

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0878-PASTRY ACADEMY, LLC:

USE PERMIT to allow an avocational/vocational training facility in conjunction with an existing office complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone.

Generally located north of Eldora Avenue and east of Jones Boulevard within Spring Valley.
JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-12-114-001 through 163-12-114-026

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2660 S. Jones Boulevard
- Site Acreage: 3.82
- Project Type: Avocational training facility
- Square Feet: 5,060
- Parking Required/Provided: 103/195

Site Plan

The plan depicts an existing office complex consisting of 7 buildings. The site is north of Eldora Avenue, east of Jones Boulevard, and south of Laredo Street. Access to the site is provided via 4 driveways, 1 along Eldora Avenue, 1 along Laredo Street, and 2 along Jones Boulevard. The applicant is requesting to convert 5,060 square feet of the existing office building within Building 6 into an avocational training facility. The site provides 195 parking stalls where 103 are required.

Landscaping

There is no landscaping required nor proposed with this request.

Elevations

The photos depict an existing single story office building with a white stucco exterior. There is a pitched flat roof with concrete tiles. Brick columns enhance the aesthetic appeal of the exterior siding. There are windows on all sides of the elevations with an access door provided on the southwest side of the building.

Floor Plans

The plans depict a proposed floor plan that will consist of a training area, preparation area, office, storage room, washroom, bathrooms, and a utility room.

Applicant's Justification

The applicant is requesting a special use permit to operate an avocational training consisting of a private facility pastry program in an existing office building. The proposed use would not be open to the public and would be operating from Monday to Friday between the hours of 8:00 a.m. to 4:30 p.m. There will only be 3 employees at the location. There are 4 similar businesses in the area that make this request appropriate for this location.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle sales
South	Neighborhood Commercial	RS20 & CP	Undeveloped & commercial complex
East	Compact Neighborhood (up to 18 du/ac)	RM18 & RS3.3	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 & CP (NPO-RNP)	Single-family residential & office building

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 there are multiple commercial complexes and office buildings within the surrounding area of the subject site and the proposed use is compatible with and complimentary to those uses. The site provides ample parking with 195 spaces being provided where only 103 are required. It is for these findings that staff can support the request.

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

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: PASTRY ACADEMY, LLC

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