

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0131-USA FOREST SERVICE:**

**USE PERMITS** for the following: **1)** school; and **2)** an avocational and vocational training facility in conjunction with an existing public facility on a portion of 90.89 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay.

Generally located 220 feet south of Kyle Canyon Road and 840 feet east of Deer Creek Road within Mount Charleston. AB/my/cv (For possible action)

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RELATED INFORMATION:

**APN:**

128-28-702-001; 128-28-602-002; 003; and 004 ptn

**LAND USE PLAN:**

NORTHWEST COUNTY (MOUNT CHARLESTON) - OPEN LANDS

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 90.89
- Project Type: School and avocational/vocational training facility
- Parking Required/Provided: 5/147

Site Plan

The site plan depicts 2 existing buildings in Mount Charleston with access from Kyle Canyon Road. Both buildings are situated in the northeastern corner of the parcel and located on APN 128-28-702-001. Building A, which is the Forestry Services Center, is 86 feet from the front property line, 290 feet from the western property line, and 159 feet west of Building B. Building B, which is proposed to be used for the avocational and vocational facility and school, is 127 feet from the front property line, 50 feet from the east property line, and 186 feet from the closest point of the south property line.

Elevations

Building B is an existing stone and metal building that is 18.5 feet high at its highest point. The east, west, and south elevations contain entry doors. The main entrance to the building is accessed from the south side of the building.

### Floor Plans

Building B is 856.5 square feet. The majority of the floor plan is occupied by a program room. There is also a restroom and a mechanical/electrical room. Entrances and exits to the building are located on the south, west, and east sides of the building.

### Applicant's Justification

The applicant would like to use this building as a seasonal school and avocation and vocational facility for children. The primary purpose is to expose children to the outdoors. The building will be used 4 hours a day, twice a month.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SC-0975-08	Establish an addressing grid within the boundaries of the Mt. Charleston Fire District Map	Approved by BCC	March 2009
UC-1763-97	Use permit for fairground and accessory uses - expired	Approved by BCC	December 1997
DR-0564-97	Design review of new structures including a skating rink, a hunting shop, a golf shop, and a tavern - expired	Approved by PC	May 1997

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Open Lands, Corridor Mixed-Use, Compact Neighborhood (up to 18 du/ac)	CG, RS80, RM18, RM32 (SMO)	Hotel, Single-family residences, undeveloped
South, East, & West	Open Lands	RS80 (SMO)	Undeveloped

### **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 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's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Staff finds that the proposed school, and avocational and vocational training facility, is appropriate at this location and

complies with the parking requirements. Staff does not anticipate any adverse impacts from this facility and finds the use is compatible with the existing development and uses in the surrounding area. The proposed uses place no additional demands on the site in terms of required parking, landscaping, or other design features. 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 there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACADEMY OF UNIVERSAL METAPHYSICS

**CONTACT:** ACADEMY OF UNIVERSAL METAPHYSICS, 7505 WHITE DEER COURT,  
LAS VEGAS, NV 89131