USE PERMITS for the following: 1) wellness center; 2) fitness center; 3) sports massage; 4) major training facility; and 5) a day spa within an existing office warehouse building.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking on 1.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the southwest corner of Pilot Road and Orville Wright Court within Enterprise. SS/mk/ja (For possible action)

RELATED INFORMATION:

APN:
177-04-510-024

USE PERMITS:
1. Wellness center.
2. Fitness center.
4. Major training facility (cryotherapy, sensory deprivation float tanks, and sports massage).
5. Day spa.

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the required number of parking spaces to 38 where 44 parking spaces are required per Table 30.60-1 (a 14% reduction).

LAND USE PLAN:
ENTERPRISE - INDUSTRIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 353 Pilot Road
- Site Acreage: 1.2
- Project Type: Wellness/fitness/training facility/sports massage/day spa
- Number of Stories: 1
- Square Feet: 5,442
Parking Required/Provided: 44/38

Site Plans
The plans show a proposed wellness/fitness/training and day spa facility located in an approximate 5,442 square foot area within an office/warehouse building. The facility will provide specialized training, recovery and product development. The facility will host workshops and training seminars. Training and recovery tools such as cryotherapy, sensory deprivation float tanks, manual therapy (sports massage and compression therapy) to improve daily human functions.

Landscaping
No changes are proposed or required to the existing landscaping.

Elevations
The plans depict a 1 story office/warehouse building constructed of stucco, spandrel glass, and decorative metal roofing. The front of the building faces Pilot Road.

Floor Plans
The plans show a 5,442 square foot lease area for the proposed uses. The facility shows the floor area consisting of a lobby, recovery rooms, 2 massage rooms, 2 training areas (first floor and the second one on the mezzanine), storage areas, locker room, breakroom, restrooms, and utility closet. Title 30 allows massage as an accessory use when the area used for massage does not exceed a maximum of 25% of the public floor area. Final tentative plans will reflect that requirement.

Signage
Signage is not a part of this request.

Applicant’s Justification
The applicant states that the proposed business (Savage Three) is a leader in athletic training and recovery and product development. The facility will host workshops and training seminars. The facility will be ideal for elite athletes. The applicant adds that the business works one on one with clients and the average class size is 8-10 people. The philosophy of the business is individualized training and recovery. Additionally, the applicant states that the reduction in parking spaces will not have any impact to the site since the other tenant in the same building has 7 full time employees and with business hours Monday to Friday 8:00 a.m. to 5:00 p.m. The proposed business mainly operates either in evenings after work or weekends which will be able to co-exist with the other business without any parking conflicts.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DR-1518-96</td>
<td>Office/warehouse building</td>
<td>Approved by PC</td>
<td>October 1996</td>
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<tr>
<td>ZC-0182-82</td>
<td>Reclassified parcel and adjacent properties within the Howard Hughes Center to M-D and M-1 zoning</td>
<td>Approved by BCC</td>
<td>February 1982</td>
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**Surrounding Land Use**

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tbody>
<tr>
<td>North, South,</td>
<td>Industrial</td>
<td>M-1</td>
<td>Office/warehouse development</td>
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<tr>
<td>&amp; East</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>West</td>
<td>Industrial</td>
<td>M-D</td>
<td>Office/warehouse development</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**

**Use Permits**

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 finds that the proposed uses will be located within the Howard Hughes Airport Center which is mostly office/warehouse buildings which typically produce less vehicular traffic; therefore, the use will not adversely impact the surrounding area. Additionally, the proposed business model will have average class sizes of 8 to 10 people at any given time; therefore, staff finds that the business will not have any negative impacts to adjacent uses. The facility will complement the existing uses within the Howard Hughes Airport Center; therefore, complying with Urban Land Use Policy 7 of the Comprehensive Master Plan which encourages, in part, land uses that are complementary and are of similar scale and intensity with existing uses. Therefore, staff can support this request.

**Waiver of Development Standards**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the parking reduction is minimal and according to the analysis provided by the applicant the 2 businesses on the site operate at different hours; therefore, the business will not have a negative impact on the existing business. Staff finds that the provided parking spaces will be sufficient for the 2 businesses on the site; therefore, can support this request.
Department of Aviation
The property lies within the AE-65 (65-70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

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 approval of this application does not constitute or imply approval of an adult use or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; that 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.

Department of Aviation
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention
- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; that any changes in occupancy classification may have impacts on both the site plan and construction; that operational permits may be required for this facility; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: SAVAGE THREE, LLC
CONTACT: MATTHEW FRUSTEL, 1333 N. BUFFALO DR #120, LAS VEGAS, NV 89128