

03/18/25 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**PA-25-700009-STASIS FOUNDATION:**

**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.05 acres.

Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/gc (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-14-802-001

**EXISTING LAND USE PLAN:**

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3970 Spencer Street
- Site Acreage: 1.05
- Existing Land Use: Single-family residence

**Applicant's Justification**

The applicant states the request for the Neighborhood Commercial (NC) land use category helps encourage a diversity of land uses near major street and transit corridors since the site is within 0.12 miles of Flamingo Road and 0.54 miles of Maryland Parkway. Furthermore, the applicant states the proposed request will not create any undue burden on any public improvement, facility, or service.

**Prior Land Use Requests**

| <b>Application Number</b>  | <b>Request</b>   | <b>Action</b>   | <b>Date</b>    |
|----------------------------|--|-----------------|----------------|
| UC-0333-00<br>(ET-0056-03) | First extension of time to review a use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen subject until April 5, 2006 for review - expired | Approved by PC  | April 2003     |
| UC-0333-00                 | Use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen - expired  | Approved by PC  | April 2000     |
| UC-1022-95                 | Use permit for a privately operated party facility with a variance to reduce parking - expired   | Approved by BCC | September 1995 |

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>                    | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|--------------|---|----------------------------------|---------------------------|
| North & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2                            | Single-family residential |
| South        | Corridor Mixed-Use                                  | CG                               | Office complex            |
| West         | Neighborhood Commercial                             | CG (MPO)                         | Parking lot               |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| ZC-25-0111                | A zone change to reclassify the site from RS5.2 to CG is a companion item on this agenda.   |
| UC-25-0112                | A use permit, waivers of development standards, and design review for a banquet facility, caretaker unit, recreational facility, and museum 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 Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Neighborhood Commercial (NC) land use category on the site is compatible with the surrounding area. The site is located off of a collector street (Spencer Street) and is abutting a parcel planned Neighborhood Commercial (NC) to the west and is adjacent to properties planned Corridor Mixed-Use (CM) to the south. As long as there is no access provided to the residential street (Kamden Way/Roxbury Lane) within the single-family residential subdivision to the north and east, and with appropriate buffering, the site could function for commercial purposes. The request complies with Policy 6.1.6 which encourages infill, redevelopment, and adaptive reuse of vacant or underutilized buildings, both public and private, as a means to encourage reinvestment and sustainable development patterns. For these reasons, staff finds the request for the Neighborhood Commercial (NC) 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 April 16, 2025 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**

- No comment.

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

- No comment.

**TAB/CAC:** Paradise - denial.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** STASIS FOUNDATION

**CONTACT:** JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON BOULEVARD, SUITE 102, PMB 348, LAS VEGAS, NV 89117

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN AMENDMENT TO THE WINCHESTER/PARADISE 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 March 18, 2025, 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 Winchester/Paradise Land Use Plan Map by:

PA-25-700009 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN 162-14-802-001 from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC). Generally located on the east side of Spencer Street, 500 feet south of Viking Road.

**PASSED, APPROVED, AND ADOPTED this 18<sup>th</sup> day of March, 2025.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
VIVIAN KILARSKI, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY