

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400010 (UC-23-0032)-ALL IN TENNIS ACADEMY, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a recreational (tennis) facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and **2)** allow modified driveway design.

DESIGN REVIEW for a proposed tennis complex on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Mann Street and north of Quail Avenue within Spring Valley. MN/rk/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-501-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights) along Mann Street and Quail Avenue where required per Section 30.52.050.
2.
 - a. Reduce the departure distance from an intersection to a driveway along Mann Street to 121 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 36% reduction).
 - b. Reduce the approach distance from a driveway to an intersection along Mann Street to 111 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 26% reduction).
 - c. Reduce the throat depth for the driveway along Mann Street to a minimum of 4 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 84% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Tennis complex (consisting of courts and a tennis building)
- Building Height (feet): Up to 26
- Square Feet: 3,016

- Parking Required/Provided: 30/37

Site Plan

The original request was for a tennis facility used by the public; it will not be a private club and will offer instruction for both children and adults. The property is located between Quail Avenue and Russell Road on 2.5 acres. Currently there are existing homes located to the north and south of this site with a Planned Land Use of Neighborhood Commercial to the north and Ranch Estate Neighborhood to the south. The approved plans depict a proposed 6 court tennis complex with an approximate 3,016 square foot tennis clubhouse building located near the center of the site. The tennis courts are oriented north/south, which is the preferred direction for outdoor courts due to sun patterns. All 6 courts will be surrounded by a 10 foot high chain-link fence and will be lit for night use. There will be 2 types of lighting, 1 for the parking lot and 1 for the tennis courts, as detailed in the photometric plan. The facility meets the parking requirements of Code. Thirty spaces are required, and 37 spaces are provided. This request includes waivers of development standards for modified driveway design and to construct non-urban street standards for Mann Street and Quail Avenue with full width pavement; however, there will be no curb return driveway, gutter, sidewalk, or streetlights.

Lighting/Photometric Plans

The original plans indicated the following: 1) highest luminance values are in limited areas adjacent to the tennis courts; 2) light poles for the tennis courts are approximately 22 feet in height and 20 feet in height for parking lot lights; and 3) the design implements sports lighting technology with advanced fixture shielding and aiming arrays to contain the light spill. All site lighting fixtures are similar in terms of design, materials, finish, color, and color of light. The light distribution and photometric plan were designed to minimize its impact on the surrounding properties.

Landscaping

Along all sides of the property landscaping will be provided 10 feet or greater. The landscaping on the north side of the property will provide a single row of trees spaced 20 feet apart per Figure 30.64-11. Six foot high CMU walls are shown along the north and west property lines.

Elevations

The tennis clubhouse building is 1 story, 26 feet high and will be constructed of concrete, and plank siding with tile, glass, and metal accents. The main colors of the clubhouse are browns, tans, and white with black and silver accents.

Floor Plans

The 3,016 square foot tennis building will provide restroom facilities, check-in area, pro-shop, gym, office, and coach's lounge.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900138 (UC-23-0032):

Current Planning

- Until March 22, 2026 to commence and to match the original expiration of UC-23-0032.
- Applicant is advised that the application must commence by the stated date or the application will expire; no extensions of time are permitted; 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.

Listed below are the approved conditions for UC-23-0032:

Comprehensive Planning

- Signage to be approved as a public hearing;
- Lights will only be turned on for those courts in use;
- No amplified sound on the site;
- No bleachers or stadium style seating;
- Hours of operation limited to 7:00 a.m. to 9:00 p.m.;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that all landscaping material must be identified as recommended on the Southern Nevada Water Authority Regional Plant List; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Driveways shall be no larger than what the Fire Department requires for one-way driveways;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Quail Avenue, 30 feet for Mann Street, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0047-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates they have diligently pursued development and construction of the facility. As of January, substantial on-site construction has been completed, including significant progress on site grading, utility installation, and structural site improvements. Remaining work includes completion of paving, construction of the tennis courts, landscaping, interior building improvements, and final inspections necessary for issuance of certificates of occupancy. They are currently planning to complete construction and commence the approved use in May 2026.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900138	Administrative extension of time for the original use permit	Approved by ZA	March 2025
ADR-23-900312	Administrative design review for a proposed addition to a previously approved tennis facility	Approved by ZA	September 2023
UC-23-0032	Use permit for a recreational (tennis) facility	Approved by BCC	March 2023
VS-23-0033	Vacate patent easements on the property	Approved by BCC	March 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East & West	Public Use	RS20	Undeveloped

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has demonstrated a significant amount of progress towards the commencement of the project. The civil improvement plans are being finalized with the Department of Public Works, and they are completing their building permits and anticipate final inspection will occur sometime in May 2026. For these reasons, staff can support the extension of time request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

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

- Until March 22, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: ALL IN TENNIS ACADEMY, LLC

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