USE PERMIT for a recreational facility (indoor playground) within an existing shopping center on 11.9 acres in a C-2 (General Commercial) Zone in the MUD-3 and CMA Design Overlay Districts.

Generally located on the south side of Tropicana Avenue and the west side of Fort Apache Road within Spring Valley. SB/gc/ml (For possible action)

RELATED INFORMATION:

APN:
163-30-512-015

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 11.9
- Project Type: Recreational facility (indoor playground)
- Number of Stories: 1
- Square Feet: 4,543 (lease area)
- Parking Required/Provided: 920/1,059 (entire center)

Site Plan
The plans show a tenant space proposed as a recreational facility (indoor playground) located in the southeastern portion of Inline Building 1, specifically Suite 101 of the building. The building is in a large shopping center and located near the southwestern portion of the site. Access to the site is from both Tropicana Avenue and Fort Apache Road. The shopping center will also have access from Reno Avenue once fully developed. A total of 1,059 parking spaces are provided for the overall 229,846 square foot shopping center where 920 spaces are required.

Landscaping
There are no changes proposed to the existing landscaping.

Elevations
The photos show a 1 story building with stucco and stone veneer finish, decorative columns, arches, and cornices, aluminum storefront systems, and parapet and pitched tile roofing.
Floor Plans
The plans depict a 4,543 square foot lease area consisting of a playground area, an office, a storage room, electrical rooms, bathrooms, and a birthday party room.

Applicant’s Justification
The applicant states that the facility will be an indoor playground for children ages 8 months to 8 years that will be open Monday through Saturday from 9:00 a.m. to 7:00 p.m., and from 10:00 a.m. to 6:00 p.m. on Sundays. Parents will be able to bring their children to play and socialize with other children at the facility. The applicant states that parents need a place to take their kids that will promote early childhood development and still be able to be connected to their jobs with the free WI-FI provided. Additionally, due to the extreme weather conditions Las Vegas faces, this facility will provide an indoor location for children to play that is protected from the elements. The facility is planned to accommodate up to 50 children at a time.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>UC-0368-05</td>
<td>Reduced the separation for a tavern</td>
<td>Approved by PC</td>
<td>April 2005</td>
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<tr>
<td></td>
<td>from a residential use</td>
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<tr>
<td>UC-1072-03</td>
<td>Tanning salon</td>
<td>Approved by PC</td>
<td>August 2003</td>
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<tr>
<td>DR-0620-01</td>
<td>Shopping center</td>
<td>Approved by PC</td>
<td>June 2001</td>
</tr>
<tr>
<td>ZC-1749-99</td>
<td>Reclassified the site from R-E to C-2 zoning</td>
<td>Approved by BCC</td>
<td>December 1999</td>
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Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>South</td>
<td>Commercial General &amp; Residential High (8 to 18 du/ac)</td>
<td>C-2 &amp; R-3</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General</td>
<td>C-2 &amp; RUD</td>
</tr>
</tbody>
</table>

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 Plan. One of several criteria the applicant must establish is 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 finds that there will be no adverse impacts on the surrounding properties. The proposed location is within a shopping
center with additional parking spaces and is predominantly surrounded by other commercial uses. The nearest residential use is a condominium complex to the southwest that is over 200 feet from the subject building, which will not be impacted since the use is indoors. The request will comply with Policy 2.2 of the Spring Valley Land Use Plan which promotes new uses adjacent to existing land uses are appropriately buffered with transitional space or uses.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• No comment.

Fire Department
• 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:  Thomas Bellah
CONTACT:  Thomas Bellah, 8913 Mount Hood Court, Las Vegas, NV 89129