



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-30575 - APPLICANT/OWNER: PUPPY PLAYHOUSE LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions of Special Use Permit (SUP-13541), if approved.
2. Payment of the required notification costs of \$800.00 within 10 days of City Council.
3. The applicant shall provide the completed application form, a Statement of Financial Interest (SOFI), and the Grant Deed and Legal Description of the subject site to the Planning and Development Department within ten (10) days of City Council.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-30575 - Staff Report Page One
December 4, 2008 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a required one-year review of an approved Special Use Permit (SUP-13541) for a Pet Boarding Establishment at 3223 North Rainbow Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/30/05	A Code Enforcement case (#37280) was processed for the building being vacant with abandoned vehicles parked outside. The case was closed on 02/28/06.
07/19/06	The City Council approved a request for a Special Use Permit (SUP-13541) for a proposed Pet Boarding Establishment at 3223 North Rainbow Boulevard. The Planning Commission recommended approval.
07/10/07	A Code Enforcement case (#55256) was processed for an illegal banner sign. The case was closed on 07/30/07.
<i>Related Building Permits/Business Licenses</i>	
08/22/06	A business license (#P05-80403) was issued for Pet Boarding/Supplies at 3223 North Rainbow Boulevard. The license is still active.
08/23/06	A building permit (#06005471) was issued for a tenant improvement remodel for a Certificate of Occupancy at 3223 North Rainbow Boulevard. The permit was finalized on 11/6/06.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
10/29/08	Staff conducted a field check of the site with the following observations: <ul style="list-style-type: none"> • The outside of the building and surrounding areas were clean and properly maintained. • The parking spaces appeared to have been re-stripped recently.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.49

RQR-30575 - Staff Report Page Two
December 4, 2008 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Pet Boarding Establishment	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Offices	SC (Service Commercial)	O (Offices)
	Preschool	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first required review since the original approval of the Special Use Permit (SUP-13541) that allowed a Pet Board Establishment at 3223 North Rainbow Boulevard. During a field inspection of the site, the establishment appeared neat, clean, and well maintained. A research of the business license activity revealed a license was issued on 08/22/06, and is still active. The establishment did receive a Certificate of Occupancy on 11/06/06. Below are the conditions of approval for Special Use Permit (SUP-13541):

1. The parking area shall be re-striped to meet Title 19 requirements prior to the issuance of a Certificate of Occupancy for the building on this site.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for the Pet Boarding use.

RQR-30575 - Staff Report Page Three
December 4, 2008 - Planning Commission Meeting

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. The business shall be reviewed one-year after the issuance of a business license in a public hearing before Planning Commission.
5. All dogs shall be kept indoors after 8:00 pm daily.

FINDINGS

Staff has confirmed compliance with all conditions of approval imposed by Special Use Permit (SUP-13541) during a field check on 10/29/08. The outside of the building and surrounding areas were clean and properly maintained, and the parking spaces appeared to have been recently re-stripped. The Special Use Permit was exercised on 08/22/06 with the issuance of business license # P05-80403. Staff finds that the applicant has met the conditions of approval of Special Use Permit (SUP-13541); therefore staff recommends final approval of this review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 153

APPROVALS 0

PROTESTS 0