

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0540-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**

**USE PERMIT** to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone.

Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/rp/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-29-202-009

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5115 Dean Martin Drive
- Site Acreage: 9.39
- Project Type: Office
- Square Feet: 800

Site Plan

The plan depicts an 800 square foot suite within an existing office/warehouse complex on 9.4 acres. The property is zoned IL (Industrial Light) and has access from Ali Baba Lane to the south and Dean Martin Drive to the east. The complex includes 9 buildings, and the proposed use is located within building 7, along the north property line. The uses within the property are mostly industrial; however, there are previously approved office uses within the property (ADR-23-900033, ADR-19-900619, ADR-17-900917, and ADR-15-900362).

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The photos show an existing 1 story building with a mansard roof. No changes are proposed to the exterior of the building.

### Floor Plans

The plan shows 800 square feet to be used as an office/storage area, with a front entrance facing south and a roll-up door on the rear side of the building.

### Signage

Signage is not a part of this application.

### Applicant's Justification

The applicant is requesting to use this space as an office. The applicant states that the use of the office would be solely for administrative purposes to support the party service company, which books and dispatches models and entertainment for private events such as bachelor and birthday parties. The applicant indicated that there is no foot traffic or customer interaction at this location.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-23-900033	Outcall entertainment referral service	Approved by ZA	February 2023
UC-21-0682	Personal services (barber shop) within an industrial complex on 9.4 acres	Approved by PC	January 2022
ADR-19-900619	Outcall entertainment referral service	Approved by ZA	September 2019
ADR-0917-17	Outcall entertainment referral service	Approved by ZA	September 2017
ADR-0362-15	Outcall entertainment referral service	Approved by ZA	May 2015
UC-0097-13	Minor training facility (baseball instruction) within an industrial complex on 9.4 acres	Approved by PC	May 2013
ET-0264-08	Extension of time to reclassify 7.2 acres from M-1 to U-V zoning, and use permit and design review for residential condominiums with increased height - expired	Approved by BCC	November 2008
ZC-1202-05	Reclassified 7.2 acres from M-1 to U-V zoning, and use permit and design review for residential condominiums with increased height - expired	Approved by BCC	October 2005
UC-1932-95	Permit an auction facility and reduce the parking	Approved by PC	December 1995

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	PF	Las Vegas Valley Water District
South	Entertainment Mixed-Use	IL (AE-60)	Warehouse
East	Entertainment Mixed-Use	CR & IL (AE-60)	Motel & Warehouse

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Entertainment Mixed-Use	IL & PF	Warehouse & Las Vegas Valley Water District

### **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**

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 these types of requests are use compatibility and parking. There are existing offices (entertainment referral service businesses) which were previously approved within the property; therefore, the proposed use is harmonious and compatible with the surrounding uses. Also, previously there was an approved land use for this complex to reduce the parking. The applicant is proposing to convert a small portion of the suite to an office; therefore, the request will not impact the parking requirements. With these factors in mind, 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 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**

- 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:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VS ENTERTAINMENT, LLC

**CONTACT:** VS ENTERTAINMENT, LLC, 5115 DEAN MARTIN DRIVE #703, LAS VEGAS, NV 89118