

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0310-1263 SILVERADO, LLC:

USE PERMIT for an indoor kennel within an existing shopping center on a portion of 25.55 acres in a CG (Commercial General) Zone.

Generally located south of Silverado Ranch Boulevard and east of Maryland Parkway within Enterprise. MN/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-26-112-005 through 177-26-112-007; 177-26-112-009 through 177-26-112-012; 177-26-112-014 through 177-26-112-018; 177-26-112-021 through 177-26-112-023

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9890 S. Maryland Parkway, Suite 21
- Site Acreage: 25.55
- Project Type: Indoor kennel
- Square Feet: 1,620 (Suite 21)/278,189 (overall shopping center)
- Parking Required/Provided: 1,100/1,382 (overall shopping center)

Site Plans

The plans depict an existing shopping center (Silverado Ranch Place) with access from Maryland Parkway and Silverado Ranch Boulevard. The applicant is proposing an indoor kennel in conjunction with an existing grooming services.

Landscaping

All landscaping exists, which includes mature landscaping along the perimeter of the site and dispersed within the parking area. No new landscaping is proposed or required with this request.

Elevations

No changes are proposed for the existing building which consists of contemporary architectural style with painted stucco exterior in neutral tones and stone veneer accents.

Floor Plans

The floor plan depicts a grooming area, retail space, storage, supply room and restroom.

Applicant's Justification

The applicant states the proposed kennel will allow for up to 24 cats and dogs for pet barding and will be part of an existing pet grooming facility. Staff will be onsite 24 hours a day, 7 days a week with climate control and provide custom meals schedules and diets. A relief area will be provided indoors that is designed with turf and a lining with drainage for disposal.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0176	Design review for gasoline station and lighting	Approved by PC	December 2023
UC-22-0278	Use permit for on-premises consumption of alcohol in conjunction with a minor training facility	Approved by PC	June 2022
UC-21-0487	Use permit for a supper club	Approved by PC	November 2021
UC-20-0198	Use permit for a supper club	Approved by PC	June 2020
UC-20-0031	Use permit for a hookah lounge	Approved by PC	March 2020
UC-19-0236	Use permit for a recreation facility (indoor family activity center)	Approved by PC	May 2019
UC-0361-10	Use permit for outside dining in conjunction with an existing supper club	Approved by PC	September 2010
UC-0502-07	Use permit for check cashing	Approved by PC	June 2007
WC-1241-99 (DR-1241-99)	Waiver of conditions of a design review requiring a 10-foot-wide B-1 landscaping along the south property line	Approved by PC	November 2002
DR-1241-99 (ET-0020-02)	Second extension of time on a design review for a shopping center	Approved by PC	August 2002
DR-1241-99 (ET-0369-00)	First extension of time on a design review for a shopping center	Approved by PC	November 2000
DR-1777-99	Design review for a shopping center	Approved by PC	December 1999
DR-1241-99	Design review for a shopping center	Approved by PC	September 1999
TM-0188-98	1 lot commercial subdivision	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG & CP	Shopping center & undeveloped
South	Mid-Intensity Suburban Neighborhood	RM-18	Multi-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff's primary concerns with kennels are to ensure compatibility with existing and planned surrounding land uses especially residential uses and that there is adequate on-site parking. Staff finds that a kennel is appropriate at this location given that it is indoors and the use does not create an additional demand for parking. The proposed kennel should not have an adverse or negative impact on the surrounding developments. Staff can support this request.

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:**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: 1263 SILVERADO, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135