

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0041-BM HIGHLAND, LLC:**

**USE PERMIT** for a proposed vocational training facility within an existing commercial/industrial complex on 6.73 acres in an IL (Industrial Light) Zone.

Generally located east of Highland Drive and south of Sahara Avenue within Winchester.  
TS/rp/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-08-707-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3030 Highland Drive, Suite 3060
- Site Acreage: 6.73
- Project Type: Vocational training facility
- Square Feet: 5,000 (proposed vocational training facility)
- Parking Required/Provided: 258/258

Site Plan

The plan depicts an existing commercial/industrial complex located east of Highland Drive. The proposed vocational facility is located in a 5,000 square foot suite in the middle of Building A, which is located along the west property line. The site is accessed by 2 existing driveways on Highland Drive. There are 258 parking spaces throughout the entire complex, including 89 parking spaces within APN 162-09-301-004 which is within the City of Las Vegas jurisdiction, where 258 total parking spaces are required. This is a project of regional significance since it is within 500 feet of the City of Las Vegas.

Landscaping

Landscaping is not a part of this request.

Elevations

The photographs depict an existing building composed of painted concrete block, stucco, commercial window and door features.

### Floor Plans

The plans depict an existing tenant space measuring 5,000 square feet in area. The proposed vocational training facility consists of a lobby, storage room, boxing ring, and restroom.

### Applicant's Justification

The applicant has indicated that the proposed facility will serve as a health, wellness, and skill development center for individuals of all ages and experience levels. Dauntless Boxing gym will provide professional instruction, group classes, and personal training options suited for beginners to advanced participants. The applicant indicated that Dauntless Boxing would operate in full compliance with local zoning, safety, and licensing requirements, and will maintain high standards of cleanliness and professional conduct. The applicant also stated all training sessions will be supervised by qualified coaches with expertise in boxing instruction and fitness management to ensure a safe and structured environment. The facility will not host any events.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-23-0601	Waivers and design review proposed expansion to an existing contractor's office	Approved by BCC	November 2023
ADR-19-900704 (ADET-21-900649)	First extension of time for modifications to the exterior façade	Approved by ZA	November 2021
ADR-19-900704	Modifications to the exterior facade of an existing commercial/industrial complex	Approved by ZA	October 2019
UC-19-0142	Recreational facility (indoor simulated shooting facility), minor training facility, sporting goods - firearms, hookah lounge within an existing commercial complex - withdrawn	Withdrawn by PC	May 2019
UC-0829-17	Office as a principal use and design reviews to convert an existing warehouse space into office areas, and modifications to the exterior of an office/warehouse building	Approved by PC	November 2017
UC-0028-16	Recreational facility (indoor simulated shooting facility) with accessory commercial uses, minor training facility, and hookah lounge, waiver to allow roof signs, and a design review for roof signs - waiver and design review were denied - expired	Approved by PC	March 2016
UC-0838-15	Recreational facility (indoor simulated shooting range) and minor training facility in the southernmost building (3030 Highland Drive) - currently still in operation	Approved by PC	February 2016
UC-0383-12	Banquet facility	Approved by PC	September 2012
UC-0086-07	Recreational facility (table tennis)	Approved by PC	March 2007

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0175-05	Private club (supportive recovery group)	Approved by PC	March 2005
UC-1569-04	Banquet facility - expired	Approved by PC	October 2004
UC-0550-04	Secondhand sales	Approved by PC	June 2004
UC-1830-03	Private recreational facility (indoor shooting range and gun store) with gunpowder storage and ancillary offices	Approved by BCC	February 2004
UC-0490-00	Live entertainment in conjunction with a gift shop within an existing retail building	Approved by PC	May 2000

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	M	Industrial buildings
South & West	Business Employment	IL	Industrial buildings
East	City of Las Vegas	M	Storage yard & a portion of the parking lot for this site

### 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

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.

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.

Staff does not anticipate any adverse effects from the proposed vocational training facility and finds that the use is compatible with the existing development in the surrounding area. The site has adequate parking for the proposed use and the other existing businesses, and there will be no

negative impacts to the site as a result of the vocational training facility being proposed. Therefore, staff recommends approval.

### **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:** Winchester - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DAUNTLESS, LLC

**CONTACT:** DAUNTLESS, LLC, 3060 S. HIGHLAND DRIVE, LAS VEGAS, NV 89109