

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0309-SHAMAIM HENDERSON, LLC:

USE PERMITS for the following: **1)** an avocational or vocational training facility; and **2)** a recreational or entertainment facility on a portion of 5.11 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located south of Pilot Road and west of Bermuda Road within Enterprise. MN/hw/cv
(For possible action)

RELATED INFORMATION:

APN:

177-04-612-001 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 385 Pilot Road
- Site Acreage: 5.11 (portion)
- Project Type: Cheerleading and Gymnastics Studio
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 7,632 (Suite)/92,102 (Complex)
- Parking Required/Provided: 111/244

Site Plan, History, & Request

The subject site was entitled for a 3 building office/warehouse complex in August 1995 and was constructed per the plans approved by DR-1056-95. The applicant is now requesting to convert a 7,632 square foot suite within one of the buildings to an avocational training and recreational facility for gymnastics and cheerleading training and competitions.

The plans provided depict the existing 92,102 square foot office/warehouse complex consisting of 3 buildings located south of Pilot Road and west of Bermuda Road. The existing office/warehouse buildings are located along the southern property line with loading areas located between the buildings. The suite that will host the proposed cheerleading and gymnastic studio is in the central portion of the middle building, labeled as "Building B." Access to the site is provided by 3 commercial driveways along Pilot Road to the north and 2 commercial driveways along Placid Street to the west. Parking is located mainly to the north of the buildings

and also on each side of the buildings. A total of 111 parking spaces are required after updating the parking calculation considering the proposed uses with 244 on-site parking spaces being provided.

Landscaping

Landscaping is not proposed or required to be modified with current landscaping consisting of existing street and parking lot landscaping.

Elevations

The elevations depict an existing office/warehouse building that is 2 stories and is approximately 25 feet tall. The exterior of the building is not proposed to be modified and consists of stucco panels painted beige and white. The entrances are marked by standard commercial window/door systems. The facades consist of several pop-outs, significant fenestrations, and a roll-up door.

Floor Plans

The proposed floor plans depict a 7,632 square foot tenant space that will be converted into a cheerleading and gymnastics studio. The interior space will primarily consist of a 5,309 square foot training area with the remaining space consisting of an office area that contains a reception lobby, conference room, parent and coaches lounge, storage, and restrooms.

Applicant's Justification

The special use permits for avocational training and recreational facilities are needed due to the applicant wanting to hold both classes & training for tumbling, stretching, jumping, and stunts while maintaining the option to hold open competitions in the proposed suite. The site has sufficient parking, and the existing building and infrastructure will remain as is. The proposed use is appropriate at this subject site as it is compatible with the surrounding uses and most classes and competitions are and will be offered in the later afternoon/evenings as well as on the weekends when other businesses are closed.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0221-13	A tentative map for a 1 lot industrial/commercial subdivision	Approved by PC	January 2014
UC-0508-12	Use permit for secondhand sales in conjunction with an auction service	Approved by PC	October 2012
VS-1057-95	Vacation and abandonment of patent and drainage easements	Approved by BCC	August 1995
DR-1056-95	A design review for a 3 building office/warehouse complex	Approved by PC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Office/warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL (AE-60)	Parking lot, outside storage, & office/warehouse
East	Business Employment	IL (AE-60)	Parking lot & office/warehouse
West	Business Employment	IL (AE-60 & AE-65)	Office/warehouse

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 Permits

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 avocation training and recreational facility uses, such as those for cheerleading and pickleball, have become common within office/warehouse developments due to their large interior spaces and high ceilings that are highly conducive to training and exhibition of these sports. The previously approved office/warehouse development is sited 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, and the proposed uses will primarily be conducted on the weekends or at night during the week. This means the impacts from these proposed uses should be limited and the uses will not significantly impact the operations of surrounding businesses. While the proposed avocational training and recreational facility uses increases the number of required parking spaces, there are still adequate spaces being provided; therefore, parking and circulation issues should be limited. Finally, the proposed use will support Master Plan Policies 5.1.3 and 5.5.3 and Spring Valley Specific Policies EN-1.1 & EN-6.6, 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 the need for new services. For these reasons, staff can support these use permits.

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; 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: LV STUNT AND TUMBLE

CONTACT: ANN PIERCE, KAEMPFER CROWEL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135