

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres.

Generally located west of Edmond Street and south of Russell Road within Spring Valley.
MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-36-501-004; 163-36-501-013

EXISTING LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.61
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE). More specifically, the site is proposed for development of a warehouse with office space. The applicant is also requesting a zone change on these parcels from RS20 to IP. This zone change requires a Master Plan Amendment to the Business Employment (BE) land use category. According to the applicant, Business Employment (BE) is an appropriate land use category for the site, as it will be consistent with the existing industrial uses in the area and existing office parks. The proposed development will provide an adequate buffer to existing residential development and will match the existing character and uses along Edmond Street. The proposed plan amendment meets the Master Plan goals and policies in that it will foster a business-friendly environment in this southeast portion of Spring Valley by encouraging the warehouse use sector and development on currently undeveloped parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1568-96	Use permit for power transmission line	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS2 & IP (AE-60)	Compact single family residential development & flood channel
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Warehouse & distribution facility
West	Neighborhood Commercial; Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Undeveloped & single family residential development

Related Applications

Application Number	Request
ZC-25-0767	A zone change from RS20 to IP is a companion item on this agenda.
WS-25-0769	A waiver of development standards and design review for a warehouse and distribution development is a companion item on this agenda.
VS-25-0768	A vacation and abandonment of patent easements and portions of right-of-way 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 Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed Business Employment (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 the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the areas on the west side of Edmonds Street. The site is adjacent to an RS20 Zone within the Neighborhood Protection (RNP) Overlay to the west and there are currently no industrial zoned or planned uses on the west side of Edmond Street between Russell Road and Patrick Lane. Therefore, Edmond Street currently acts as a clear line of demarcation between the light industrial uses to the east and the Ranch Estate Neighborhood farther to the west.

The request to Business Employment (BE) does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support the request.

Staff Recommendation

Denial. If approved, 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 **February 4, 2026** 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - denial.

APPROVALS: 2 letters

PROTEST: 8 cards, 1 letter

PLANNING COMMISSION ACTION: December 16, 2025 – HELD – To 01/06/26 – per the applicant.

APPLICANT: MARK MULHALL

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

**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 December 16, 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-25-700049 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN's: 163-36-501-004 and 163-36-501-013 from Neighborhood Commercial (NC) to Business Employment (BE). Generally located west of Edmond Street and south of Russell Road within Spring Valley.

PASSED, APPROVED, AND ADOPTED this 6th day of January, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY