

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700002-QMV III HACIENDA HOLDINGS LP:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 10.4 acres.

Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

163-29-301-013; 163-29-301-014; 163-29-315-019

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.4
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a master plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 104 lot single-family attached duplex project with a density of 10.0 dwelling units per acre. The applicant is requesting a zone change on the 10.4 acres from a RS20 and RS3.3 to RM18. This zone change requires a master plan amendment to the Compact Neighborhood (CN) land use category. According to the applicant, Compact Neighborhood (CN) is compatible with the area in that it provides a more gradual transition of density from the Mid-Intensity Suburban Neighborhood (MN) to the west of the Bruce Woodbury Beltway and Business Employment (BE) to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0090	Reclassified 10.3 acres from R-E and R-2 to R-5 zoning, waivers for increase building height, reduce landscaping, and alternative driveway geometrics and design review for multiple family residential development and finished grade in CMA design overlay district	Approved by BCC	June 2022
ET-20-400154 (NZC-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Approved by BCC	February 2021
ZC-20-0301	Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site	Withdrawn	August 2020
VS-20-0302	Vacation and abandonment of easements	Withdrawn	August 2020
TM-20-500100	1 lot commercial tentative map	Withdrawn	August 2020
ET-20-400043 (NZC-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Withdrawn	August 2020
NZC-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex-expired	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM32	Multi-family residential
South	Business Employment	CG	Office building
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS20 & CG	Bruce Woodbury Beltway & office complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-25-0025	A zone change from RS20 and RS3.3 to RM18 is a companion item on this agenda.
VS-25-0026	A vacation and abandonment for easements and portions of rights-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
WS-25-0029	A waiver of development standards and design review for a 104 lot single-family residential attached development is a companion item on this agenda.
TM-25-500002	A tentative map for 104 single-family residential lots 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 Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Compact Neighborhood (CN) (up to 18 du/ac). Intended primary land uses in the proposed Compact Neighborhood (CN) land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use category appropriate for this location. Properties along the Bruce Woodbury Beltway have seen a transition from lower density residential uses to higher density residential and low intensity industrial or commercial developments. Furthermore, staff finds that the proposed project will provide a buffer between the high traffic volume of Jerry Tarkanian Way and the Bruce Woodbury Beltway and the medium density housing on the west side of the project. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and 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 Compact Neighborhood (CN) category appropriate.

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: March 4, 2025 – ADOPTED – Vote: Unanimous
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 to show fire hydrant locations on-site and within 750 feet.
- 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: 11 cards, 2 letters

APPLICANT: MIKAL KINTNER

CONTACT: ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119

**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 March 4, 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 April 2, 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-25-700002 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN's 163-29-301-013; 163-29-301-014; & 163-29-315-019 from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way.

PASSED, APPROVED, AND ADOPTED this 2nd day of April, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK