

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0301-COUNTY OF CLARK(AVIATION) & MAJESTIC E J M ARROYO V, LLC
LEASE:**

USE PERMIT for a proposed recreational or entertainment facility in conjunction with an existing office/warehouse and distribution facility on 21.59 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Warm Springs Road and west of Tenaya Way within Spring Valley.
MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-410-001

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7560 W. Warm Springs Road
- Site Acreage: 21.59
- Project Type: Recreational or entertainment facility (Pickleball Club)
- Number of Stories: 1
- Building Height (feet): Up to 43
- Square Feet: 238,000 (Building 1)/43,000 (Building 2)/80,600 (Building 3 – Location of proposed recreational facility)
- Parking Required/Provided: 48/272 (project approved via WS-24-0401 for overall site)

Site Plans

The plans depict an office/warehouse and distribution facility that is currently under construction. The plans show that the site consists of 3 buildings within the complex. Building 1 is the largest and centrally located on the site, Building 2 is located on the east side of complex, and Building 3 is on the southern end adjacent to Warm Springs Road. The proposed recreational or entertainment facility (pickleball club) will be located within Building 3 only. Parking is provided throughout the site, including on the south side of Building 3, where there are 81 parking spaces. Forty-eight parking spaces are required for the proposed use, and 272 parking spaces were previously approved for the entire site. Access to Building 3 is provided via driveways along Warm Springs Road.

Landscaping

All street and parking area landscaping will be installed in accordance with the previous land use approvals and the approved building plans. No changes to landscaping are required or proposed with this application.

Elevations

The plans for Building 3 depict a typical concrete tilt-up shell industrial building with varied rooflines, a maximum of 43 feet high. The building exterior consists primarily of painted concrete tilt-up panels. These panels vary in color across each façade switching between a beige, grey-beige, and off-white color.

Floor Plans

The approved building plans show Building 3 as an 80,600 square foot shell building. The proposed recreational facility would include 24 pickleball courts within the building, ranging in size from 30 feet by 59 feet to 40 feet by 70 feet. The building will also include an office, pro shop and reception area, storage areas, kitchen, flex room, and restrooms.

Applicant's Justification

The applicant is proposing a membership-based indoor pickleball club. The building requires no exterior modifications and only interior tenant improvements. The project will introduce a high-quality, community-oriented recreational amenity that supports health, wellness, and social connectivity, while also contributing to economic activity within the surrounding area. Parking demand will not exceed the available parking, and traffic impacts are lower than typical industrial uses and are spread throughout the day. The facility will be fully indoors with no external impacts and will be fully compatible with surrounding uses.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0400	Zone change from CG to IP zoning	Approved by BCC	September 2024
WS-24-0401	Waiver of development standards and a design review for an office/warehouse distribution facility	Approved by BCC	September 2024
VS-24-0402	Vacation and abandonment of easements and right-of-way	Approved by BCC	September 2024
TM-24-500081	Tentative map for a 1-lot industrial subdivision	Approved by BCC	September 2024
DR-1629-06 (ET-0360-08)	First extension of time for an office complex with signage - expired	Approved by BCC	February 2009
VS-0817-07	Vacation and abandonment for easements	Approved by PC	August 2007
VS-0266-07	Vacation and abandonment for right-of-way	Approved by BCC	February 2009

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1629-06	Design review for an office complex and sign package	Approved by BCC	January 2007
ZC-0889-05	Zone change for 43.9 acres from R-E to C-2 zoning	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP & IP (AE-60)	Office/warehouse complex
South	Compact Neighborhood & Mid-Intensity Suburban Neighborhood (up to 18 du/ac)	RS3.3 & RS2	Existing & recently approved single-family residential subdivisions
East	Business Employment	IL & RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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.

The addition of recreational or entertainment facility spaces has become common within office/warehouse developments due to their large interior spaces and high ceilings that are highly conducive to recreational uses. In this case, the approved office/warehouse development is designed similarly to other office/warehouse developments in the County that have been approved for similar uses. Additionally, the previously approved office/warehouse development is along an arterial street, which should help to reduce any traffic or access issues. The office/warehouse complex is primarily surrounded by other industrial and commercial uses to the west, north, and east with residential uses south of Warm Springs Road. This means the impacts from this proposed use should be limited but will still have sufficient customer availability in the area. The number of parking spaces required for 24 pickleball courts is 48 spaces. 81 spaces are available adjacent to Building 3; therefore, the parking requirements will easily be met. Finally, the proposed use will support Master Plan Policies 5.1.3 and 5.5.3 and Spring Valley Specific Policy SV-1.5, which all support the development of local and small businesses and the

diversification of the economic base of the Las Vegas Valley, while siting these within appropriate areas that limit travel. For these reasons, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- Traffic study and compliance.

Fire Prevention Bureau

- Ensure fire access roads extend within 150 feet of all portions of the facility and all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Applicant is advised 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0352-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO V, LLC

CONTACT: SIMPLY VEGAS, SIMPLY VEGAS, 3042 S. DURANGO DRIVE, LAS VEGAS, NV 89117