

11/08/23 BCC AGENDA SHEET

RETAIL & OFFICE CENTER
(TITLE 30)

SAHARA AVE/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0616-SHAO LILY SAU-CHU:

USE PERMIT for a veterinary clinic on a portion of 7.6 acres in a C-P (Office and Professional) Zone.

Generally located on the southeast corner of Sahara Avenue and Tenaya Way within Spring Valley. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-10-515-002 through 163-10-515-014; 163-10-515-017 through 163-10-515-021 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7271 W. Sahara Avenue
- Site Acreage: 7.6 (portion-use is on APN 163-10-515-021)
- Project Type: Office (veterinary clinic)
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 5,000
- Parking Required/Provided: 320/370

Site Plan

The plan depicts a commercial office center with 7.6 acres located at the southeast corner of Sahara Avenue and Tenaya Way. The clinic is located in office Building 1, an east/west oriented building separated from Tenaya Way by a north/south oriented office building. This building and the other 6 buildings are located around a central pedestrian courtyard with covered and uncovered parking located around the perimeter of the property.

Landscaping

The site is currently landscaped with no new landscaping proposed with this request.

Elevations

All buildings are existing single story buildings with stucco siding and flat roofs. The north side of the building has decorative awnings and aluminum storefront entrances with windows.

Floor Plans

Office Building 1 is a total of 7,500 square feet with this use located in the west side units that are 5,000 square feet when combined. The clinic includes several exam rooms, treatment rooms, a waiting room, restrooms, offices, and storage space. All buildings have primary access from the parking lot side of the building and additional access to the pedestrian courtyard.

Signage

Signage is not a part of this request.

Applicant's Justification

The Spay and Neuter Center of Southern Nevada was established in 2009 and requires additional space for expansion. The clinic will operate in 5,000 square feet of space at 7271 W. Sahara Avenue. The previous user of the office space was a medical provider, so very little renovation is required. The room that temporarily houses dogs will be located on the west side of the building, with all animal spaces being located inside the building. No outdoor kennels, and no overnight boarding is provided at this location. The operation has never had noise or odor complaints from any of the previous locations.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0450-15	Sign package for commercial office center	Approved by BCC	September 2015
UC-1547-06	On-premises consumption of alcohol	Approved by PC	December 2006
VS-0765-05	Vacated Laredo Street right-of-way	Approved by PC	June 2005
ZC-1808-04	Reclassified 2 in-line retail buildings and 7 office buildings to C-P zoning	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U(R) & C-2	Vehicle sales & place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Corridor Mixed-Use	C-P & C-1	Commercial & offices
West	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I) & R-E	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed veterinary clinic is located approximately 200 feet south of Sahara Avenue, the boundary between Spring Valley and the City of Las Vegas, is considered a Project of Regional Significance. The clinic will not board animals or provide hospitalized care. All animals will be treated with outpatient care and no overnight stays. The entire operation is enclosed within a building and will not create a hazardous condition, or excess noise. The clinic is located in 1 of the 2 interior property buildings and buffered from the R-E (RNP-I) properties by other buildings. Therefore, 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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: TARYN GRIFFITH

CONTACT: TARYN GRIFFITH, 3233 MIST EFFECT AVENUE, HENDERSON, NV 89044