

01/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0786-STUDIO B DANCE ACADEMY, LLC:

ZONE CHANGE to reclassify 0.5 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located west of Jones Street and north of Perkins Avenue within Moapa Valley (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

070-13-710-050

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 261 S. Jones Street
- Site Acreage: 0.5
- Existing Land Use: Office building/dance studio with a use permit

Site History

This is a zone change request to CG zoning with no plans submitted. The site is currently developed with commercial buildings that have been used as a dance studio through the approval of a use permit application in 2017. No changes are proposed to the site. The site is 0.5 acres in size with access from Jones Street to the east.

Applicant's Justification

The applicant indicates that he would like to purchase this building to relocate a business to Overton for a gunsmith shop (build and restore high end custom pistols). The current CP zoning on the property needs to be changed to CG which would make the gunsmith business a permitted use. The business would be open to the public one day a month and by appointment only. The only employees on site would be the applicant and business partner. The business relies on referrals, repeat customers and the internet, with 98% of their business being shipped to them. Furthermore, they do not perform any test-firing in the building, nor do they store or sell ammunition.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0673-17	Minor training facility (dance studio) in conjunction with an office building	Approved by PC	October 2017
UC-0301-05	Retail sales (furniture store) and the sale of antiques	Denied by PC	June 2005
WS-1418-00	Waived on-site paving requirements for a portion of a parking lot in conjunction with a place of worship - expired	Approved by PC	October 2000
UC-0852-00	Place of worship – expired	Approved by PC	July 2000
ZC-1631-97	Re-classified the site from R-E zoning to C-P zoning for an office building	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development & undeveloped

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. Staff finds approval of this zone boundary amendment to CG will allow more intense commercial zoning to intrude into an existing suburban residential neighborhood. Even though the proposed business use might be less intense than the previously approved uses on the property in the past, reclassifying the parcel to CG would allow more intense commercial uses on the property in the future that have not been contemplated which in turn would have a negative impact on the community in which it is trying to serve. Therefore, staff believes the appropriate zoning district for this site is the existing CP zoning. For these reasons, staff finds the request for the CG zoning district not appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, if approved, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation

Denial.

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:**Clark County Water Reclamation District (CCWRD)**

If approved:

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Moapa Valley - approval.

APPROVALS:**PROTESTS:**

APPLICANT: MELISSA SKINNER

CONTACT: MELISSA SKINNER, 8672 CACTUS CREEK DRIVE, LAS VEGAS, NV 89129