

09/20/23 BCC AGENDA SHEET

PLAN AMENDMENT  
(TITLE 30)

**UPDATE**  
MOAPA VALLEY BLVD/WHITMORE ST  
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-23-700019-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:**

**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 9.0 acres.

Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley. MK/gc (For possible action)

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RELATED INFORMATION:

**APN:**

070-12-401-007

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9

Applicant's Justification

The applicant states the request is compatible with the surrounding area since there are a number of properties in the area planned for Corridor Mixed-Use (CM), which allow for similar uses as Entertainment Mixed-Use (EM) such as retail, restaurants, entertainment, and office uses. The main difference between the 2 categories is that EM also encourages lodging and tourist uses. The EM designation would allow tourists to visit and support the CM designated properties in the area. Additionally, the existing hotel to the east already supports the lodging and tourist uses encouraged in the EM land use designation. There is adequate public improvements and sufficient availability of public utilities to serve the site, thus amending the land use in this area will have minimal effect on available services and future development of the area. Therefore, the request will comply with Goal NE-5 of the Master Plan which promotes balancing future growth with infrastructure and environmental constraints.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                                                           | <b>Zoning District</b> | <b>Existing Land Use</b>                                                           |
|-------|--------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------|
| North | Compact Neighborhood (up to 18 du/ac)                                                      | R-T                    | Single family residential & undeveloped                                            |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use                   | R-T, C-1, & C-2        | Single family residential, undeveloped, vehicle repair facility, & commercial uses |
| East  | Corridor Mixed-Use                                                                         | C-2                    | Hotel                                                                              |
| West  | Public Use; Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Neighborhood Commercial | P-F, C-1, & M-1        | Moapa Valley Water District facility & undeveloped                                 |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>                                                                                                                                               |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZC-23-0357                | A zone change to reclassify the site from R-U, R-E, C-1, and C-2 zoning to RVP zoning, with a waiver and a design review is a companion item on this agenda. |

**STANDARDS FOR ADOPTION:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of the Master Plan and Title 30.

**Analysis**

**Comprehensive Planning**

The applicant requests a change from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM). The intended primary land uses in the proposed Entertainment Mixed-Use land use designation include a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. Supporting land uses include high density residential, as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses.

Staff finds the request for the Entertainment Mixed-Use (EM) land use designation appropriate for this location. The adjacent property to the east is developed as a hotel, which is supportive of the lodging uses encouraged in the EM land use designation. Existing retail, restaurant, and office uses exist to the south across Moapa Valley Boulevard, which are also uses that are encouraged in the EM land use designation. The properties mentioned above are all planned as Corridor Mixed-Use and zoned C-2, and would be complementary to the proposed EM land use designation for the subject site. Although a portion of the properties to the south are planned for Mid-Intensity Suburban Neighborhood uses, the frontage of those properties along Moapa Valley Boulevard are all zoned C-1. The proposed EM land use designation will bring business to support the surrounding existing and planned commercial uses in the area. The adjacent properties to the north are planned for Compact Neighborhood (CN) (up to 18 du/ac) which could be considered supportive to EM since high density residential is considered a supporting land use in the EM land use designation. The property to the west is a Moapa Valley Water

District facility, which would not be adversely impacted by the proposed EM land use designation. Furthermore, the site is located along Moapa Valley Boulevard (a state highway) where more intensive land uses should be located. The request complies with Policy NE-4.3 of the Master Plan which encourages the expansion of recreation and tourism-related businesses that leverage the Northeast County's distinctive natural features, character, and proximity to the Las Vegas Valley, while minimizing impacts upon local communities and the environment; and Policy 1.6.3 which encourages supporting opportunities for local economic development in outlying communities.

**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:** August 15, 2023 – ADOPTED – Vote: Unanimous  
**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Moapa Valley - approval.

**APPROVALS:** 1 card

**PROTEST:** 2 cards

**APPLICANT:** BRYAN WILSON

**CONTACT:** BRYAN WILSON, FOCUS ENGINEERING & SURVEYING, 6949 S. HIGH TECH DRIVE, SUITE 200, MIDVALE, UT 84047

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE NORTHEAST COUNTY (OVERTON) 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 August 15, 2023, the Clark County Planning Commission adopted an amendment to the Northeast County (Overton) Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on September 20, 2023, 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 Northeast County (Overton) Land Use Plan Map by:

PA-23-700019 - Amending the Northeast County (Overton) Land Use Plan Map of the Clark County Master Plan on APN 070-12-401-007 from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM). Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment).

**PASSED, APPROVED, AND ADOPTED this 20<sup>th</sup> day of September, 2023.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_

JAMES B. GIBSON, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK