10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700038-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 4.86 acres.

Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
163-19-402-006

EXISTING LAND USE PLAN:
SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

PROPOSED LAND USE PLAN:
SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 4.86
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the Urban Neighborhood (UN) land use category proposed for the site is compatible with the surrounding area. Multi-family residential developments are commonly found along main arterials by existing commercial development and in close proximity to the I-215 Beltway. Urban Neighborhood (UN) land uses are already found at the intersection of Tropicana Avenue and Grand Canyon Drive. The proposed land use category will also support the existing commercial uses in the area. Additionally, the request 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	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM50	Multi-family residential
West	Corridor Mixed-Use	CG	Shopping center

Related Applications

Application Number	Request
ZC-26-0518	A zone change from RS20 to RM32 is a companion item on this agenda.
VS-26-0519	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
UC-26-0520	Use permits, waivers of development standards, and a design review for senior housing, assisted living, and congregate care in conjunction with 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 Compact Neighborhood (CN) 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 multifamily. Supporting land uses include accessory dwelling units (where allowed by underlying zoning), multi-family dwellings, and neighborhood-serving public facilities.

The request for the Urban Neighborhood (UN) land use category on the site is compatible with the surrounding area. A number of high-density multi-family residential developments exist along Tropicana Avenue, including an RM50 zoned multi-family residential development on the abutting property to the east and an RM32 zoned multi-family residential development farther east. Both the RM50 and RM32 zoning districts are conforming to the Urban Neighborhood (UN) land use category. Furthermore, higher density residential uses are appropriate on arterial

streets and near commercial uses. The request complies with Policy 1.1.2 of the Master Plan which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Bus stops are located nearby on Route #201 along Tropicana Avenue and Grand Canyon Drive, and commercial services are located nearby, including the adjacent CG zoned shopping center to the west. 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 November 4, 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: EDGEMARK DEVELOPMENT, LLC
CONTACT: MARK MULHALL, 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 October 6, 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-26-700038 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APN 163-19-402-006 from Compact Neighborhood (CN) to Urban Neighborhood (UN). Generally located north of Tropicana Avenue and west of Conquistador Street.

PASSED, APPROVED, AND ADOPTED this 6th day of October, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

_____
JASON ALLSWANG
EXECUTIVE SECRETARY