

11/07/23 PC AGENDA SHEET

MAJOR TRAINING FACILITY  
(TITLE 30)

SUNSET RD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0628-TOSCANA FAMILY LP:**

**USE PERMIT** for a major training facility within a portion of existing industrial complex on 0.3 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the south side of Sunset Road, 350 feet west of Arville Street within Enterprise. MN/tpd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-06-111-002; 177-06-111-006 through 177-06-111-017; 177-06-111-019; 177-06-111-021

**USE PERMIT:**

Allow a major training facility (more than 30 students) in an existing building within an existing industrial complex.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4465 W. Sunset Road
- Site Acreage: 0.3
- Project Type: Major training facility (arts programs)
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 3,260 (classroom)/888 (office)
- Parking Required/Provided: 12/236 (entire complex)

**Site Plan**

The site plan depicts an existing 106,517 square foot industrial complex located on the south side of Sunset Road and west of Arville Street. The building is situated on the northwest corner of the site (via APN 177-06-111-002). The parking consists of 11 stalls adjacent to Sunset Road and 2 stalls directly south along the western side of the building. A fire access lane is provided around the building and loading spots are provided to the north of the building. Access to the site is

provided by 2 existing driveways located on the eastern and southern sides of the site with access to Arville Street and Wagon Trail Avenue.

### Landscaping

Landscaping is not a part of this request, but the existing landscaping is mainly comprised of a medium sized tree with shrubs along the northern edge of the building. Also, there is a palm tree with shrubs along the western edge of the building.

### Elevations

The elevations depict the existing building as 28 feet high with a front roofline that varies due to architectural projections and parapets. The front of the building consists of 2 storefront window and door systems. The existing elevations appear to depict a beige painted stone block exterior.

### Floor Plans

The floor plans depict a 4,148 square foot major training facility distributed between 2 floors. The 1<sup>st</sup> floor contains office space, a breakroom, meeting areas, and similar support spaces. The 2<sup>nd</sup> floor is accessed by a staircase found near the entrance of the building. This area contains 3 rooms that are primarily used for storage but will be used as classrooms too.

### Signage

Signage is not a part of this request.

### Applicant's Justification

This request is to seek approval for a use permit to operate a major training facility, as required by the zoning regulations for the business location. The applicant (Positively Arts) is a nonprofit organization that provides children and teenagers the opportunity to build confidence in themselves and learn valuable life skills. They offer arts integrated courses for ages 2-18 years old to support the social and emotional development of children within the community.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0884-03	Off-site improvements	Approved by BCC	July 2003
TM-0056-02	1 industrial/commercial lot on 6.6 acres	Approved by PC	March 2002
ZC-0183-02	Reclassified 6.6 acres from R-E to M-1 Zone for an office/warehouse complex and to allow a convenience store with gasoline pumps	Approved by BCC	March 2002

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-D	Vacant & vehicle sales
South, East, & West	Business Employment	M-1	Industrial complex

**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.

Staff finds that the use of the site as a major training facility is harmonious with the existing uses. In addition, the site is over parked and is sufficient to handle the increased staffing levels and the number of potentially waiting parents. Given that the use is in harmony with the surrounding area, staff can support this use permit.

**Department of Aviation**

The property lies within the AE-65 (65 - 70 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 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.

**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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PILITA SIMPSON

**CONTACT:** PILITA SIMPSON, POSITIVELY ARTS, 4465 W. SUNSET RD, LAS VEGAS, NV 89118