10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0518-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:

ZONE CHANGE to reclassify 4.86 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone.

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

RELATED INFORMATION:

APN:
163-19-402-006

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 RM32 zoning district 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. RM50, the most intense residential zoning district, exists just east of the site. Other multi-family residential and/or mixed-use developments are located in the area within the RM32, CC, and CG zoning districts. The request is unlikely to have adverse impacts on the surrounding community or existing infrastructure or services.

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
South	Corridor Mixed-Use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM50	Multi-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Corridor Mixed-Use	CG	Shopping center

Related Applications

Application Number	Request
PA-26-700038	A plan amendment from Compact Neighborhood (CN) to Urban Neighborhood (UN) 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 APPROVAL:
The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RM32 zoning 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. Additionally, 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 RM32 zoning is appropriate for this location.

Staff Recommendation
Approval. 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 approved, 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.

PRELIMINARY STAFF CONDITIONS:

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)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.
APPROVALS:
PROTESTS:

APPLICANT: EDGEMARK DEVELOPMENT, LLC
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135