

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700047-COUNTY OF CLARK:**

**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site.

Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc  
(For possible action)

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RELATED INFORMATION:

**APN:**

177-12-196-002 ptn

**EXISTING LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.12 (portion)
- Existing Land Use: Flood channel

**Applicant's Justification**

The applicant states the subject area is currently part of a flood channel that is excess land that creates a void between the actual physical flood channel and an approved 5 lot single-family residential subdivision to the east (TM-25-500039). If this request is approved, the void will be eliminated, and the area will be incorporated into the backyards of the 5 lots of the adjacent approved subdivision.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Public Use	PF & RS20	Sunset Park & flood channel
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Approved single-family residential (TM-25-500039)
West	Neighborhood Commercial	RS3.3	Single-family residential

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0745	A zone change request to reclassify a portion of the site from RS20 to RS3.3 zoning 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 Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff can support the proposed request. The request will allow for an unused portion of the flood channel to be incorporated with the approved single-family residential subdivision to the east. Eliminating the void between the approved subdivision and the physical flood channel will improve safety in the area and eliminate an area for trash to gather or people to loiter. Furthermore, with the area being transferred over to private use as part of the approved subdivision, the land use category of Public Use (PU) is no longer appropriate. The proposed Mid-Intensity Suburban Neighborhood (MN) land use category will match the existing land use category of the adjacent approved subdivision to the east. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) 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 January 21, 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:****Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:****APPROVALS:****PROTEST:****APPLICANT:** COUNTY OF CLARK (PUBLIC WORKS)**CONTACT:** NATHAN WHITE, ADAVEN HOMES, 3425 CLIFF SHADOWS PARKWAY, SUITE 110, LAS VEGAS, NV 89129

**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 December 16, 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-25-700047 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on a portion of APN 177-12-196-002 from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN). Generally located south of Warm Springs Road and east of Topaz Street.

**PASSED, APPROVED, AND ADOPTED this 16<sup>th</sup> day of December, 2025.**

**CLARK COUNTY PLANNING COMMISSION**

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

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY