

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400054 (UC-25-0072)-GD CARDEN ENTERTAINMENT, LLC:

USE PERMITS FIRST EXTENSION OF TIME 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 north of Vegas Drive and west of Valley Drive within the Lone Mountain Planning Area. WM/rr/cv (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

History & Site Plan

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 approved plan indicated 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 depicted 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 were dimensioned on the plan 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 were also indicated on the plans. There were 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 was, therefore, excluded from the waiver requests since it was previously approved. Construction of the kennels appears to have 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.

ZC-25-0071 was a companion item with the original application which established a Historic Designation Overlay for the site.

Landscaping

Photos were provided which indicated 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 were proposed.

Elevations

A historic blueprint was provided which depicted the elevations of the main house located at 1639 Valley Drive. The plans indicated 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 were provided indicating similar architectural styles as the main house. No changes to any existing exteriors were proposed.

Floor Plans

The plans depicted the exterior dimensions for all buildings on the site. The intent was 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 included 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 were depicted with an attached kennel in between. These spaces were also proposed to be used along with the adjacent “tiger” pool and landscaped backyard areas.

Other buildings on the site were not proposed to 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 were proposed.

Previous Conditions of Approval

Listed below are the approved conditions for UC-25-0072:

Comprehensive Planning

- 1 year to review or the application will expire.
- Applicant is advised within 1 year 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.

Applicant's Justification

Jungle Palace has completed and satisfied all conditions as outlined in the entitlements. Since April 2025 eight events have occurred at this site with no negative reports or violations. The continued use of Jungle Palace in accordance with the special use permits will remain harmonious with the existing area and the site will continue to be a good neighbor.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0071	Zone change to establish a Historic Designation Overlay on the subject property	Approved by BCC	April 2025
UC-25-0072	Use permits, waivers of development standards, and a design review for a recreational or entertainment facility and museum	Approved by BCC	April 2025
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	Use permit for 8 additional exotic animals - expired	Approved by PC	December 1989
UC-156-84	Use permit for 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
South	City of Las Vegas	R-1	Single-family residential
West	City of Las Vegas	C-V	Municipal golf course

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff concludes that the applicant has demonstrated progress toward initiating the project, including coordinating traffic mitigation measures with Public Works. Records also indicate that a business license for the site is currently pending for approval of this extension of time. As this is the applicant's first request for an extension, staff is able to support the approval.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

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

- 6 months to commence and review from the time of issuance of the business license or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised 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; 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 Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: G D CARDEN ENTERTAINMENT, LLC

CONTACT: ERIK DENMAN, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146