

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700015-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 8.46 acres.

Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-26-406-001 through 163-26-406-003

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6740 & 6760 W. Russell Road
- Site Acreage: 8.46
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the request for the Urban Neighborhood (UN) land use category is appropriate since the site is located on a major arterial street (Russell Road) and matches the density that was previously approved on the site for a senior housing development (NZA-22-0068). Furthermore, the area has been transitioning from a low-density residential area to medium and higher density residential uses and various commercial uses. The request also meets the need for additional housing in the Las Vegas Valley. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0609	Vacation and abandonment for easements and a 5 foot wide portion of right-of-way being Russell Road	Approved by PC	October 2025

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900415 (NZC-22-0068)	First extension of time of a nonconforming zone change from R-E to R-4 for a multi-family senior housing development subject until May 4, 2027 to complete	Approved by ZA	October 2025
NZC-22-0068	Nonconforming zone change from R-E to R-4 for a multi-family senior housing development	Approved by BCC	May 2022
VS-22-0069	Vacation and abandonment for government patent easements and a 5 foot wide portion of right-of-way being Russell Road - expired	Approved by BCC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20 & CP	Undeveloped & school/daycare
South	Neighborhood Commercial	RS20 & CP	Single-family residence, undeveloped, & office buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Congregate care facility & commercial center

Related Applications

Application Number	Request
ZC-26-0188	A zone change from RS20 to RM32 is a companion item on this agenda.
VS-26-0189	A vacation and abandonment of easements and portions of right-of-way is a companion item on this agenda.
WS-26-0190	A waiver of development standards and design review for a multi-family residential development 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) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units (where allowed by underlying zoning), multi-family dwellings, and neighborhood-serving public facilities.

The proposed Urban Neighborhood (UN) land use category is compatible with the surrounding area. The abutting properties to the north and south are planned for Neighborhood Commercial (NC) uses with some of the properties already zoned CP. The adjacent property to the west is planned for Corridor Mixed-Use and zoned CG. Although the abutting property to the east is developed as an RS3.3 zoned single-family residential subdivision, the adjacent property to the east of that subdivision is planned for Compact Neighborhood (CN) uses and zoned RM18. Therefore, the area has seen an increase in density and intensity beyond what is allowed for Mid-Intensity Suburban Neighborhood (MN). Furthermore, arterial streets, such as Russell Road, are appropriate locations for higher density development. Additionally, the Board of County Commissioners have already approved R-4 zoning for the site per NZC-22-0068 in May 2022 which allows a density that would be conforming to the proposed Urban Neighborhood (UN) land use category. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations in order to provide opportunities to expand “middle” housing options. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is appropriate for this location.

Staff Recommendation

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 22, 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

PLANNING COMMISSION ACTION: May 19, 2026 – HELD – To 06/16/26 – per the applicant.

APPLICANT: THE JD APARTMENTS

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**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 16, 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-26-700015 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN's 163-26-406-001 through 003 from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN). Generally located north of Russell Road and west of Redwood Street.

PASSED, APPROVED, AND ADOPTED this 16th day of June, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____

EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY