USE PERMITS for the following: 1) a major training facility (mixed martial arts); and 2) a health club within an existing office/warehouse complex on a portion of 4.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Hacienda Avenue and the east side of Wynn Road within Paradise. SS/gc/ml (For possible action)

RELATED INFORMATION:

APN:
162-30-601-063 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 4.1
- Project Type: Major training facility/health club
- Number of Stories: 1
- Square Feet: 12,575 (lease area)
- Parking Required/Provided: 161/178 (entire complex)

Site Plan
The plans show a major training facility (mixed martial arts)/health club located within a 4 building office/warehouse complex. The lease area will be within the easternmost 75% of the northeast building (Building B). Access to the site is from both Hacienda Avenue and Wynn Road. A total of 178 parking spaces are provided for the overall complex where 161 spaces are required. The facility will provide training in mixed martial arts and also provide fitness conditioning/cardio classes.

Landscaping
No changes are proposed to the existing landscaping.
Elevations
The photos depict a 1 story, office/warehouse building with concrete tilt-up construction, parapet roofing, and metal canopies over the entrances. Overhead roll-up doors are located at the rear of the building.

Floor Plans
The plans show a 12,575 square foot lease area consisting of a large training area, conference room, storage room, fax/copy room, offices, restrooms, locker rooms, and reception areas.

Applicant’s Justification
The applicant states that approval of this request will allow the owners to lead, teach, and encourage fitness to everyone while providing the foundation that allows for a healthy and positive change in culture, community, and lifestyle. The applicant anticipates up to 50 students on-site at any given time.

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>UC-0160-11</td>
<td>Major training facility (cheerleading &amp; gymnastics) in</td>
<td>Approved by PC</td>
<td>June 2011</td>
</tr>
<tr>
<td></td>
<td>Building C (southwest corner of the parcel)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>UC-0130-09</td>
<td>Major training facility (mixed martial arts) &amp; health club</td>
<td>Approved by PC</td>
<td>April 2009</td>
</tr>
<tr>
<td></td>
<td>- expired</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ZC-0756-05</td>
<td>Reclassified the site from R-E to M-1 zoning for an office/warehouse complex</td>
<td>Approved by BCC</td>
<td>June 2005</td>
</tr>
</tbody>
</table>

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, South, East, &amp; West</td>
<td>M-1</td>
<td>Office/warehouse buildings &amp; complexes</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
Staff finds that the proposed use will not negatively impact the surrounding properties. The requested use will comply with Policy 1.21 of the Winchester/Paradise Land Use Plan which promotes ensuring that special uses that are adjacent to existing land uses are compatible. The proposed uses were previously approved by the Planning Commission by action of UC-0130-09 subject to 2 years for review; however, the required extension of time application was not submitted and the application expired. There have been no complaints filed with the Clark County Public Response Office related to this use while the facility has been in operation. The site meets and exceeds Title 30 parking requirements even with the proposed increase in intensity of uses on the site.

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.

**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:** May 14, 2013 Paradise Town Board – Approved - subject to staff conditions. /bv

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** Eagle MMA, LLC

**CONTACT:** Keebo Robinson, 4040 W. Hacienda Avenue, Suite 130, Las Vegas, NV 89118