

06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0126-WINNER PROPERTIES, LLC:

USE PERMIT for a vocational training facility in conjunction with an existing office building on a portion of 7.81 acres in a CP (Commercial Professional) Zone.

Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

163-09-513-001 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7945 W. Sahara Avenue, Suite #106
- Site Acreage: 7.81 (portion)
- Project Type: Vocational training facility (spiritual education)
- Number of Stories: 1
- Square Feet: 1,318
- Parking Required/Provided: 407/427
- Sustainability Required/Provided: N/A (existing building)

Site Plans

The plans depict an existing commercial office complex with 11 buildings and direct access from Sahara Avenue, Meyers Court, and Miller Lane. Laredo Street is located on the south side of the property with no direct access. Suite #106 is located at the southwest corner of building 7945 at the south side of the property, adjacent to Laredo Street. There are 427 shared existing parking spaces located adjacent to the perimeter of the site and adjacent to interior driveways.

Landscaping

Landscaping is existing and not a part of this application.

Elevations

The existing building has painted concrete, stone accents, and decorative window exterior in desert tans with a flat roof. Entry doors are located on the south and west sides of the building.

Floor Plan

The plan depicts an existing office building with a 1,318 square foot lease space. The office space for the proposed use includes direct interior access to a shared lobby, 390 square feet of classroom space, 501 square feet of office space, storage spaces, seating areas, and shelving spaces. Classes will take place in the classroom space.

Applicant's Justification

Classes consist of Reiki training, meditations, and seasonal classes will be offered during the week from 6:30 p.m. to 8:00 p.m. and weekends from 12:00 p.m. to 6:00 p.m. Class sizes are 20 individuals and take from 1.5 to 6 hours to complete. The property has adequate security cameras and existing lighting.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0509	Outside dining and drinking	Approved by PC	October 2023
UC-19-0472	Personal services (beauty salon) and permanent make-up establishment	Approved by PC	August 2019
UC-18-0760	Personal services (skin care) establishment	Approved by PC	November 2018
ZC-1235-00	Reclassified a portion of the project site to C-1 zoning for a pad site adjacent to Miller Lane	Approved by BCC	October 2000
VC-0673-99	On-premises consumption of alcohol (supper club)	Approved by PC	June 1999
ZC-1709-96	Reclassified the project site from R-E to C-P, C-1 and C-2 zoning for a commercial complex	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Office & commercial complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	CP & CG	Office & commercial complex
West	Neighborhood Commercial	RM32	Multi-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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on

adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The Master Plan supports a mix of commercial and other professional services, like the proposed training facility. Staff does not anticipate any negative impact on surrounding uses. There is adequate parking and existing access to the property. Staff recommends approval of the use permit.

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

- Applicant is advised within 2 years 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; 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

- No comment.

Fire Prevention Bureau

- No comment.

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.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CELTIC SPARROW

CONTACT: CELTIC SPARROW, 7945 W. SAHARA AVENUE, SUITE #106, LAS VEGAS,
NV 89117