

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400113 (UC-22-0555)-ODYSSEY SAHARA, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a school (kindergarten through fifth grade).

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.23 acre site in a CG (Commercial General) Zone.

Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rk/kh
(For possible action)

RELATED INFORMATION:

APN:

162-11-502-003 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for the driveway along Bruce Street to a minimum of 8 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2025 E. Sahara Avenue
- Site Acreage: 8.23 (portion)
- Project Type: Charter school
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 32,706
- Parking Required/Provided: 35/91

Site Plan

The approved plans depict a charter school and associated outdoor uses that will be located at the southeast corner of Sahara Avenue and Bruce Street. This is an existing building, and the school replaced a former restaurant supply store that has been on the property since 2012. The school is utilizing 3.3 acres of the 8.2 acre parcel. The remaining south two-thirds of the site had outside

storage of the kitchen supply equipment which since have been removed. The main entrance is on Sahara Avenue, and the auxiliary driveway is on Bruce Street, which is primarily used as exit only during student pick-up and drop-off. A new driveway on Karen Avenue has been provided at the far south end of the property to provide for better circulation. This driveway serves as the staging lane for student drop-off and pick-up. The adjacent business do not have to access this drive aisle. Traffic exit the site either on Bruce Street to the west or Sahara Avenue to the north. Parking is on the north and west sides of the building. An outdoor play area is located to the south of the building with a fence separating the area from the outside storage to the south and the drive aisle to the east.

Landscaping

The approved plans depicted existing street landscaping consisting of a 6 foot wide to 10 foot wide landscape area behind an existing attached sidewalk along Sahara Avenue and Bruce Street. The submitted photos show the applicant has cleaned up the existing landscaping and installed new landscaping rock and material where appropriate.

Elevations

The approved plans depict an existing building that is 24 feet to the top of the parapet wall. The exterior of the building consists of stucco, fluted brick accents, 4 roll-up doors, and an aluminum storefront window system, and the building will be painted a neutral, earth tone color. The recently submitted photos show they have also completely remodeled the building along Sahara Avenue into an educational facility which includes repainting the entire building, new windows were installed where needed, and additional EIFS finish was added to the exterior.

Floor Plans

The approved plans depicted a 32,706 square foot school building which consists of multiple classrooms, administrative offices, lobby, multi-purpose room, conference restroom, corridors, and all other ancillary uses associated with a school site.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0555:

Current Planning

- 2 years to review to monitor the progress of the removal of outside storage and upgrades to street landscaping and the building façade;
- For security purposes, eliminate any fence opening to the outside storage yard south of the children's outdoor play area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 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 and application for review; 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

- Drainage study and compliance;
- Traffic study and compliance;
- If a crosswalk and/or flashers are required now or in the future, the applicant or owner shall design and construct the improvements to the satisfaction of the County and at the sole expense of the applicant or owner, with said measures to be completed in a timely manner as determined by Public Works;
- Reconstruct any unused driveways with full off-site improvements.

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.

Applicant's Justification

The new applicant indicates they have completely remodeled the building along Sahara Avenue into an educational facility. This also included repainting the entire building, new windows were installed where needed, and additional EIFS finish was added to the exterior. They have also demolished four of the 5 smaller buildings further south on the site where the outside storage had occurred and the entire site has now been cleared and fenced. In addition to these items, they have cleaned up the landscaping and installed new landscaping rock where appropriate. Additionally, they re-stripped the parking lot and installed new lighting on the site. Lastly, they have completed all Clark County and City of Las Vegas requirements pertaining to installing a school zone which include a median installation on Sahara Avenue, 4 different school flasher/streetlight units (2 on Sahara Avenue and 2 on Karen avenue), and corresponding NV Energy electric meters for the flasher units.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0555	Use permit, waiver, and design review for a charter school in conjunction with an existing commercial site	Approved by BCC	November 2022
ADR-1157-11	Building addition in conjunction with a proposed restaurant supply store	Approved by ZA	December 2011
WS-1424-05	Allowed service bay doors facing a street and waive parking lot landscaping	Approved by PC	August 2005
ZC-2170-98	Reclassified to C-2 zoning for an automobile dealership with a variance for outside storage	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Residential (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential

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 review was required to monitor the progress of the removal of the outside storage at the rear of the property and upgrades to be made on the building façade and street landscaping. A new owner took over the school and Ascension Academy was issued a business license on August 7, 2025. Staff finds the applicant has demonstrated compliance with these conditions of approval. The applicant has demolished 4 of the 5 smaller buildings farther south on the site where the outside storage had occurred and the entire site has now been cleared and fenced. They have also completely remodeled the building along Sahara Avenue into an educational facility which includes repainting the entire building, new windows were installed where needed, and additional EIFS finish was added to the exterior. In addition to these items, the applicant has cleaned up the existing landscaping and installed new landscaping rock where appropriate. Staff finds the applicant has met and has complied with conditions of their original approval. As a result, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

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**

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue storm drain improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ASCENSION ACADEMY

CONTACT: ANTONIO BOWEN, ASCENSION ACADEMY, 2025 E. SAHARA AVE, LAS VEGAS, NV 89104