

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700005-DIAMOND EDMOND, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.12 acres.

Generally located west of Edmond Street and north of Oquendo Road within Spring Valley.
MN/md (For possible action)

RELATED INFORMATION:

APN:

163-36-502-003; 163-36-502-006

EXISTING LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5875 Edmond Street
- Site Acreage: 4.12
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE). According to the applicant, the proposed Master Plan Amendment to Business Employment is an appropriate request for the site as immediately to the east, across Edmond Street, are hundreds of acres planned and developed for warehousing uses. Additionally, the site's proximity to the I-215/Decatur Boulevard interchange is desirable for a warehouse/office use. The proposed Master Plan Amendment to Business Employment (BE) will not have a negative effect on adjacent properties, transportation, or facilities. The entire area east of the site is planned for Business Employment (BE). The proposed Plan Amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The site is near other warehouse developments and areas planned Business Employment (BE). Therefore, the proposed use will not create a negative impact to service in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500174-06*	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	May 2006
ZC-1393-05*	Zone change from R-E to C-P for an office complex	Approved by BCC	October 2005
UC-1568-96	Use permit for overhead power transmission line	Approved by BCC	November 1996

*Prior Land Use for APN 163-36-502-006 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Neighborhood Commercial	CP (AE-60)	Office complex
East	Business Employment	IP (AE-60)	Office/warehouse complex
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-26-0070	A zone change from RS20 and CP to IP is a companion item on this agenda.
VS-26-0071	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-26-0072	A waiver of development standards and design review for an office/warehouse building 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 the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the areas on the west side of Edmond Street. The site is adjacent to existing single family residences in an RS20 Zone within the Neighborhood Protection (RNP) Overlay to the west. Staff is aware the 4.61 acre site, immediately to the north of the subject property across Quail Avenue, was redesignated to Business Employment (BE) in February 2026 via PA-25-700049. However, that site is located adjacent to Russell Road which is designated as an arterial street. The project site associated with this request is immediately adjacent to 3 local streets being Quail Avenue, Oquendo Road, and Edmond Street. Edmond Street currently acts as a clear line of demarcation between the light industrial uses to the east and the Ranch Estate Neighborhood farther to the west. Redesignating the site to Business Employment will permit industrial uses to further encroach upon the adjacent single-family residential neighborhood.

The request to Business Employment (BE) does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support the request.

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 June 17, 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTEST:

APPLICANT: DIAMOND EDMOND, 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 May 19, 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-26-700005 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APNs 163-36-502-003 and 163-36-502-006 from Neighborhood Commercial (NC) to Business Employment (BE). Generally located west of Edmond Street and north of Oquendo Road within Spring Valley.

PASSED, APPROVED, AND ADOPTED this 19th day of May, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY