

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)

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

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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

Application Number	Request
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 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: December 16, 2025 – ADOPTED – Vote:
Unanimous Absent: Gibson

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS: 2 cards

PROTEST: 1 card

APPLICANT: COUNTY OF CLARK (PUBLIC WORKS)

CONTACT: NATHAN WHITE, ADAVEN HOMES, 3425 CLIFF SHADOWS PARKWAY,
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**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 December 16, 2025, 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 January 21, 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-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 21st day of January, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK