

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0402-HEATON FAMILY PROPERTIES, LLC:

USE PERMIT to allow personal services (fitness studio) within an existing industrial complex on 1.52 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay.

Generally located east of McLeod Drive and south of Post Road within Paradise. JG/rp/cv (For possible action)

RELATED INFORMATION:

APN:

162-36-801-018; 162-36-801-019; 162-36-801-020; 162-36-801-021

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3009 E. Post Road
- Site Acreage: 1.52
- Project Type: Personal services (fitness studio)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,886 (fitness studio)
- Parking Required/Provided: 81/96

Site Plan

The plan depicts an existing industrial complex consisting of 4 buildings. Buildings A, B, and C are located along the east property line, where Building D is located along the south property line. A fitness studio is proposed on the southern half portion of Building C. Parking is located west of the Buildings A, B, and C, and north of Building D. Access to the site is from Post Road.

Landscaping

Existing landscaping is located along the street frontage. There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos depict a 24 foot tall building constructed of light gray concrete tilt-up panels, accented with white detailing. The front facade features a centrally positioned set of double doors sheltered by a canopy, windows, and a flat roof.

Floor Plans

The plans depict a 4,886 square foot space, featuring a group training area, 2 bathrooms, office spaces, and reception area.

Applicant's Justification

The applicant states that the fitness studio will offer instruction of Olympic Weightlifting. They have coordinated with neighboring businesses to utilize unused parking spaces during peak hours, which occur from 5:00 p.m. to 9:00 p.m. Since most neighboring businesses are closed during this time, ample parking is available. This arrangement has proven effective and has not caused any issues with adjacent tenants.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500117-98	Tentative map and extension of time consisting of one industrial lot	Approved by PC	June 1998
DR-0567-97	Design Review for an office/warehouse complex	Approved by PC	May 1997
ZC-1273-96	Reclassified from R-E to M-1	Approved by BCC	September 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IL (AE-70)	Commercial/industrial complex
South	Business Employment	CG (AE-65 & AE-70)	Mini-warehouse
East	Business Employment	IP (AE-70)	Commercial/industrial complex

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.

Staff finds that the proposed use will not adversely impact the surrounding area. Staff's primary concern with this type of request is parking, and there is ample parking available within the site. The applicant has coordinated with neighboring businesses for parking. Additionally, the request aligns with Policy 5.5.3 of the Master Plan, which supports the retention of local business districts and the growth of small businesses in unincorporated Clark County. Staff does not anticipate any adverse effect on adjacent properties; therefore, staff supports this request.

Department of Aviation

The property lies within the AE- 70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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: LAS VEGAS BARBELL, LLC

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