

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0333-PENTACLE HOLDINGS II LLC-SERIES B:**

**USE PERMIT** to allow an avocational/vocational training facility.

**DESIGN REVIEW** for modifications to an existing industrial development on 0.89 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north side of Patrick Lane, approximately 151 feet west of Hauck Street within Spring Valley. MN/dd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

163-36-601-038; 163-36-601-039

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5090 Patrick Lane
- Site Acreage: 0.89
- Project Type: Avocational/vocational training facility (dance studio)
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 7,143 (avocational training facility)/9,360 (existing warehouse)/16,503 (total)
- Parking Required/Provided: 27/34 (APN 163-36-601-039)

**History & Site Plan**

A zone change from R-E to M-1 was approved for both parcels via ZC-0474-00 which also approved an office/warehouse development on APN 163-36-601-038. Subsequently, a design review (WS-1703-06) for an office/warehouse building was approved on APN 163-36-601-039. This application included waivers of development standards for reduced landscaping and the elimination of cross access between the two parcels, which were denied. An approved building permit also showed no wall separating the two parcels. However, the wall was installed and never removed, so cross access was never provided despite being required.

The current site plan depicts a proposed avocational training facility that will be located within the southern portion of the building on APN 163-36-601-039. The northern portion of the building will remain an office/warehouse. Access to the site is via Patrick Lane to the south, and

the parking area is located along the west side of the site. With this request, the applicant is requesting to keep the existing wall which eliminated cross access between the subject parcel (APN 163-36-601-039) and the adjacent parcel (APN 163-36-601-038).

#### Landscaping

The photos provided depict existing landscaping along Patrick Lane and throughout the parking area. There are no proposed changes to landscaping associated with this application.

#### Elevations

Photos depict the existing building as being constructed of concrete with glazed storefront windows. The building is 28 feet tall at its highest point.

#### Floor Plans

Floor plans depict a 7,143 square foot lease space to be used as an avocational training facility (dance studio). The floor plans also depict several office spaces and restrooms, with the entrances to the space located on the west side of the building.

#### Applicant's Justification

The applicant states that the dance studio is meant to provide high quality dance training for young athletes, and that there are several similar businesses within the surrounding area such as the Alchemy Breakdancing Academy, the Las Vegas All Stars cheer facility, and the Sweatbox Gym. Additionally, the walls will be insulated for additional noise control and the intended business hours will begin after 3:00 p.m. to try and avoid potential overlap with neighboring businesses. The applicant also states that they are only tenants in the building, and that the cross access was blocked well before signing their lease agreement.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-1703-06	Waiver of development standards for an office/warehouse development to reduce landscaping and eliminate cross access (both waivers denied)	Approved by BCC	January 2007
VS-1394-00	Vacated easements of interest for the development of a two-story office/warehouse building (cabinet manufacturer)	Approved by PC	October 2000
ZC-0474-00	Reclassified the parcel from R-E (Rural Estates Residential) to M-1 (Light Manufacturing) for a two-story office/warehouse building (cabinet manufacturer)	Approved by BCC	May 2000

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IL (AE-60 & AE-65)	Office & warehouse development

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Business Employment	IL (AE-65)	Office & warehouse development
West	Business Employment	IP (AE-60 & AE-65)	Office & warehouse development
South	Business Employment	IP (AE-65)	Office & warehouse development

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

##### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that several avocational training facilities and personal service uses exist within the immediate area, and that this use would not be out of place. Additionally, staff finds that the applicant plans to physically improve their tenant space to avoid noise complaints and structure their business hours to be different from other businesses in the area to reduce traffic throughout the day. The parking provided on the subject parcel also meets the requirements of Title 30. Currently, some of the required parking spaces and drive aisles are being used as outdoor storage, which the applicant and property owner agreed to remove to meet the parking requirement. For these reasons, staff can support this request.

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the applicant applying for the use permit portion of this project is simply tenant for the site, and that they had no bearing on the building of the wall separating the subject parcel and the parcel to the east. Also, both parcels meet the parking requirements individually. Additionally, although the use currently occupying the parcel to the east (a cabinet manufacturing business) is not similar or complementary to the proposed avocational training facility, it is similar to the existing office warehouse building and the site may feature other

industrial uses in the future, which makes cross access important for site continuity. For these reasons, staff cannot support this request.

### **Department of Aviation**

The property lies within the AE- 65 (65 - 70 DNL) noise contour for Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

### **Staff Recommendation**

Approval of the use permit; and denial of the design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Compliance to verify removal of the wall between APNs 163-36-601-038 and 163-36-601-039, as well as removal of the outdoor storage on APN 163-36-601-039.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **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.

#### **Fire Prevention Bureau**

- 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:** HIGH PROFILE DANCE ACADEMY DBA TM DANCE COMPLEX

**CONTACT:** HIGH PROFILE DANCE ACADEMY DBA TM DANCE COMPLEX, 7720  
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