

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700009-BR OVATION LIMITED PARTNERSHIP:

PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 14.6 acres.

Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley.
MN/rk (For possible action)

RELATED INFORMATION:

APN:

176-04-412-002 through 176-04-412-004; 176-04-412-010

EXISTING LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

SPRING VALLEY - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.6
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Business Employment (BE) to Entertainment Mixed-Use (EM). The site is planned Business Employment (BE) which generally supports light industrial uses and does not allow for residential uses. The plan amendment to Entertainment Mixed-Use (EM) will allow residential uses to be consistent the existing CC zoning.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400015 (UC-22-0698)	First extension of time for a high impact project and mixed-use development	Approved by BCC	April 2025
VS-23-0282	Vacated and abandoned a portion of Butler Street - APN: 176-04-412-010 (only) - recorded	Approved by PC	July 2023

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0699	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2023
UC-22-0698	Use Permit, waiver of development standards, and design review for a high impact project and mixed-use development	Approved by BCC	February 2023
ZC-20-0094	Zone change from C-2 to U-V zoning (now CC zoning) - use permits and design review for a mixed-use development - expired	Approved by BCC	June 2020
SC-18-0899	Street name change to name an unnamed private street to Advanced Way	Approved by PC	January 2019
TM-500174-07	Tentative map for a 1 lot commercial subdivision	Approved by PC	July 2007
ZC-0402-05	Zone change from R-E to C-2 zoning for a 20.9 acre medical complex including a hospital and medical office buildings.	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	CG & IP	Shopping center & distribution center
South	Business Employment	CG & IP	Office complex & undeveloped
East	Business Employment	CG	Assisted living facility
West	Corridor Mixed-Use	CG	Shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-26-0135	A use permit, waivers of development standards, and design review for a senior affordable housing multi-family development is a companion item on this agenda.
UC-26-0149	A use permit, waivers of development standards, and design review for a senior housing multi-family development is a companion item on this agenda.
WS-26-0150	A waiver of development standards and design review for a mixed-use 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 Business Employment (BE) to Entertainment Mixed-Use (EM). The intended primary land uses in the proposed Entertainment Mixed-Use land use designation include a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. Supporting land uses include high density residential, as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses.

Staff finds the request for Entertainment Mixed-Use (EM) land use category appropriate for this location. There does not appear to be a demand for light industrial uses along the south side of Arby Avenue as several parcels are developed with commercial, office, or higher density residential uses. The proposed plan amendment to Entertainment Mixed-Use (EM) is appropriate since the site is located near the 215/Durango interchange with existing intense developments. Policy SV1.3 encourages infill development that supports more varied housing types, density, and price points, which then allows residents to remain in the neighborhood regardless of age, family structure, or income. The request also complies with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. In addition, a mixed use project with a density of 72 dwelling units per acre was approved on this site and remains active. For these reasons, staff finds the request for the Entertainment Mixed-Use (EM) land use category 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 May 20, 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:

Fire Prevention Bureau

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

APPROVALS:

PROTEST:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON
BOULEVARD, SUITE 150, 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 April 21, 2026, 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-26-700009 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APNs 176-04-412-002 through 176-04-412-004; and 176-04-412-010 from Business Employment (BE) to Entertainment Mixed-Use (EM). Generally located south of Arby Avenue and west of Gagnier Boulevard.

PASSED, APPROVED, AND ADOPTED this 21st day of April, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY