

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700038-CHURCH BAPTIST FIRST KOREAN:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres.

Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
JJ/rk (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

EXISTING LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 & 2675 Westwind Road
- Site Acreage: 3.44
- Existing Land Use: Place of worship & parking lot

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). More specifically, the site is proposed for the development of a 27 lot single-family residential subdivision with a density of 7.85 dwelling units per acre. The applicant is also requesting a zone change for this site from RS20 to RS3.3. This zone change requires a Master Plan Amendment to the Mid-Intensity Suburban Neighborhood land use category. According to the applicant, the proposed land use designation is compatible for the site and will operate as a transitional buffer from the existing commercial to the north and the less intense Ranch Estate Neighborhood (RN) single-family residences to the south. Furthermore, the Master Plan Amendment is compatible with the area which is located near 2 major arterials (Sahara Avenue and Decatur Boulevard) and existing commercial development to serve future residents.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011
UC-1234-06	Place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time on a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97 (ET-0301-98)*	Extension of time for a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98*	Design review for a church - expired	Approved by PC	August 1998
UC-1369-97*	Use permit for a church - expired	Approved by PC	September 1997

* APN 163-12-106-005 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
ZC-25-0590	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
TM-25-500150	A tentative map for 27 single-family residential lots is a companion item on this agenda.
VS-25-0591	A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.
WS-25-0592	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. This proposal will still maintain harmonious lower density residential development which will serve as a transitional buffer between the established ranch estate homes to the south and the higher intensity commercial projects farther north toward Sahara Avenue. Additionally, the request complies with Policy 1.4.4 of the Master Plan which encourages efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, 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: October 7, 2025 – ADOPTED – Vote: Aye: Kilarski, Frasier, Mujica, Stone, Kirk Abstain: Gibson Absent: Roitman

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST: 3 cards

APPLICANT: MARK MULHALL

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE SPRING VALLEY PLAN MAP OF THE
CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on October 7, 2025, the Clark County Planning Commission adopted an amendment to the Spring Valley Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on November 5, 2025, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt and amend the Spring Valley Land Use Plan Map by:

PA-25-700038 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN's 163-12-106-004 and 163-12-106-005 from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Generally located north of Eldora Avenue and west of Westwind Road.

PASSED, APPROVED, AND ADOPTED this 5th day of November, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK