

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0330-AKA SPANISH VISTA, LLC:

USE PERMIT to allow personal services (pilates) within an existing office building on 3.99 acres in a CP (Commercial Professional) Zone.

Generally located south of Tropicana Avenue and west of Durango Drive within Spring Valley.
JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

163-29-501-007

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4955 Durango Drive
- Site Acreage: 3.99
- Project Type: Personal services (Pilates)
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,795
- Parking Required/Provided: 146/281

Site Plan

The plans depict an existing office building on the southwest corner of Tropicana Avenue and Durango Drive. Access to the site is provided via one driveway on each of the adjacent streets. The proposed personal services (pilates studio) use will occupy Suites 108 through 111 located within the northeastern corner of the building.

Landscaping

No changes to the existing landscaping are proposed or required with this request.

Elevations

Photos of the existing building depict it as being a maximum of 22 feet high, with each building face featuring a mix of concrete panels, painted stucco, and storefront glass windows and doors. No changes are proposed or required to the existing elevations.

Floor Plans

The floor plans depict suites 108 through 111 for a total of 3,795 square feet, located on the northeast corner of the existing building, which will be converted to a pilates studio use. There are multiple entrances to the suites on the north and east faces of the building.

Applicant's Justification

The applicant states that the new use is consistent with the neighborhood and the nearby uses, and that there is sufficient parking at the site. The applicant also notes that the exterior of the building and the site landscaping will not be affected by the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0565	Use permit for a place of worship	Approved by PC	February 2021
UC-20-0219	Use permit for a place of worship	Approved by PC	May 2020
UC-0040-08	Use permit for a dry cleaner	Approved by PC	February 2008
ZC-0760-98	Zone change from R-E to C-P for an office building	Approved by BCC	July 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (up to 18 du/ac)	CG	Shopping center
South	Neighborhood Commercial	CP	Private school
East	Compact Neighborhood (up to 18 du/ac)	RS5.2	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-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

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.

In the CP (Commercial Professional) zone a fitness center is allowed subject to approval of a special use permit, unless it is designed in conjunction with an office complex, for those employees. Staff finds that the use is appropriate at this location and does not anticipate any adverse effects for the surrounding businesses and properties. While the proposed personal services use increases the number of required parking spaces, there are still adequate spaces being provided. Therefore, staff can support this 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; 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: GEORGE ROSS

CONTACT: GEORGE ROSS, DAPPER DEVELOPMENT, 7582 LAS VEGAS BOULEVARD SOUTH, SUITE 518, LAS VEGAS, NV 89123