose Street	Local Street	Title 13	50	Y

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	70,427 GFA	1:250 GFA	282				
TOTAL SPACES REQUIRED			282		327		Y
Regular and Handicap Spaces Required			275	7	311	16	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
400-foot distance separation from an individual care center licensed for more than 12 children	To allow a zero-foot distance separation from an individual care center licensed for more than 12 children	Approval
400-foot distance separation from a church/house of worship	To allow a 60-foot distance separation from a church/house of worship	Approval