

02/02/21 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0571-HARSCH INVESTMENT PPTYS-NV, LLC:

USE PERMIT for a minor training facility (esthetics) within an existing shopping center on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

162-18-603-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4054 Schiff Drive
- Site Acreage: 18.3 (portion)
- Project Type: Major training facility
- Number of Stories: 1
- Square Feet: 4,000
- Parking Required/Provided: 1,049/1,049

Site Plans

The property includes 4 large buildings, oriented east to west, totaling 120,724 square feet on 18.3 acres. The plans show a proposed training facility for esthetic training located in the southwest building between Schiff Drive and Vanessa Drive, east of Wynn Road, and west of Valley View Boulevard. Access to the site is from Wynn Road, Valley View Boulevard, and Schiff Drive. The overall complex was approved as a shopping center (UC-0438-04) with shared parking; therefore, no additional parking is required.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The images depict an existing 1 story building with stucco siding, windows, and an Asian themed pagoda designed tile roof.

Floor Plans

The plans show a 4,000 square foot lease area proposed for use as a esthetics training facility. The floor area consists of a 1,320 square foot entry and 2,680 square foot main classroom area with 2 bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant intends to operate a minor training facility (esthetics) with fewer than 30 students, with hours of operation Monday through Friday from 9:00 a.m. to 6:00 p.m. with occasional extended hours between 8:00 a.m. and 9:00 p.m. The commercial industrial center has a large amount of parking and provides adequate space for business growth.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0483	Service bar for Ramen Shibire Restaurant	Approved by PC	December 2020
UC-19-0997	Outside dining and shade structure	Approved by BCC	February 2020
UC-19-0716	Major training facility for judo instruction	Approved by PC	November 2019
UC-0861-17	Supper club	Approved by PC	December 2017
UC-0797-17	Private recreation facility	Approved by PC	November 2017
UC-0188-17	Financial services (vehicle title loan)	Approved by BCC	May 2017
ADR-1010-15	Remodeled an existing restaurant entrance	Approved by ZA	October 2015
ADR-0552-11	Motion picture production studio	Approved by ZA	June 2011
UC-0640-09	Major training facility (martial arts)	Approved by PC	December 2009
UC-0450-09	Place of worship	Approved by PC	September 2009
UC-1123-07	Reduced the separation of a check cashing business from a residential use	Approved by PC	November 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0967-07	Check cashing - expired	Approved by PC	September 2007
UC-0438-04	Shopping center and a waiver for reduced parking	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1 & H-1	Bank, freight terminal, commercial center, & vehicle maintenance
South	Commercial Tourist	R-4	Multiple family residential
East	Commercial Tourist	C-2 & M-1	Commercial center, office/warehouse, vehicle sales, & vehicle maintenance
West	Commercial General	C-2 & R-4	Shopping center (Chinatown Plaza) & multiple family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed minor training facility will not result in a substantial or undue adverse effect on adjacent properties, on-site parking, or public improvements. The proposed use will be adequately served by public improvements and will not impose an undue burden.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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:

APPROVALS:

PROTESTS:

APPLICANT: NATHAN O'HARA

CONTACT: NATHAN O'HARA, ABILITY COLLEGE OF ESTHETICS, 3395 S. JONES BLVD #216, LAS VEGAS, NV 89146