

dustland studio llc

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Justification Letter

Project Name: Renowned Events
Accessors Parcel Number: 162-03-210-007
Project Address: 61 W. Utah Ave., Ste 141 – Las Vegas, NV 89102
Application Type: Special Use Permit
Date: January 11th, 2023
Letter written on behalf of Renowned Events

Dear City of Las Vegas Planner/Director,

This justification letter is intended to explain why Renowned Events is requesting a special use permit, for the proposed land use of a Banquet facility, which would include the ancillary sale of alcoholic beverages not limited to beer, wine, and coolers during events. Renowned Events is requesting a special use permit since a conditional use permit would limit the Banquet facility to the ancillary sale of alcoholic beverages on premises to only beer, wine, and coolers.

The subject property is located at 61 W. Utah Ave at Suite 141 (aka 1501 S. Commerce St). The APN is 162-03-210-007, and the property is located in the C-M (Commercial / Industrial) district and is part of the Downtown Master Plan Gateway District overlay.

Renowned Events will serve locals and visitors by providing an upscale and midsize event space for the community. Individuals or groups can rent the space to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. A midsize event space currently needs to be made available in the community, and this project fills the void in the downtown masterplan gateway district.

Renowned Events is +- 3,064 SF total, including an open event space of 2,213 SF. The space will also include a catering prep kitchen, ADA restrooms, and a storage area. Renowned Events plans to operate Monday through Sunday (when events are scheduled) with hours ranging from 8 AM - 12 AM. During events, +- 270 sf of sidewalk area will be utilized. That area of encroachment is part of a separate license agreement application.

Economic impact:

If Renowned Events hosts an average of 10 events each month with 50 cars per event for a four-hour period, this will generate roughly **\$3,000** in monthly parking revenue for the City of Las Vegas. Additionally, the foot traffic generated from events held at this location will bring awareness and income to the many neighboring businesses in the area.

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Security:

The venue will have cameras installed and a security guard present for events with alcohol for safety and rental compliance purposes. If it is determined that rental guidelines are not being followed, the event will immediately be shut down.

Bar setup:

A mobile bar will be used for events serving alcohol, allowing the venue to offer clients the most flexibility for event design.

Alcohol disposal:

The venue will have a three-compartment, dump, and hand sink, all of which will be connected to a grease trap.

Parking:

The existing property does not have onsite parking; however, we do not believe parking will be problematic for this project. There is paid street parking on Commerce, Main, and Utah. There is also a parking lot on the corner of Utah & Casino Center with +- 100 parking spaces. In total, there are six parking lots within a five-minute walk from the property, listed below.

Main & Imperial - 1326 S Main St, Las Vegas, NV 89104, Commerce & Imperial - 1401 S. Commerce St. Las Vegas, NV 89104, Utah & Casino Center - 1409 S Casino Center Blvd, Las Vegas, NV 89104, Main & Commerce - 1519 S. Main St. Las Vegas, NV 89104, Main & Oakey - 15 E Oakey Blvd, Las Vegas, NV 89104 and Commerce & Colorado - 1300 S. Commerce St. Las Vegas, NV 89102.

Thank you for your consideration in approving our application for a special use permit. We greatly appreciate it.

Kevin Ward, aia - Dustland Studio, LLC

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