

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0525-IRVINE OM ENTERPRISE, LLC:

USE PERMIT to allow an avocational training facility in conjunction with an existing office building on a portion of 1.82 acres in a CP (Commercial Professional) Zone.

Generally located north of Silverado Ranch Boulevard and west of Pollock Drive within Paradise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-22-404-002 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 700 East Silverado Ranch Boulevard
- Site Acreage: 1.82 (portion)
- Project Type: Avocational/vocational training
- Square Feet: 24,251 total/5,920 avocational
- Parking Required/Provided: 61/98

Site Plan

The site plan depicts an existing 24,251 square foot commercial office building on 1.82 acres at the northwest corner of Silverado Ranch Boulevard and Pollock Drive. The office building requires 61 parking spaces and was built in 2007 with 97 parking spaces. The internal driveway is located on the north and west sides of the existing building. The property is accessed by a driveway from Silverado Ranch Boulevard at the southwest corner of the site, and a driveway from Pollock Drive at the northeast corner of the lot. Pedestrian access exists on the north and west sides of the building. The property has an existing trash enclosure at the northwest corner of the building.

The applicant is requesting a use permit to allow an avocational training facility for martial arts, Chinese language, and meditation classes.

Landscaping

Landscaping is not a part of this application.

Elevations

No changes are proposed to the existing single-story commercial office building.

Floor Plans

The floor plans depict a 5,920 square foot space with interior access from the existing commercial building for use as an avocational training facility. The floor plan includes office, classrooms, martial arts room, meditation room, restrooms, and a sitting area.

Applicant's Justification

The applicant is requesting a special use to operate an avocational training facility in an existing commercial office building located at the northwest corner of Silverado Ranch Boulevard and Pollock Drive. The classes will include 5 to 15 students per session from Monday to Saturday, and operate from 9:00 a.m. to 8:00 p.m. No significant noise will be generated by the classes. The classes will add value to the community and are intended for personal enrichment.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1092-08	Increased number of wall signs	Approved by PC	January 2009
ET-400069-05 (WS-0255-02)	First extension of time for waiving decorative block wall	Approved by PC	April 2005
WS-0255-02	Decorative block wall	Approved by PC	April 2002
DR-0377-01	Office building	Approved by PC	May 2001
ZC-1902-00	Reclassify from R-E to C-P	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Multi-family residential development

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 proposed special use permit for avocational classes will take place within the existing office building and will not impact the surrounding residential neighborhoods. Staff does not anticipate any negative impact on surrounding existing 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 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: IRVINE O M ENTERPRISE, LLC

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