

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400141 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** school; and **2)** daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping;
2) reduce throat depths; **3)** waive commercial curb return requirements; and **4)** reduce drive aisle width.

DESIGN REVIEW for a proposed school and daycare on 0.64 acres in a CP (Commercial Professional) Zone.

Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley.
JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

163-11-805-032

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate parking lot landscaping where required per Figure 30.64-14.
 - b. Eliminate landscaping adjacent to a less intense use where required per Figure 30.64-11.
2. Reduce throat depths for 2 driveways along Desert Inn Road to 13 feet and 17 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 48% and a 32% reduction, respectively).
3. Waive commercial curb return requirements where required per Uniform Standard Drawing 225.
4. Reduce drive aisle width to 22 feet where 24 feet is required per Table 30.60-4 (an 8% reduction).

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6440 W. Desert Inn Road
- Site Acreage: 0.64
- Project Type: School (elementary) and daycare
- Number of Stories: 1
- Building Height (feet): 15 (Building 1)/16 (Building 2)
- Square Feet: 1,040 (Building 1)/1,390 (Building 2)

- Parking Required/Provided: 10/13

History and Site Plan

The site was reclassified from R-E to CRT (now CP) for an office building conversion in June 2013 via ZC-0204-13. In April 2019 the Board of County Commissioners (BCC) approved ZC-19-0223 which reclassified the zoning of a parcel to the north of the subject site, APN 163-11-805-033, from R-E to CRT (now CP). That application included a use permit for a school on the subject site as well as on the parcel to the north along with a design review and requests for waivers. The design review included a new 2 story building on the property to the north. The zoning was approved with no resolution of intent. However, the Notice of Final Action required a 1 year administrative review which did not occur, therefore the project expired. In October 2023 a use permit for a school and daycare was approved on the subject property only (APN 163-11-805-032). It should be noted that a use permit is no longer required for a daycare in the CP zone under the new Title 30.

The plans previously submitted indicated 2 existing buildings on the site as Buildings 1 and 2. The site is accessed from 2 existing driveways on Desert Inn Road. The eastern driveway provides ingress only to the site while the western driveway is for egress only. The eastern driveway has a throat depth of approximately 17 feet, while the western driveway has a throat depth of approximately 13 feet. Existing parking areas with paved surfaces are located along the east side of Building 1 and along the south side of Building 2. To the north of both buildings are 2 shade structures and playground areas. There are existing concrete block walls with pedestrian gates along the north portion of the site and along the east and west property lines. Block walls are also located in front of Building 2, and from the north side of Building 1 to the north property line. An existing pedestrian gate is located between the subject site and the parcel to the west.

Landscaping

The plans depicted the existing landscaping on the site consisting of trees located primarily along the western side of the property and along the south side of Building 2. The plans depicted existing trees and hedges that screen the parking area from Desert Inn Road as well as the area along the frontage of Buildings 1 and 2. There is no landscape buffer along the eastern side of the property or landscaping within the adjoining parking areas. No changes or additional landscaping was proposed with the original request.

Elevations

Photos were provided which depicted Buildings 1 and 2 on the subject property. The buildings are single story and feature colored stucco exteriors, wood trim, and tile roofs. Concrete walls are also shown with painted metal gates. No changes to the exterior elevations were proposed with the original request.

Floor Plans

Floor plans indicated that Building 1 is 1,040 square feet with a 406 square foot classroom, 2 restrooms, a 280 square foot multi-purpose room, and a 161 square foot kitchen. Building 2, which is 1,390 square feet, has 3 classrooms and 2 restrooms. Each classroom is slightly more than 400 square feet.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0529:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study update and compliance;
- Coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road.

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 fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

The previous operator discontinued operations and vacated the premises in July 2025 without commencing tenant improvements or construction. The applicant states they assumed responsibility for the approved use under Bless-Ed Day Academy, a private educational program integrating academics with emotional-intelligence, mental and behavioral health support. The site remains suitable for the approval school use. No conflicting buildout has occurred. The applicant states they passed final inspections from the Fire Department and the Southern Nevada Health District, received a provisional license from the Nevada Department of Education, and is coordinating with Public Works on a school zone flasher per the Notice of Final Action for UC-23-0529. Project construction is queued to commence upon escrow closing and fee payment/permit issuance.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0529	Use permit, waivers of development standards, and a design review for a school and daycare	Approved by PC	October 2023
DR-19-0510	Signage at a future school	Approved by BCC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0223	Reclassified APN 163-11-805-033 (parcel to the north) from R-E to CRT zoning, with a use permit (included the subject site) and design review for the school, waivers for parking lot landscaping, increased building height, reduced drive aisle width, and reduced height setback ratio - expired	Approved by BCC	April 2019
ZC-0204-13	Reclassified APN 163-11-805-032 from R-E to CRT zoning for an office building conversion	Approved by BCC	June 2013
AC-0707-11	Zoning compliance for a 10-bed community residence - expired	Approved by ZA	July 2011
DR-0414-07 (ET-0066-10)	Second extension of time of a design review to commence residential conversion into an office building - expired	Approved by BCC	June 2010
ZC-1863-04 (ET-0049-09)	Second extension of time of a zone change to reclassify 1.1 acres from R-E to CRT zoning for a conversion of an existing single-family residence into an office building - expired	Approved by BCC	April 2009
DR-0414-07 (ET-0050-09)	First extension of time of a design review to commence residential conversion into an office building - expired	Approved by BCC	April 2009
ZC-1863-04 (ADET-0117-09)	Administrative extension of time to reclassify 1.1 acres from R-E to CRT zoning for a conversion of an existing single-family residence into an office building - expired	Approved by ZA	February 2009
DR-0414-07	Office buildings (4 total) - expired	Approved by BCC	August 2007
WS-0796-05	Modified landscaping and design review for an office building	Denied by BCC	September 2005
ZC-1863-04	Reclassified 1.1 acres from R-E to CRT zoning for a conversion of an existing single-family residence into an office building - expired	Approved by BCC	November 2004
ZC-0736-96	Reclassified from R-E to C-P zoning to convert an existing residence to a professional office with future development	Withdrawn by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	CP	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Office & single-family residential

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 finds that since the applicant recently assumed responsibility for the property in July 2025, they obtained approval from the Fire Department and the Southern Nevada Health District. Within this timeframe, the applicant has shown progress towards obtaining the necessary permits and licensing to operate a school and since this is the first extension of time, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. 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**

- Until October 3, 2027 to commence 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; 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: BLESS-ED DAY ACADEMY, LLC

CONTACT: BLESS-ED DAY ACADEMY, 6440 W. DESERT INN ROAD, LAS VEGAS, NV 89146