

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0214-DIAMOND QUAIL, LLC:

ZONE CHANGE to reclassify 1.24 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-35-101-006

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.24
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for IP zoning is appropriate since the site is just north of the 215 Beltway and Rainbow Boulevard interchange where hundreds of acres of industrial planned and/or zoned properties are located. Additionally, the proposed zoning is compatible with the area since to the north is a 2 story office building, to the east is a community residence, to the west is an electrical power substation, and to the southeast are properties located within the Airport Environs (AE-60) Overlay which generally discourages residential uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office buildings
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped (approved place of worship per UC-20-0413)
East	Neighborhood Commercial	RS20 (AE-60)	Community residence
West	Corridor Mixed-Use & Public Use	RS20 (AE-60)	Electrical power substation

Related Applications

Application Number	Request
PA-26-700018	A plan amendment from Neighborhood Commercial to Business Employment is a companion item on this agenda.
WS-26-0215	A waiver of development standards and design review for an office/warehouse building is a companion item on this agenda.
VS-26-0216	A vacation and abandonment for government patent easements and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning on the site is not compatible with the surrounding area. There are no other industrial planned or zoned properties in the immediate area. The industrial planned and/or zoned properties near the 215 Beltway and Rainbow Boulevard interchange go no farther north than Patrick Lane. The introduction of industrial zoning on the site would adversely impact the adjacent single-family residence being used as a community residence to the east and the abutting undeveloped Ranch Estate Neighborhood (RN) planned property to the south. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for IP zoning is not appropriate for this location.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: June 2, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Kirk, Roitman, Stone Nay: Brady, Kilarski

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0205-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS: 2 cards

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
BOULEVARD, SUITE 165, LAS VEGAS, NV 89118