

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0071-GD CARDEN ENTERTAINMENT, LLC:

ZONE CHANGE to establish a Historic Designation (HDO) Overlay on 1.82 acres.

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

RELATED INFORMATION:

APN:

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

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
- Existing Land Use: Single-family residences with various accessory structures

Applicant's Justification

The applicant states a request to establish a Historic Designation (HDO) Overlay on the subject site, referred to as Jungle Palace, is based on the site's status and use by the prior owners, Siegfried Fischbacher and Roy Horn. The current owners plan to operate the site in a manner that preserves the history of this legendary property. Siegfried & Roy were internationally renowned entertainers who captivated audiences with their magical performances involving exotic animals. The subject property served as their residence and a sanctuary for the famous jungle cats and other animals used in their acts. Siegfried & Roy were an integral part of the cultural history of Las Vegas and Clark County, and the property symbolizes duo's success and economic impact on the area. The applicant lists several historic figures such as Liberace and Michael Jackson, and world leaders including Jimmy Carter, Ronald Reagan, George H.W. Bush, Bill Clinton, and Carl XVI, King of Sweden who are associated with or have been hosted at the site.

The applicant explains that the current owners sought to preserve the site as it faced the threat of demolition and want to share its history with the public. The architecture of the property is visually distinctive and highly recognizable including the gates emblazoned with the "SR" initials, the lush and distinctive landscaping, pools, and sculptures. The applicant concludes by stating that the site is a visual landmark worthy of preservation and inclusion as a Historic Designation Overlay, and that granting this request will honor the legacy of the legendary performers and preserve an

important piece of Las Vegas and Clark County's history for future generations to learn about and appreciate.

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, constructed a 2 story addition with a breezeway connecting 2 residences, and constructed 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
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
UC-25-0072	Use permits and waivers for a recreation or entertainment facility and museum is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The applicant seeks to establish an Historic Designation (HDO) Overlay on the subject site. A site plan has been submitted depicting the 1.82 acre property

known as Jungle Palace, consists of four parcels located at the northwest corner of Vegas Drive and Valley Drive. The site plan indicates multiple existing structures, including 4 houses and accessory structures including a carport, garage, courtyard, guest house, studio, 2 storage buildings, 3 pools, and several animal kennels and cages across the entire 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 applicant has also submitted architectural elevations of the main house and photos of the existing structures, various property features, interior views, and existing landscaping.

Master Plan Policy 1.7.5 supports the expansion of the County's list of Historic Designations, as well as the addition of buildings, structures or sites to the State and National Register of Historic Places. The structures on the subject site are more than 40 years old and represent an established and familiar visual feature in the area with their distinctive architectural styles and lush landscaping. The property is also reflective of the cultural, social, and economic character of Clark County in its association with Siegfried & Roy as their place of residence for approximately 40 years. Exotic animals, such as the tigers used in their performances, were also kept at the site beginning in 1979 through at least the early 2000s as evidenced by various approvals granted by the County through the years. The current property owner seeks to preserve the property and share its history with the public. An HDO designation will preserve the site and is compatible with the surrounding single family residential neighborhoods. The HDO designation will also enhance the cultural experiences within Clark County. For these reasons, staff finds the request for the Historic Designation Overlay is appropriate for this location.

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:

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.

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

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