

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0229-LEE & YU INVESTMENT, LLC:

USE PERMIT for household pets in conjunction with a proposed recreational or entertainment facility within an existing shopping center on 1.67 acres in a CG (Commercial General) Zone.

Generally located east of Rainbow Boulevard and north of Spring Mountain Road within Spring Valley. JJ/jl/kh (For possible action)

RELATED INFORMATION:

APN:

163-14-101-001 through 163-14-101-005

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6870 Spring Mountain Road, Suite 9
- Site Acreage: 1.67
- Project Type: Household pets within a recreational or entertainment facility
- Square Feet: 1,200
- Parking Required/Provided: 317/476

Site Plan & Parking

The plan depicts an existing shopping center with access from Spring Mountain Road to the south and Rainbow Boulevard to the west. There are 5 buildings within this shopping center, and the applicant's lease space is located along the west property line within APN 163-14-101-002, within Suite #9. The plan shows 82 parking spaces within APN 163-14-10-002. The remaining 394 parking spaces are located on adjacent parcels within the shopping center for a total of 476 available.

The proposed recreational facility will function as a lounge space with vending machines where the public can interact with cats for adoption. This special use permit is required to have up to 18 household pets on the property where none are allowed.

Landscaping

No changes to the existing landscaping are proposed.

Elevations

The plans depict the existing shopping center with a flat roof and covered walkway. Access to the suite will be from the south façade facing Spring Mountain Road.

Floor Plans

The plans depict a 1,200 square foot suite with a reception area, two event rooms, a restroom, and space to care for the cats.

Applicant's Justification

The applicant states their intent to operate a lounge space where the public can interact with cats for adoption. The cats will be housed onsite, and some beverages will be available through vending machines. This special use permit is required to have up to 18 cats (household pets). All uses will be conducted indoors. The facility will operate from 10:00 a.m. and 7:00 p.m. with reservation times encouraged. The applicant has detailed sanitation and health plans and intends to obtain all applicable approvals from Clark County Animal Control and the Southern Nevada Health District.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0029-15	Use permit and design review for outside dining	Denied by PC	March 2015
UC-1249-00	Use permit for vehicle rental	Denied by PC	September 2000
ZC-1078-00	Zone change from C-C to C-2 (now CG)	Approved by BCC	September 2000
ZC-0258-77	Zone change from R-E to C-C for a shopping center	Approved by BCC	April 1978

*Additional land use applications have been approved throughout the shopping center.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
South & West	Corridor Mixed-Use (less than 18 du/ac)	CG	Restaurant & 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.

The proposed recreational facility with 18 cats will be within an existing lease space in conjunction with an existing shopping center. The applicant proposes full compliance with all required permits for the cats, the implementation of timed and supervised admissions, and the use of detailed odor-control and sanitation protocols to mitigate potential health risks. Staff finds that the proposed use will not negatively impact adjacent properties or the residences to the north and east. Furthermore, there is ample parking throughout the shopping center and the proposed use will operate indoors only. 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 compliance with Title 10 of County Code and policies and procedures of Animal Protection Services is required; 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 Animal Control

- Continued compliance with Clark County Code Title 10 including Clark County Code 10.32 Minimum Standards for Animal Care Facilities;
- No sales, breeding, or transfer of animals allowed;
- Compliance with animal bite reporting requirements per Clark County Code 10.28.020;
- Maintain a Clark County Animal Protection Services Pet Cat Fancier Permit;
- No animals will be replaced or substituted for animals listed on the Pet Cat Fancier Permit without prior authorization from Clark County Animal Protection Services;
- Prior notification will be made to Clark County Animal Protection Services for any need to remove cats from the permitted location other than for medical care at a veterinary clinic.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: MAREZZE, LLC

CONTACT: MAREZZE, LLC, 10931 TERRA AZUL PLACE, LAS VEGAS, NV 89138