

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700021-MADISON MOHAWK, LLC:

AMENDED PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.28 acres (previously notified as 2.45).

Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-36-801-002

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.45
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for Business Employment (BE) is appropriate since the properties to the north are already planned Business Employment (BE), industrial uses are more suitable for the site than residential uses given the Airport Environs (AE-65) Overlay, and immediately west of the site is a Clark County owned property planned for Public Use (PU). Generally, there is a trend of properties in the area transitioning to non-residential uses. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1111-08	Established the RNP-I overlay in Spring Valley	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (NPO-RNP & AE-65)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-65)	Undeveloped
East	Neighborhood Commercial	RS20 (AE-65)	Undeveloped
West	Public Use	RS20 (NPO-RNP & AE-65)	Undeveloped

Related Applications

Application Number	Request
ZC-25-0262	A zone change to reclassify the site from RS20 to IP and remove the NPO-RNP is a companion item on this agenda.
WS-25-0263	A waiver of development standards and design review for a warehouse building is a companion item on this agenda.
VS-25-0261	A vacation and abandonment for government patent easements and a portion of right-of-way being Post Road 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 Business Employment (BE). Intended primary land uses in the proposed BE land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service commercial, and other similar uses.

Staff finds that the request for the Business Employment (BE) land use category is compatible with the surrounding area. Properties in the area have been transitioning to industrial uses.

Although the adjacent properties to the north are developed with single-family residences, those property owners requested a plan amendment to Business Employment (BE) which was approved in March 2024 per PA-23-700052. The properties to the south, east, and west are currently undeveloped. The adjacent property to the west is planned Public Use (PU) and owned by the Department of Aviation (DOA) and will provide a buffer or transition from the proposed Business Employment (BE) planned property to the Ranch Estate Neighborhood (RN) planned properties west of Lindell Road. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for the Business Employment (BE) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2025 at 9:00 a.m., unless otherwise announced.

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.

STAFF ADVISORIES:

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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTEST:

APPLICANT: PETERSEN MANAGEMENT, LLC

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

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE SPRING VALLEY LAND USE 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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on May 20, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

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

PA-25-700021 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-36-801-002 from Ranch Estate Neighborhood (RN) to Business Employment (BE). Generally located on the southwest corner of Post Road and Mohawk Street (alignment).

PASSED, APPROVED, AND ADOPTED this 20th day of May, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY