

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700036-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres.

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

RELATED INFORMATION:

APN:

163-35-701-007

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: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to Business Employment (BE) for the site is appropriate since the adjacent property to the north and west is owned by the Clark County Department of Aviation and is planned for Open Lands (OL) uses, and the subject site is in the AE-60 Airport Environs Overlay where residential uses are less compatible. Furthermore, the northeast corner of Post Road and Santa Margarita Street was recently approved for IP (Industrial Park) zoning. Additionally, there are hundreds of acres north of Post Road and west of Santa Margarita Street that are planned for Corridor Mixed-Use (CM) or BE land uses. The BE land use category is compatible with the abutting properties south of Post Road that are also planned for BE uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Open Lands	RS20 (AE-60)	Undeveloped
South	Business Employment	IP (AE-60)	Warehouses
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
ZC-24-0675	A zone change from RS20 to IP is a companion item on this agenda.
WS-24-0676	Waiver of development standards for maximum parking allowed along with design review for an office/warehouse facility is a companion item on this agenda.
VS-24-0677	A vacation and abandonment for government patent easements 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 will not adversely impact the surrounding area. The adjacent parcel to the north and west is owned by the Department of Aviation, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. The adjacent parcel to the east is currently undeveloped but is owned by the place of worship directly east of that parcel and would most likely be used for

expansion in the future. The abutting properties to the south are developed with warehouses and planned BE and zoned IP, and therefore, the proposed BE land use category would be in harmony with the established uses in the area. Given the unique circumstances of the subject property, staff would agree with the applicant that the property is not conducive to residential development. 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, as the 215 Beltway is nearby to the south. For these reasons, staff finds the request for the BE land use category 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: February 18, 2025 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS: 3 cards

PROTEST: 1 card

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 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 February 18, 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 March 19, 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-24-700036 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-35-701-007 from Ranch Estate Neighborhood (RN) to Business Employment (BE). Generally located on the northwest corner of Post Road and Mann Street (alignment).

PASSED, APPROVED, AND ADOPTED this 19th day of March, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK