

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700014-WILLETT, JAMES C & YU CHONG:

PLAN AMENDMENT to redesignate the land use category on a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON).

Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock. JJ/al (For possible action)

RELATED INFORMATION:

APN:

175-14-702-007 ptn

EXISTING LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 11265 West Cougar Avenue
- Site Acreage: 2.28 (portion)
- Existing Land Use: Single-family residence

Background

The parcel is currently zoned H-2 (General Highway Frontage). On March 20, 2024, the Board of County Commissioners directed the Department of Comprehensive Planning to reclassify H-2 zoned parcels located along Blue Diamond Road and SR159, west of Hualapai Way, into appropriate zoning districts per the revised Title 30 Development Code based on existing land use and conformance to the Master Plan. The northern portion of this privately owned parcel was dedicated right-of-way for Cougar Avenue which was vacated in October 2019. The majority of the parcel is in the Outlying Neighborhood (ON) category in the Master Plan; however, the northern portion of the parcel that was part of the Cougar Avenue right-of-way is in the Open Lands (OL) category in the Master Plan. Redesignating the northern portion of the parcel to the ON category will allow the parcel to be reclassified from an H-2 to an RS80 (Residential Single-Family 80), which conforms to the ON category in the Master Plan and would place the entire parcel into one uniform zoning district that is appropriate for the property based on the existing land use, a single-family residence.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0629	Vacated easements and a portion of Cougar Avenue adjacent to the site - recorded	Approved by PC	October 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
East	Open Lands	H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residence

Related Applications

Application Number	Request
ZC-25-0198	Reclassify 2.28 acres from H-2 to RS80 is a companion item on this agenda.
PA-25-700013	Redesignate 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON) is a related item on this agenda.
ZC-25-0197	Reclassify 0.12 acres from H-2 to RS80 is a related item on this agenda.
ZC-25-0196	Reclassify portions of 1,191.94 acres from H-2 zone to OS, RS80, CG and PF is a related item on the May 21, 2025 Board of County Commissioners 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 proposed change is from Open Lands (OL) to Outlying Neighborhood (ON). Intended primary land uses in the proposed ON land use category include single-family detached homes. Supporting land uses include accessory dwelling units, grazing, small-scale crop and food production, low-intensity agriculture and associated outbuildings, and neighborhood-serving public facilities such as parks, trails, open space, and other complementary uses.

The primary land uses for the OL category include active and passive recreation, habitat conservation, grazing and designated military facilities, with supporting land uses to include renewable energy. These types of uses are typically developed on public lands or on large privately owned properties. This parcel is 2.28 acres and is developed with a single-family residence. Based on the existing land use of the parcel the appropriate zoning district for the site would be RS80. The northern portion of the parcel is in the OL land use category and the RS80 zoning district does not conform to this category. The majority of this parcel is in the ON land use category in the Master Plan, and the RS80 zoning district conforms to the ON land use category. Redesignating the northern portion of the parcel to the ON land use category would allow the entire parcel to be reclassified to the RS80 zoning district, which would be consistent with other privately owned parcels in the area and the existing land use on the site. For these reasons, staff finds the request for the ON 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 21, 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.

TAB/CAC: Red Rock - approval.

APPROVALS:

PROTEST:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

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

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE NORTHWEST COUNTY (RED ROCK) 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 15, 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 Northwest County (Red Rock) Land Use Plan Map by:

PA-25-700014 - Amending the Northwest County (Red Rock) Land Use Plan Map of the Clark County Master Plan on a portion of APN 175-14-702-007 from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail.

PASSED, APPROVED, AND ADOPTED this 15th day of April, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY