

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700051-POSTHAWK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres.

Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-36-701-022; 163-36-801-030

EXISTING LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: 6280 Mohawk Street
- Site Acreage: 2.71
- 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 IL. This zone change requires a Master Plan Amendment to the Business Employment (BE) land use category. According to the applicant, the subject site is surrounded by the planned land use category of Business Employment (BE), and that they are in the middle of future industrial zoning. In particular, the parcel immediately north (APN 163-36-701-036) was recently rezoned to IP (Industrial Park), further reinforcing the areas transition to light industrial uses. Furthermore, the applicant indicates that they have obtained letters of support from the four-lot residential cul-de-sac to the west of their site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South & East	Business Employment	IP (AE-65)	Drainage channel & office/warehouse complex
West	Business Employment	RS20 & IP (AE-65 & NPO-RNP)	Single-family residential development

Related Applications

Application Number	Request
ZC-25-0795	A zone change from RS20 to IL is a companion item on this agenda.
WS-25-0797	A waiver of development standards and design review for warehouse development is a companion item on this agenda.
VS-25-0796	A vacation and abandonment of 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 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 that the request for the Business Employment (BE) land use category will not adversely impact the surrounding area. Although the adjacent properties to the west are developed with single-family residences, those property owners have consented to converting the land use category to Business Employment (BE) which was approved in March 2024 per PA-23-700052. The parcel immediately to the north was recently rezoned to IP (Industrial Park), and the abutting properties to the east and south are developed with warehouses uses, and therefore, the proposed Business Employment (BE) land use category would be in harmony with the

established uses in the area. Lastly, the request complies with policies of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in the Valley over time through compatible in-fill and redevelopment. For these reasons, staff finds the request for the Business Employment (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: January 6, 2026 – 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 is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTEST: 6 cards, 1 letter

APPLICANT: LAND BARON INVESTMENTS

CONTACT: LAND BARON INVESTMENTS, 10789 W. TWAIN AVENUE, SUITE 200, LAS VEGAS, NV 89135

**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 January 6, 2026, 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 February 4, 2026, 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-25-700051 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN's: 163-36-701-022 and 163-36-801-030 from Neighborhood Commercial (NC) to Business Employment (BE). Generally located east of Mohawk Street and south of Sobb Avenue within Spring Valley.

PASSED, APPROVED, AND ADOPTED this 4th day of February, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK