

11/21/23 BCC AGENDA SHEET

TRAINING FACILITY  
(TITLE 30)

SIRIUS AVE/ VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0656-HARSCH INVEST PPTYS-NV II, LLC:**

**USE PERMIT** for a minor training facility (cosplay) in conjunction with an approved office/warehouse on a portion of 28.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Sirius Avenue, 630 feet east of Wynn Road within Winchester. JJ/rp/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-07-802-013 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3111 S. Valley View Boulevard
- Site Acreage: 28.22 (portion)
- Project Type: Minor training facility (cosplay)
- Number of Stories: 1
- Square Feet: 1,307 (lease area)/ 552,431 (total building area)
- Parking Required/Provided: 1,267/1,412

Site Plans

The plans show an existing office/warehouse complex where the applicant is requesting to operate their business. The 1,307 square foot lease space is located near the northwest half of the property. Access to the site is from Sirius Avenue, Valley View Boulevard, Wynn Road, and Desert Inn Road. A total of 1,412 parking spaces are provided, where a minimum of 1,267 parking spaces are required.

Landscaping

No changes are proposed or required to the existing landscaping.

### Elevations

The photos depict a 1 story, office/warehouse building of grey split-face CMU walls and overhead roll-up doors.

### Floor Plans

The plans show a 1,307 square foot lease area consisting of a bathroom, office spaces, and classroom.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates the purpose of this business is to provide a great experience in operating tutoring lessons to the Las Vegas community. The applicant is planning to employ 1 person to carry out the day-to-day operation. The facility operates between 10:00 a.m. to 5:00 p.m.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0367	Personal services business (beauty salon)	Approved by BCC	September 2023
UC-20-0019	Supper club with on-premises consumption of alcohol	Approved by BCC	March 2020
UC-18-0848	Sporting goods with firearms sales and secondhand sales	Approved by PC	December 2018
UC-0167-16	Health club and yoga studio	Approved by PC	May 2016
UC-0379-13	Secondhand sales facility	Approved by PC	August 2013
UC-0459-11	Recycling center and setback reduction to a residential use (relocation of recycling center) previously approved by UC-0540-10	Approved by PC	November 2011
UC-0540-10	Recycling center and setback reduction to a residential use	Approved by PC	January 2011
UC-0387-10	On-premises consumption of alcohol (tavern)	Approved by PC	October 2010
UC-1888-05	Allowed retail sales and allowed an educational institution	Approved by PC	January 2006
UC-1436-04	Reduced the separation from a check cashing facility to a residential use	Approved by PC	September 2004
UC-1521-02	Retail sales, restaurants, offices, and shopping center within an existing industrial development	Approved by BCC	January 2003
UC-0631-98 (ET-0121-00)	First extension of time for massage as a principal use	Approved by PC	May 2000

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0737-98	Massage as a principal use	Approved by PC	June 1998
UC-1754-97	Allowed a restaurant and lounge	Approved by PC	November 1997
UC-0407-94	Computer training center	Approved by PC	May 1994
UC-2061-93	Martial arts/karate school within an existing commercial/industrial complex	Approved by PC	January 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	R-PD11 & M	Multiple family residential (townhouses) & retail complex
South	Entertainment Mixed-Use	M-1 & C-2	Gas station, KTNV station, office/warehouse, open storage, & undeveloped
East	City of Las Vegas	C-1 & M	Retail, office/warehouse, & open storage
West	Urban Neighborhood (greater than 18 du/ac); Corridor Mixed-Use; & Entertainment Mixed-Use	R-T, R-4, & M-1	Multiple family residential (apartments), manufactured home park, retail complex, office/warehouse, & open storage

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Comprehensive Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use will not be more intense than the current industrial uses on the property and is compatible with the surrounding area. The request complies with the Master Plan, which encourages implementing a Comprehensive Land Use Plan to promote economic viability and employment opportunities that are compatible with adjacent land uses; therefore, staff can support this request.

**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 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**

- No comment.

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

- 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:** Winchester - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GAMER VS. TAILOR

**CONTACT:** GAMER VS. TAILOR, 10001 VIA DELORES AVENUE, LAS VEGAS, NV 89117