

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0296-LV WAREHOUSE, LLC:

HOLDOVER USE PERMIT to allow a recreational facility in conjunction with an existing warehouse facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Pioneer Way, north of Teco Avenue (alignment) within Spring Valley. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-414-000; 163-34-414-003 through 163-34-414-028 ptn

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6370 Pioneer Way, Suite 112 and Suite 113
- Site Acreage: 12.35 (portion)
- Project Type: Recreational facility (volleyball/pickleball/badminton)
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 261,239 (total)/121,918 (building 1)/22,117 (lease space)
- Parking Required/Provided: 224/252

Site Plan & Request

The plans depict an existing 121,918 square foot office/warehouse facility consisting of 2 buildings with access to the site is from 2 driveways along Pioneer Way to the west. The proposed recreational facility is located in the west building (Building 1) of the site and in the northerly 2 suites (112 and 113) which will be combined. Existing parking is shown on the exterior boundaries of the warehouse facility, and specifically located on the north, south, and west sides of Building 1. All loading areas are located on the east side of the building which is internal to the site.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

There are no proposed or required changes to the existing building which has with painted concrete tilt-up panels. Wall surface planes and variations include off-sets with contrasting design schemes. Building heights vary between 38 feet and 40 feet at endcaps.

Floor Plans

The plans depict a 22,117 square foot lease area that consists of exercise space (courts), offices, and restrooms.

Applicant's Justification

The applicant indicates that they want to convert an existing office/warehouse suites into a recreational and elite kids sports training facility. This facility will provide a venue for programs for volleyball, pickleball, badminton and group exercises. The sports curriculum for athletes are for ages 7 to 17 years old which compliments the product offerings of National Youth Sports. Hours of operation will be daily from 8:00 a.m. to 11:00 p.m., with the expected majority of the instruction starting from 3:00 p.m. onwards.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-21-900430 (UC-19-0804)	First extension of time for a distribution center, with waivers for reduced throat depth and driveway geometrics, and a design review for a distribution center	Approved by ZA	August 2021
VS-19-0954	Vacate easement (driveway)	Approved by PC	February 2020
UC-19-0804	Distribution center, with waivers for reduced throat depth and driveway geometrics, and a design review for a distribution center	Approved by BCC	December 2019
WS-0502-17	Waived development standards to reduce setbacks and height for 2 office/warehouse buildings - expired	Approved by BCC	August 2017
DR-0705-15	Office/warehouse building in northwest portion of the subject lot - expired	Approved by PC	December 2015
WS-0232-07	Waived development standards to reduce parking, and a design review for an office/warehouse complex with manager's units - expired	Approved by BCC	April 2007
ZC-1698-06	Reclassified the west half of the site from R-E to M-D zoning for future development	Approved by BCC	January 2007
WC-400377-06 (ZC-2154-04)	Waived conditions of a zone change requiring dedication of 30 feet for Monte Cristo Way	Approved by BCC	January 2007
ZC-2154-04	Reclassified the east half of the site and parcels to the east from R-E to M-D zoning for a warehouse complex with accessory residential quarters	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped & single-family residential
South	Business Employment	IP (AE-60)	Office warehouse & undeveloped
East	Business Employment	RS5.2 (AE-60)	Single-family residential
West	Business Employment	IP (AE-60)	Office warehouse & outdoor storage

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**

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 the use of the site as a youth sport facility will not impact the surrounding warehouse complex. The site has access to Pioneer Way which does not extend north through to the residential developments to the north. Additionally, the site has adequate parking, and the use will primarily operate outside of the normal business hours of the warehouse uses. Therefore, 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

- No comment.

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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Spring Valley - approval.

APPROVALS: 2 cards

PROTESTS: 3 cards, 4 letters

PLANNING COMMISSION ACTION: June 3, 2025 – HELD – To 06/17/25 – per the Planning Commission.

APPLICANT: MANA VENTURES UNLIMITED, LLC

CONTACT: MANA VENTURES UNLIMITED, LLC, 6686 CLOVERSTONE COURT, LAS VEGAS, NV 89139