

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0893-PACIFIC PLACE SITE, LLC:

USE PERMIT for an instruction/tutoring facility within a commercial/industrial complex on a portion of 25.12 acres in an IL (Industrial Light) Zone.

Generally located south of Spring Mountain Road and east of Polaris Avenue within Paradise.
JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:

162-17-210-001; 162-17-210-002; 162-17-211-001; 162-17-212-002; 162-17-212-003; 162-17-212-005; 162-17-213-004; 162-17-214-002 162-17-215-001; 162-17-216-001; 162-17-217-001; 162-17-218-001; 162-17-219-001; 162-17-220-001; 162-17-221-001 through 162-17-221-003; 162-17-222-001; 162-17-223-001; 162-17-224-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3101 Spring Mountain Road
- Site Acreage: 1.14 (portion)/25.12 (overall)
- Project Type: Instruction/tutoring facility
- Building Height: 12
- Square Feet: 2,880 (lease space)
- Parking Provided/Required: 460/395

Site Plan & Request

The plan depicts an existing commercial/industrial complex located at the southeast corner of Spring Mountain Road and Polaris Avenue. The subject instruction/tutoring facility is proposed within the building located at the northeast corner of the site, with an area of 2,880 square feet. The site is accessed by 3 existing driveways on Spring Mountain Road and Polaris Avenue. There are 460 parking spaces throughout the entire complex.

Landscaping

Landscaping is not a part of this request.

Elevations

The photographs depict an existing 12 foot high building composed of stucco exterior with glass

storefront windows. There is a tile roof element in the building.

Floor Plans

The plans depict a 2,880 square foot proposed instruction and tutoring facility. The leased space will include 5 classrooms, 3 offices, and a restroom.

Applicant’s Justification

The applicant has indicated William’s School of Languages will provide structured instruction in English as a Second Language (ESL) as well as multiple foreign languages. According to the applicant, the courses will include small group classes, month-to-month programs, and three-month programs focused on skills development, literacy, and cultural understanding. Class sizes are expected to range from 15 to 25 students. Collectively, these programs aim to enhance language education, promote cultural interaction, and support workforce development within the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400110 (ZC-0425-07)	Sixth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Held No Date at BCC	January 2026
ET-21-400129 (ZC-0425-07)	Fifth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and a ll incidental buildings and structures	Approved by BCC	August 2023
ET-18-400166 (ZC-0425-07)	Fourth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	September 2018
ZC-0425-07 (ET-0035-16)	Third extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	May 2016
ZC-0425-07 (ET-0046-13)	Second extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0568-12	Use Permit for a health club	Approved PC	November 2012
ZC-0425-07 (ET-0070-10)	First extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
ZC-0425-07	Original application to reclassify 33.5 acres from U-V to H-1 zoning with use permits to expand the gaming enterprise overlay district, a resort hotel/casino, resort condominiums, public areas, increased building height, associated accessory uses, buildings and structures and deviations from development standards and design reviews for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2007
NZC-1687-04	Reclassified from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR & IL	Adult use, check cashing, & retail sales
South	Entertainment Mixed-Use	CR	Retail & office spaces
East *	Entertainment Mixed-Use	IL	Industrial buildings
West	Entertainment Mixed-Use	CG & IL	Vehicle repair & industrial buildings

*Immediately to the west is I-15

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 Permits

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.

Master Plan Policy 5.4.1 supports efforts at all levels of the education system to provide Clark County residents with the knowledge and skills needed for the modern workforce and encourages industries to hire from the local labor pool. The proposed programs aim to enhance language education, promote cultural interaction, and support workforce development within the community. Staff finds the proposed use compatible with the surrounding uses and does not anticipate any negative impact on surrounding uses. Additionally, the use does not create an increased demand for parking. 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 the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM'S SCHOOL, LLC

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89102