

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700018-DIAMOND QUAIL, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 1.24 acres.

Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-35-101-006

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: 1.24
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed Business Employment (BE) land use category is appropriate since the site is just north of the 215 Beltway and Rainbow Boulevard interchange where hundreds of acres of Business Employment (BE) planned properties are located. Additionally, the proposed land use category is compatible with the area since to the north is a 2-story office building, to the east is a community residence, to the west is an electrical power substation, and to the southeast are properties located within the Airport Environs (AE-60) Overlay which generally discourages residential uses. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped (approved place of worship per UC-20-0413)
East	Neighborhood Commercial	RS20 (AE-60)	Community residence
West	Corridor Mixed-Use & Public Use	RS20 (AE-60)	Electrical power substation

Related Applications

Application Number	Request
ZC-26-0214	A zone change from RS20 to IP is a companion item on this agenda.
WS-26-0215	A waiver of development standards and design review for an office/warehouse building is a companion item on this agenda.
VS-26-0216	A vacation and abandonment for government patent easements and a portion 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.

The request for the Business Employment (BE) land use category on the site is not compatible with the surrounding area. There are no other industrial planned or zoned properties in the immediate area. The industrial planned and/or zoned properties near the 215 Beltway and Rainbow Boulevard interchange go no farther north than Patrick Lane. The introduction of an industrial use on the site would adversely impact the adjacent single-family residence being used as a community residence to the east and the abutting undeveloped Ranch Estate Neighborhood

(RN) planned property to the south. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Business Employment (BE) land use category is not appropriate for this location.

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 July 8, 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

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: PETERSEN MANAGEMENT, LLC

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

**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 June 2, 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-26-700018 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-35-101-006 from Neighborhood Commercial (NC) to Business Employment (BE). Generally located north of Quail Avenue and east of Santa Margarita Street (alignment).

PASSED, APPROVED, AND ADOPTED this 2nd day of June, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY