

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-26-700016-DESERT PALMS, INC.:**

**PLAN AMENDMENT** to redesignate the existing land use category from Open Lands (OL) to Corridor Mixed-Use (CM) on a 2.66 acre portion of 32.0 acres.

Generally located east of US Highway 95 and north of State Route 163 within South County.  
MN/rk (For possible action)

RELATED INFORMATION:

**APN:**

260-32-702-001 ptn

**EXISTING LAND USE PLAN:**

SOUTH COUNTY - OPEN LANDS

**PROPOSED LAND USE PLAN:**

SOUTH COUNTY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.66 acre portion of a 32.0 total acre site
- Existing Land Use: Undeveloped

Applicant’s Justification

According to the applicant this parcel is currently being subdivided into 2 parcels. The Master Plan Amendment is for the 2.66 acre parcel, known as Parcel 1. The entire site is currently designated as Open Lands in the Master Plan. The applicant is proposing an amendment to Corridor Mixed-Use (CM) because the site will be better suited for commercial uses. The applicant further states that the South County goals and policies encourage concentrating commercial development along the US 95 corridor and the existing infrastructure in the area will be able to support the current and future needs the property might have.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-0643-07	Nonconforming zone change from R-1, R-3, R-V-P, C-1, and C-2 zone for a residential and commercial development - expired	Held by PC	September 2007

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Open Lands	H-2 & RS80	Undeveloped
East	Open Lands	RS80	Undeveloped
West	Corridor Mixed-Use	H-2	Undeveloped

### Related Applications

Application Number	Request
ZC-26-0196	A zone change from H-2 to CG is a companion item on this agenda.
UC-26-0197	A use permit, waivers of development standards, and design review for a communication utility 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 Open Lands (OL) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multiple family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. There are properties planned Corridor Mixed-Use located directly west of this site and farther south near the intersection of US-95 and State Route 163. Staff believes the US-95 corridor is an ideal location for the proposed land use plan amendment. Furthermore, the proposed amendment to CM meets Policy 1.6 of the Master Plan which encourages the viability and livability of Clark County's outlying communities, taking into consideration each outlying community's area characteristics. As such, staff can support this request.

**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:** May 19, 2026 – ADOPTED – Vote: Unanimous

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS: 8 cards**

**PROTEST: 1 letter**

**APPLICANT:** MIDDLE MILE INFRASTRUCTURE, LLC

**CONTACT:** LTS MANAGED TECHNICAL SERVICES, LLC, 14400 THE LAKES BOULEVARD, BUILDING C, SUITE 100, PFLUGERVILLE, TX 78660

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE SOUTH COUNTY 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 May 19, 2026, the Clark County Planning Commission adopted an amendment to the South County Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on June 17, 2026, 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 South County Land Use Plan Map by:

PA-26-700016 - Amending the South County Land Use Plan Map of the Clark County Master Plan on APN 260-32-702-001 from Open Lands (OL) to Corridor Mixed-Use (CM). Generally located east of US Highway 95 and north of State Route 163 within South County.

**PASSED, APPROVED, AND ADOPTED this 17th day of June, 2026.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
MICHAEL NAFT, CHAIR

ATTEST:

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LYNN GOYA, COUNTY CLERK