

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700054-ISABELLE INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Urban Neighborhood (UN), Compact Neighborhood (CN), and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 2.44 acres.

Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

162-18-110-029 through 162-18-110-034

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

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

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3412 & 3430 Decatur Boulevard & 3411 & 3447 Frontier Street
- Site Acreage: 2.44
- Existing Land Use: Outside storage, vacant land, and single-family homes

Applicant's Justification

The applicant is requesting a Master Plan Amendment to Corridor Mixed-Use (CM). There is also a companion zone change request on a 1.99 portion of the site from RS20 to CG. This zone change requires a Master Plan Amendment to the Corridor Mixed-Use land use category. The overall site consists of 8 parcels and is located on the southeast corner of Decatur Boulevard and Pioneer Avenue. One of the subject parcels for the overall site is already designated Corridor Mixed-Use (CM). According to the applicant, there is a need for commercial development in the area to meet the needs of residents.

Prior Land Use Requests (APN 162-18-110-028 and 162-18-110-029 only)

Application Number	Request	Action	Date
UC-0895-03	Outside storage in conjunction with an equipment rental business - expired	Approved by PC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Place of worship & single-family residential
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Retail center & single-family residence
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Neighborhood Commercial & Corridor Mixed-Use	CG	Retail, mini-warehouse, & vehicle sales and repair

Related Applications

Application Number	Request
ZC-25-0855	A zone change to reclassify a portion of the site from RS20 to CG zoning is a companion item on this agenda.
WS-25-0857	Waivers of development standards and a design review for a shopping center is a companion item on this agenda.
VS-25-0856	A vacation and abandonment of right-of-way 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 Urban Neighborhood (UN), Compact Neighborhood (CN), and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. Several similar commercial centers exist along this portion of Decatur Boulevard and Spring Mountain Road. The request complies with Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) 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 March 4, 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: KAYLEE BCHO

CONTACT: SCA DESIGN, 2140 E. PEBBLE ROAD, SUITE 140, LAS VEGAS, NV 89123

**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 February 03, 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-25-700054 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN's: 162-18-110-029 through 162-18-110-034 from Mid-Intensity Suburban Neighborhood (MN), Compact Neighborhood (CN), and Urban Neighborhood (UN) to Corridor Mixed-Use (CM). Generally located east of Decatur Boulevard and south of Pioneer Avenue within Paradise.

PASSED, APPROVED, AND ADOPTED this 3rd day of February, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

SAMI REAL, EXECUTIVE SECRETARY