

11/16/21 PC AGENDA SHEET

MINOR TRAINING FACILITY  
(TITLE 30)

ALI BABA LN/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0552-NICOLA LVP, LP:**

**USE PERMIT** to allow a minor training facility (mixed martial arts) within an existing office warehouse building on 2.0 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District.

Generally located on the southeast corner of Ali Baba Lane and Valley View Boulevard within Paradise. MN/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-29-203-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5230 S. Valley View Boulevard
- Site Acreage: 2
- Project Type: Minor training facility
- Number of Stories: 1
- Square Feet: 5,144 (Suite F)/32,842 (office/warehouse building)
- Parking Required/Provided: 47/50

Site Plan

The site plan depicts an existing office warehouse building located on the southeast corner of Ali Baba Lane and Valley View Boulevard. Access to the site is located along the west property line (Valley View Boulevard), and there is a second driveway on the northeast corner of the site which leads to the rear of the building. Fifty parking spaces are located on the western half of the subject parcel. The applicant is proposing a minor training facility within Suite F which is located on the southern end of the building. The minor training facility will offer mixed martial art classes to the community.

### Landscaping

Landscaping is located within an existing landscape planter along the north and west property lines. The landscape planter includes groundcover, trees, and shrubs. Landscape finger islands with shrubs and trees are also existing on-site. No new additional landscaping is required or proposed with this application.

### Elevations

The submitted photos depict a 1 story office warehouse building with a parapet style roof. The stucco walls include various tones of grey, and there are aluminum storefront and window systems for each lease space.

### Floor Plan

The submitted floor plan includes a training area, office, lobby area, and a restroom. The overall area of the lease space is 5,144 square feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

Per the applicant's justification letter, the applicant is offering mixed martial arts training with small private classes which offer boxing, wrestling, and Jiu Jitsu to clientele. The proposed business hours are Monday thru Friday from 6:00 p.m. to 8:30 p.m. The proposed lease space will reduce overhead costs while improving business margins and still provide excellent training courses.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VC-0567-94	Brewery establishment - expired	Approved by PC	May 1994

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East, & South	Commercial Tourist	M-1	Office warehouse buildings
West	Industrial	M-1	Office warehouse buildings

### **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. Staff does not object to the applicant's request. The proposed minor training facility is operating at a time where the existing businesses within the office warehouse building will be closed. There is ample parking on-site, and the proposed minor training facility will not negatively impact the surrounding businesses; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

**Building Department - Fire Prevention**

- 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:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GRIGOR AMBARYAN

**CONTACT:** GRIGOR AMBARYAN, FREESTYLE MARTIAL ARTS, 3650 SPRING WILLOW COURT, LAS VEGAS, NV 89147