

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0072-GD CARDEN ENTERTAINMENT, LLC:

USE PERMITS for the following: **1)** recreational or entertainment facility; **2)** museum; and **3)** live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce setbacks; **2)** reduce parking requirements; **3)** waive full off-site improvements; **4)** reduce driveway approach distance; **5)** reduce driveway departure distance; and **6)** reduce driveway width.

DESIGN REVIEW for a recreational or entertainment facility and museum on 1.82 acres in an RS20 (Residential Single-Family 20) Zone within a Historic Designation (HDO) Overlay.

Generally located on the north side of Vegas Drive and the west side of Valley Drive within the Lone Mountain Planning Area. WM/rr/kh (For possible action)

RELATED INFORMATION:

APN:

139-19-811-001 through 139-19-811-004

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback for a guest house at 1653 Valley Drive to 25 feet where 40 feet is required per Section 30.02.04B (a 37.5% reduction).
 - b. Reduce the side interior setback for a bird cage at 1653 Valley Drive to 1 foot where 5 feet is required per Section 30.02.04 (an 80% reduction).
 - c. Reduce the rear setback for a storage building at 1653 Valley Drive to 2 feet where 5 feet is required per Section 30.02.04 (a 60% reduction).
 - d. Eliminate the side interior setbacks for Kennel 1 at 1653 Valley Drive and 1639 Valley Drive where 5 feet is required per Section 30.02.04B.
 - e. Reduce the front setback for the main house at 1639 Valley Drive to 32 feet where 40 feet is required per Section 30.02.04B (a 25% reduction).
 - f. Reduce the side interior setback for a studio at 1639 Valley Drive to 2 feet where 5 feet is required per Section 30.02.04 (a 60% reduction).
 - g. Eliminate the side interior setback for Kennel 3 at 1639 Valley Drive where 5 feet is required per Section 30.02.04B.
 - h. Reduce the rear setbacks for Kennels 2 and 3 at 1639 Valley Drive to 1 foot where 5 feet is required per Section 30.02.04 (an 80% reduction).
 - i. Reduce the side interior setback for a guest house at 4204 Vegas Drive to 0.5 feet where 10 feet is required per Section 30.02.04B (a 95% reduction).
 - j. Reduce the side interior setback for a shed at 4204 Vegas Drive to 2.5 feet where 5 feet is required per Section 30.02.04B (a 50% reduction).

- k. Eliminate the rear setbacks for Kennel 3 at 4204 and 4200 Vegas Drive where 5 feet is required per Section 30.02.04B.
 - l. Reduce the side interior setbacks for Kennel 3 at 4204 and 4200 Vegas Drive to 1 foot where 5 feet is required per Section 30.02.04 (an 80% reduction).
 - m. Eliminate the side interior setbacks for Kennel 4 at 4204 and 4200 Vegas Drive where 5 feet is required per Section 30.02.04B.
 - n. Reduce the side street setback for a guest house at 4200 Vegas Drive to 9 feet where 15 feet is required per Section 30.02.04B (a 40% reduction).
 - o. Eliminate the side street setback for Kennel 5 at 4200 Vegas Drive where 10 feet is required per Section 30.02.04B.
- 2. Reduce required parking for a recreational or entertainment facility and a museum to 9 spaces where 72 spaces are required per Table 30.04-2 (an 87.5% reduction).
 - 3. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Valley Drive where required per Section 30.04.08C.
 - 4.
 - a. Reduce the approach distance for a driveway on Valley Drive to 25 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 83.3% reduction).
 - b. Reduce the approach distance for a driveway on Valley Drive to 110 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 26.7% reduction).
 - 5.
 - a. Reduce the departure distance for a driveway on Vegas Drive to 69 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 63.7% reduction).
 - b. Reduce the departure distance for a driveway on Vegas Drive to 91 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 52.1% reduction).
 - c. Reduce the departure distance for a driveway on Vegas Drive to 157 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 17.4% reduction).
 - 6. Reduce the width of a driveway on Valley Drive to 9 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 71.9% reduction).

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Addresses: 4200 & 4204 Vegas Drive & 1639 & 1653 Valley Drive.
- Site Acreage: 1.82
- Project Type: Recreational or entertainment facility and museum
- Number of Stories: 1 & 2 (existing)
- Building Height (feet): 35 (maximum)
- Square Feet: 14,222
- Parking Required/Provided: 72/9

Site Plan & Background

The subject property, known as Jungle Palace, includes the former residences of Siegfried and Roy. The subject property previously served as the duo's residence and was once a sanctuary for the jungle cats and other animals used in their acts. The site plan indicates multiple existing structures including 4 houses and accessory structures including a carport, garage, courtyard,

guest house, studio, 2 storage sheds, 3 pools, and several animal kennels and cages across the entire 4 parcel site. The plan also depicts the existing block walls and columns which surround the site with the existing driveways and gates to Valley Drive and Vegas Drive indicated. The existing setbacks of structures are dimensioned from the front, rear, side interior, and side street property lines for each parcel. Existing site features such as wrought iron and chain link fencing, a fountain, planters, landscape rock areas, brick pavers, and concrete and asphalt pavement areas are also indicated on the plans. There are no proposed new structures or any changes to the existing structures or any other features.

A variance (VC-0051-81) was granted to allow a garage addition located at 1653 Valley Drive (APN 139-19-811-004) to have a zero foot side yard setback adjoining 1639 Valley Drive (APN 139-19-811-003). This reduced setback is, therefore, excluded from the waiver requests since it was previously approved. Construction of the kennels appears to have been begun around 1979 when a variance (VC-0048-79) was granted to allow wild (exotic) animals at 1639 Valley Drive. Use permits were subsequently granted in 1984 and 1989 that ultimately allowed up to 28 exotic animals across all 4 parcels. Ten-year extensions of time were granted for these use permits in 1994 which subsequently expired in 2004. Building records indicate permits were issued in 1997 for a residential addition, a “garden room” and an addition to a kennel (tiger cage) at 1639 Valley Drive.

Landscaping

Photos have been provided which indicate that the site has significant existing landscaping with a variety of palms, Italian cypress, shrubs, grasses, and other Mediterranean and subtropical-type vegetation. No changes to the existing landscaping are proposed.

Elevations

A historic blueprint has been provided which depicts the elevations of the main house located at 1639 Valley Drive. The plans indicate a 2 story residence with a stucco finish, a Spanish Mission tile roof, a bell tower that is approximately 35 feet in height, and a connecting balcony and breezeway with arches. Additionally, color photos of the existing guest houses, various structures, and site features have been provided indicating similar architectural styles as the main house. No changes to any existing exteriors are proposed.

Floor Plans

Plans with exterior dimensions have been provided for all buildings on the site. According to the applicant, the intent is to use a total of 6,359 square feet of indoor space and 35,457 square feet of outdoor space on the property for the recreational/entertainment and museum uses. The areas proposed to be used include the main house located at 1639 Valley Drive which has 2 stories with a large second story balcony, two, first floor patios, and a courtyard. The smaller guest house located at 1653 Valley Drive and a studio located at 1639 Valley Drive is depicted with the attached kennel in between. These spaces will also be used along with the adjacent “tiger” pool and landscaped backyard areas.

Other buildings on the site will not be used for the recreational/entertainment and museum uses. This includes the larger guest house at 1653 Valley Drive which is single-story with a balcony above an attached garage and carport, the guest house at 4200 Vegas Drive which is single story

with an attached kennel, patio areas, pool deck, and balcony, and the guest house at 4204 Vegas Drive which is single-story with an attached garage, kennel and patio. No changes to the existing floor plans are proposed.

Applicant's Justification

The applicant states the owners intend to obtain special use permits and a design review for a recreational/entertainment facility and museum to secure authorization to utilize the subject site for special events including meetings, weddings, parties, holiday celebrations, art exhibitions, filming, photo shoots, guided tours, live entertainment and other gathering uses that would be held in harmony with the nature of the property. The applicant also states that the owners wish to memorialize the improvements made to the property prior to their ownership to preserve and improve the site consistent with its historic significance. Waivers are requested to reduce the setbacks for several existing primary and accessory structures. Parking reductions are also requested for the recreational/entertainment facility and museum. The applicant states that it is not expected that events being hosted at the site will require full capacity parking, and alternatives such as valet parking or shuttle services will be available from nearby off-site locations. The applicant also states that a waiver for off-site improvements is requested because replacing existing improvements would be a significant expense and deliver little value compared to what currently exists. The applicant also is requesting to maintain the existing approach and departure distances for the driveways, and driveway widths.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-401-89 (ET-0302-94)	Extension of time for a use permit for 8 additional exotic animals - expired	Approved by PC	October 1994
UC-156-84 (ET-0301-94)	Extension of time for a use permit for up to 20 exotic animals - expired	Approved by PC	October 1994
UC-401-89	Allowed 8 additional exotic animals - expired	Approved by PC	December 1989
UC-156-84	Allowed up to 20 exotic animals and expand area - expired	Approved by PC	September 1984
VC-051-81*	Variance to allow a zero foot setback for a garage addition, construct a 2 story addition with a breezeway connecting 2 residences, and construct a stucco wall up to 20 feet in height	Approved by BCC	April 1981
VC-048-79**	Variance to allow wild animals in conjunction with an existing residence - expired	Approved by PC	June 1979

*APNs 139-19-811-003 & 139-19-811-004 only

**APN 139-19-811-003 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	City of Las Vegas	R-1	Single-family residential
West	City of Las Vegas	C-V	Municipal golf course

Related Applications

Application Number	Request
ZC-25-0071	A zone change to establish a Historic Designation Overlay is a companion item on this agenda.

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 Permits

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.

The requests are for a recreational/entertainment facility, a museum, and live entertainment on the subject site. Based on the proposed square footage intended to be used for both the indoor and outdoor spaces, the recreation or entertainment facility will require 56 parking spaces while the museum will require 16 spaces for a total of 72 parking spaces. There are no specific parking requirements for live entertainment. The required parking is proposed to occur at off-site locations and on-site parking will not be allowed. The applicant has provided a parking agreement between the property owners and two places of worship located 1,625 feet and 2,525 feet east of the site on Vegas Drive. These properties have a total of 90 parking spaces which could be utilized for guest parking. The applicant states that ride share services, carpooling, taxis, limousines, and public transportation will also be encouraged for guests attending special events to minimize parking demand. The applicant also states that the museum use will only be accessed by pre-arranged groups which will be limited in size and led by a guide. The applicant states that off-site parking will also be available for museum events, if necessary.

The availability of off-site parking locations should reduce the potential traffic impacts on the surrounding neighborhood. The applicant is also intending on preserving the site through the establishment of an Historic Designation (HDO) Overlay. The applicant does not intend to alter the existing structures or the site to accommodate any of the proposed uses, thus preserving the character of the property and mitigating any impacts on the surrounding residential neighborhoods.

The applicant has indicated that live entertainment will be associated with occasional special events. Code requires live entertainment to not be within 500 feet of any area subject to the Residential Adjacency requirements to limit any potential effects of noise on the surrounding neighborhood. Based on this proposal, it does not appear that the proposed uses will have an adverse effect on the surrounding properties nor impose an undue burden on the existing infrastructure. Therefore, staff can support these requests, especially when taking into account the County's noise standards which apply.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The applicant is requesting waivers for the front, rear, side interior, and side street setbacks for several existing primary and accessory structures where the setbacks are not in compliance with current code requirements. The applicant has provided tables in their justification letter which indicate the setbacks of all structures on each parcel which do not meet the minimum requirements. These structures include the 4 residences and several detached accessory structures including a studio, storage sheds, several animal kennels, and a bird cage. The intent of the waivers is to address the non-compliance with applicable setback standards for existing structures on all parcels where setbacks are not in compliance. There are no plans currently to change or expand any existing structure or conduct any new construction on the site. Because a complete permit history is not available for all structures on the site, staff can support the requested setback waivers for the existing structures. However, any future construction will need to adhere to the setback requirements, and building permits for said structures may be required for any existing structures where building permits are required and not previously obtained and any future structures too, where required.

Waiver of Development Standards #2

The applicant is requesting a reduction in the parking required to serve the proposed recreation or entertainment facility and museum. On-site parking will not be provided. 72 spaces are required where only 9 spaces would be available to parallel park along the Valley Drive. However, the applicant has secured parking agreements from 2 nearby places of worship. When the property is used for recreation/entertainment purposes, a valet parking or shuttle service will be utilized. Based on the applicant's proposal, it appears the reduced parking will not negatively impact the surrounding neighborhood or nearby businesses. Requiring any on-site parking spaces for the recreation/entertainment facility and museum uses, which will not occur on an everyday basis, would likely disrupt the historic preservation goals of the site. Also, the placement of commercial parking spaces in an otherwise residential area could negatively impact the neighborhood by encouraging additional traffic to come into the area. The provision of off-site

parking locations and offering alternative transportation options should reduce the potential traffic impacts on the surrounding area. Therefore, staff can support this waiver.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The applicant is not proposing any changes to the existing structures, elevations, design characteristics, building architecture, or any of the site and landscape features. The proposed uses for a recreational or entertainment facility and museum will occur within existing indoor and outdoor areas on-site which will be preserved by the applicant as part of the Historic Designation (HDO) Overlay. Parking associated with these uses will be off-site with valet and shuttle services made available and alternative transportation methods encouraged. As a result, neighborhood traffic impacts on adjacent roadways should be minimal. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waivers of Development Standards #4 & #5

Staff has no objection to the reduction in the approach and departure distances for the existing driveways along Valley Drive and Vegas Drive. The driveways should see minimal use as public access will be by appointment only, and for events, a shuttle will be provided as parking will be off-site.

Waiver of Development Standards #6

Staff has no objection to the reduced driveway width for the existing driveway along Valley Drive. The driveway should see minimal use as it is for service access only.

Staff Recommendation

Approval of the use permits, waivers of development standards #1, #2, #4 through #6, and the design review; denial of waiver of development standards #3.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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 and application for review; 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

- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that permits, operational permits, and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GD CARDEN ENTERTAINMENT, LLC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146