

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700013-WAGNER ROBERT E & HILDA D:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 1.04 acres.

Generally located south of Oquendo Road and west of Pecos Road within Paradise. JG/rk (For possible action)

RELATED INFORMATION:

APN:

162-36-601-004

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3345 Oquendo Road
- Site Acreage: 1.04
- Existing Land Use: Single-family residential

Site Overview

The approximately 1 acre subject parcel has a Master Plan land use category of Neighborhood Commercial (NC) and is zoned RS20 (Residential Single-Family 20). A proposed master plan amendment to Ranch Estate Neighborhood (RN) is needed for the purpose of subdividing the eastern portion of the parcel to have a future single-family dwelling. Additionally, the surrounding properties adjacent to the site are also zoned RS20.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-26-900139	Agenda item to direct staff to initiate a plan amendment	BCC Directed Staff	February 2026
NZC-20-0102	Non conforming zone change from C-P to R-E zoning for an existing single-family residence	Approved by BCC	May 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1496-99	Zone change from R-E to C-P zoning to convert the single-family residence to an office building	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood	RS10	Single-family residential
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	RS20	Single-family residential & undeveloped
West	Public Use	P-F	Del Sol High school

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 proposed change is from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN). Intended primary land uses in the proposed Ranch Estate Neighborhood (RN) land use category include single-family detached homes. Supporting land uses include uses related to the raising and keeping of animals for personal enjoyment or food production, accessory dwelling units, and neighborhood-serving public facilities such as parks, trails, open space, schools, libraries, and other complementary uses.

The subject parcel is designated Neighborhood Commercial (NC) on the Paradise Land Use Map of the Master Plan. Per this land use plan category, this parcel could be rezoned to a commercial zoning district. Considering the existing rural residential development on this site and the adjacent parcels to the south and east, it is now determined that commercial development at this location may not be appropriate; and therefore, redesignating the parcels to the Ranch Estate Neighborhood (RN) category will help maintain a consistent and compatible development pattern in the area between Sage Brush Street and Pecos Road.

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
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS: 1 card

PROTEST: 1 letter

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND
CENTRAL PARKWAY, LAS VEGAS, NV 89155

RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 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 Winchester/Paradise 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 Winchester/Paradise Land Use Plan Map by:

PA-26-700013 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN 162-36-601-004 from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN). Generally located on the south of Oquendo Road and west of Pecos Road.

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

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN GOYA, COUNTY CLERK