



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: JAX BAIL BONDS - OWNER: BONNEVILLE
CENTER, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0114-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 511

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0114-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Bailbond Service use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a bailbond service use in a 2,091 square-foot commercial building located at 600 South 3rd Street.

ISSUES

- A bailbond service use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The Bailbond Service use is defined as “an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.” The applicant’s justification letter specifically requests using the space as an office for bail bond proceedings. The proposed use is close in proximity to the courthouse facilities and will share a space with an existing law firm.

The site is zoned C-2 (General Commercial). The site is also within the Downtown Las Vegas Overlay (Area 1) in the Civic and Business District. A bailbond service is a permitted use in this zoning district with the approval of a Special Use Permit. There are no Minimum Special Use Permit Requirements associated with the bailbond service use.

The bailbond service use requires one parking space for each 300 square feet of gross floor area. There are 22 parking stalls provided behind the building at 600 South 3rd Street, with the parking area on a separate parcel. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. The provided 22 parking stalls exceed the minimum 10 required parking stalls for the provided mix of uses.

Due to the proposed use being compatible with the adjacent land uses and meeting the minimum parking requirement, staff recommends approval of the requested Special Use Permit.

FINDINGS (24-0114-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Bailbond Service use would be located nearby local judicial and custodial facilities, and the use can be conducted harmoniously with surrounding land uses.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The proposed Bailbond Service use is a low intensity use suitable for location within the building on the subject site, which contains parking behind the building.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Access to the property is from South 3rd Street, which is classified as an 80-foot Major Collector street. This roadway is adequate in size to accommodate the proposed Bailbond Service use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed Bailbond Service use is subject to business licensing review and possible periodic inspection, thereby safeguarding the health, safety and general welfare of the public

- 5. The use meets all of the applicable conditions per Title 19.12.**

There are no Minimum Special Use Permit Requirements for a Bailbond Service use.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/16/64	The City Council approved a request for Rezoning (Z-100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. Planning Commission and staff recommended approval.
05/12/05	Staff from the Department of Planning approved an administrative Site Development Plan Review (SDR-6429) for a temporary information center adjacent to the southwest corner of Bonneville Avenue and 3rd Street. The temporary information center has been removed.
11/20/13	The City Council approved a Special Use Permit (SUP-50807) for a proposed bailbond service use at 600 South 3rd Street. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
04/01/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/30/13	A building permit (#C-249551) was issued for a Tenant Improvement in 600 South 3rd Street. This permit was finalized 04/14/14.
02/26/14	Business licenses for a bail bond agency (G62-02568; 02569; 04753; 05623; 10166; G63-00275; 00277; 04383) were approved at 600 South 3rd Street and went out of business on 06/01/19.
06/14/21	A business license for a law firm (G69-04177) was approved at 600 South 3rd Street and went out of business on 07/01/24.

<i>Pre-Application Meeting</i>	
02/28/24	A pre-application meeting was held to discuss the submittal requirements for a Special Use Permit.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

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Field Check	
04/02/24	During a routine Site Visit, staff observed the office building intended for the proposed use. It appears that the tenant spaces will need to be established as the current address signage does not show multiple suites.

Details of Application Request	
Site Area	
Gross Acres	0.16

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Offices	C (Commercial)	C-2 (General Commercial)
North	Parking	PF (Public Facility)	C-V (Civic)
South	Parking	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	C (Commercial)	C-2 (General Commercial)
West	Multifamily residential	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Civic & Business District	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - 200 feet	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
3rd Street	Collector Street	Master Plan of Streets and	3rd Street	Y

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	2,091 SF	1:300	7				
Office, Other Than Listed	2,091 SF	1:300	7				
Wedding Chapel	400 SF	1:150 of assembly space	3				
TOTAL SPACES REQUIRED			10		22		Y*
Regular and Handicap Spaces Required			9	1	21	1	Y*

* Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.