08/04/26 PC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0303-VISIBLE NOISE, LLC:

HOLDOVER USE PERMIT for a proposed recreational or entertainment facility within an existing office/warehouse complex on a portion of 5.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:
163-34-412-001 through 163-34-412-019; 163-34-412-021 through 163-34-412-024; and 163-34-412-026 through 163-34-412-028

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 6415 S. Tenaya Way
- Site Acreage: 5.31
- Project Type: Esports Tournaments
- Square Feet: 8,301 (proposed recreational/entertainment facility)
- Parking Required/Provided: 160/296

Site Plan
The site plan shows an office/warehouse complex with 3 main buildings located on the east, west, and south sides of the property. The proposed recreational/entertainment facility is in the western building, occupying 2 suites. Access to the complex is provided from Tenaya Way to the east.

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

Elevations
The photos show a 2 story commercial building finished in light-colored stucco with decorative trim. It features large multi-pane windows, fabric awnings, and small balcony elements.

Floor Plans

The floor plans show a 2 story building with a recreational facility. The first floor features an open layout designed for multiple computer and gaming stations, along with restrooms, storage rooms, and support spaces. The second floor includes additional open gaming areas, meeting or office space, restrooms, and storage.

Applicant's Justification

The applicant is requesting a special use permit to operate a private, invitation-only esports and digital-creation facility hosting supervised events such as tournaments and studio sessions. Events will have 20–220 invited attendees, occur 2–6 times per month between 9:00 a.m. and 9:00 p.m., and will not allow walk-ins. All guests will be shuttled from off-site locations to avoid parking impacts, and operations will follow strict safety, access, and conduct policies. The applicant states the use will remain low-impact, fully supervised, and compatible with the surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400062-08 (ZC-2154-04)	Waiver of condition of a zone change for a warehouse complex	Approved by BCC	April 2008
TM-500256-07	Tentative map for a commercial/industrial condominium	Approved by PC	October 2007
WS-0232-07	Waiver of development standard, waiver of conditions, design review for an office/warehouse complex	Approved by BCC	April 2007
ZC-1698-06	Zone change from R-E to M-D	Approved by BCC	January 2007
ZC-2154-04	Zone change from R-E to M-D with a design review for a warehouse complex	Approved by BCC	March 2005
ZC-1355-02	Zone change from R-E to RVD with a use permit for a detached single family residential planned unit development	Denied by BCC	February 2005
VS-0371-01	Vacation and abandonment of an easement	Approved by PC	June 2001
VS-1747-99	Vacation and abandonment of an easement	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Office/warehouse
South & West	Business Employment	IP & CG (AE-60)	undeveloped
East	Business Employment	GC & IP (AE-60)	Office/warehouse & 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
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 use is fully contained within an existing office/warehouse building and requires only interior improvements, resulting in no changes to the exterior or site circulation. Because the facility does not allow walk-ins, does not include exterior activity, and operates only for limited scheduled events, the overall intensity remains low for the district. The request supports Master Plan Policies 5.1.3 and 5.5.3 and Spring Valley Policy SV-1.5 by promoting small business development, economic diversification, and appropriate siting within established employment areas. Additionally, the site has ample parking spaces for the entire complex. 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
- 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: Spring Valley - approval (1 year to review as a public hearing; parking and transportation management due to limited on-site parking availability and the property's location, the facility provides coordinated off-site transportation for attendees (see attached transportation shuttle agreement); guests are transported to and from the property from the Luxor Hotel and Casino or other designated Las Vegas Strip locations; on-site guest parking is not promoted or permitted during event operations; transportation planning is intended to prevent congestion, reduce neighborhood impact, and ensure orderly ingress and egress; operational oversight and management standards all events at the facility are operated and managed in accordance with the established policies and procedures currently in place at HyperX Arena at Luxor, a regulated, largescale esports and live event venue on the Las Vegas Strip; these standards emphasize crowd control, guest conduct, safety, and coordination with security personnel; guest conduct and site control policies to ensure compliance with zoning expectations and to mitigate off-site impacts, the following policies are strictly enforced: no loitering; loitering on or around the exterior of the property is prohibited; guests are admitted only during scheduled event times and must remain within the facility's designated interior areas; controlled entry and no re-entry; re-entry is not permitted during client or ticketed events; once a guest exits the facility, re-admission is not allowed; guest etiquette: all attendees are required to comply with posted facility rules, staff instructions, and standard conduct expectations; disorderly, disruptive, or unsafe behavior is not permitted; enforcement and removal: visible noise personnel reserve the right to deny entry or remove any individual who fails to comply with facility policies; violations may result in immediate expulsion from the property to maintain compliance, safety, and order; these policies are communicated in advance of events, reinforced upon arrival, and actively enforced by on-site staff and security).
APPROVALS:
PROTESTS: 10

APPLICANT: VISIBLE NOISE, LLC
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