

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700008-FINLEY, DAVIS W & NANCY N:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.91 acres.

Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/gc (For possible action)

RELATED INFORMATION:

APN:

162-36-202-025; 162-36-202-026

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.91
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed Business Employment (BE) land use category on the site would be compatible with the surrounding area since there are a number of industrial warehouse developments in the area. Furthermore, Clark County Department of Aviation owned parcels to the north would likely become industrial zoned parcels once auctioned.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0039-96	Tentative map for a 1 lot industrial subdivision - expired	Approved by PC	March 1996
ZC-1415-95	Zone change from R-E and C-P zoning to M-D zoning - expired	Approved by BCC	November 1995
ZC-342-93	Zone change for the eastern parcel from R-E to C-P zoning	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residence & undeveloped
South	Public Use	PF (AE-65 & AE-70)	Cemetery
East	Neighborhood Commercial	IP (AE-60 & AE-65)	Office/warehouse buildings
West	Public Use	RS20 (AE-70)	Place of worship

Related Applications

Application Number	Request
ZC-26-0126	A zone change from RS20 & CP to IP zoning is a companion item on this agenda.
VS-26-0125	A vacation and abandonment for portions of right-of-way is a companion item on this agenda.
WS-26-0127	Waivers of development standards and design review for a warehouse development is a companion item on this agenda.
TM-26-500031	A tentative map for a 1 lot industrial subdivision 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 Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed Business Employment (BE) land use category include office, distribution centers, warehouse/flex space, technology, and light-industry. Supporting land uses include small-scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

The request for the Business Employment (BE) land use category on the site is compatible with the surrounding area. The area has been transitioning to industrial uses where a number of

office/warehouse developments exist in the area. The adjacent properties to the north are already planned for Business Employment (BE) uses. Although the abutting properties to the east are planned for Neighborhood Commercial (NC) uses, the properties are zoned IP which is conforming to the Business Employment (BE) land use category. Although the adjacent property to the west is zoned RS20, the property is not being used for residential purposes but as a place of worship. The abutting property to the south is a cemetery and will not be adversely impacted. The site is located near Harry Reid International Airport, and therefore, the request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail and highway facilities. For these reasons, staff finds the request for the Business Employment (BE) 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 May 20, 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 to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: RAY FREDERICKSEN

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE, SUITE 1, LAS VEGAS, NV 89118

**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 April 21, 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 Winchester/Paradise Land Use Plan Map by:

PA-26-700008 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN's 162-36-202-025 & 026 from Neighborhood Commercial (NC) to Business Employment (BE). Generally located north of Patrick Lane and west of Topaz Street.

PASSED, APPROVED, AND ADOPTED this 21st day of April, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN,
EXECUTIVE SECRETARY