

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0248-CJD FAMILY TRUST & TURNER MICHAEL TRS:

USE PERMIT for a proposed avocational/vocational training facility on 0.46 acres in a CP (Commercial Professional) Zone.

Generally located west of Torrey Pines Drive and south of Sahara Avenue within Spring Valley.
JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:

163-11-103-008

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2545 South Torrey Pines Drive
- Site Acreage: 0.46
- Project Type: Avocational training facility (traffic school)
- Square Feet: 2,139
- Parking Required/Provided: 5/11

Site Plan & Request

The plan depicts an existing office professional building located west of Torrey Pines Drive. The site is accessed by one driveway on Torrey Pines Drive. There are 11 parking spaces, whereas only 5 parking spaces are required. No alterations, changes, or modifications are proposed to the existing building or the site. The applicant is requesting to convert the building into an avocational training facility (traffic school).

Landscaping

There are no changes proposed to the existing landscaping on the site.

Elevations

The provided photos depict an existing single-story office building consisting of a stucco exterior painted in grey tones. The building features a pitched roof finished with tiles.

Floor Plans

The plans depict an existing tenant space measuring 2,139 square feet in area. The proposed avocational training facility consists of offices, storage room, conference room, and restroom.

Applicant's Justification

The applicant has indicated that the proposed facility will operate a DUI School that will provide state-compliant education for individuals convicted of driving under the influence. The program will adhere to all Nevada Administrative Code and DMV requirements and will offer structured classes on substance use awareness, impaired driving risks, and legal consequences. No changes are proposed to the building, site, or landscaping, and the facility will operate in a professional, regulated setting that meets all applicable state and local requirements

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0789-95	Zone change from R-E to C-1 and waiver of development standards for an office building	Approved by BCC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle wash
South	Ranch Estate Neighborhood	CP & RS20 (NPO-RNP)	Office building & single-family residential
East	Neighborhood Commercial	CG	Offices
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	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.

Staff does not anticipate any adverse effects from the proposed avocational training facility and finds that the use is compatible with the existing development in the surrounding area. The site has adequate parking for the proposed use, and there will be no negative impacts on the site or

the surrounding area as a result of the avocational training facility being proposed. Therefore, staff recommends approval.

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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: JWE ENTERPRISES, LLC

CONTACT: JEANETTE ALVAREZ, TINHIH, 3316 PLAZA DEL PAZ, LAS VEGAS, NV 89102