

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700038-KAENRAT, NARIN:

PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.50 acres.

Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/al (For possible action)

 RELATED INFORMATION:
APN:

177-10-201-005

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 7525 Amigo Street
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the properties adjacent to the subject site are currently zoned RS20 to the west and south and RS5.2 to the east. The property to the north is zoned PF and is currently developed as an elementary school, and there is a place of worship further to the west of the site. The proposed change to Low-Intensity Suburban Neighborhood would harmonize with the existing single family RS5.2 development to the east and create an architectural design buffer with the existing RS20 area to the west of the site. The request contributes to the County's sustainability goals promoting efficient land utilization and fostering a more connected integrated urban fabric.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10 & RS5.2	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
ZC-24-0710	A reclassification from RS20 to RS5.2 zone is a companion item on this agenda.
DR-24-0711	A design review for a single-family residential development is a companion item on this agenda.
VS-24-0712	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500153	A 12 lot single-family residential 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 Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed Low-Intensity Suburban Neighborhood (LN) land use category include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open spaces, places of assembly, schools, libraries, and other complementary uses.

This site and the abutting parcels to the south and west are planned Ranch Estate Neighborhood (RN); however, the adjacent parcels to the west and southwest are undeveloped. The parcel to the southwest is under the ownership of an existing place of worship located 360 feet to the west of the site. The place of worship controls other undeveloped parcels in the area, which in conjunction with the existing schools to the north indicate a trend toward public/institutional uses in the area abutting the site. Changing this site to Low-Intensity Suburban Neighborhood (LN) would allow for single-family residential development at a slightly higher density that is consistent and compatible with the existing development in the area, which would help to satisfy increased housing demands. Approval of this request would comply with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood (LN) 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: February 4, 2025 – ADOPTED – Vote: Unanimous Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS: 3 cards, 1 letter

PROTEST: 10 cards, 1 letter

APPLICANT: KHUONG NGUYEN

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE 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 February 4, 2025, the Clark County Planning Commission adopted an amendment to the Paradise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on March 5, 2025, 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 Paradise Land Use Plan Map by:

PA-24-700038 - Amending the Paradise Land Use Plan Map of the Clark County Master Plan on APN 177-10-201-005 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Generally located on the southwest corner of Eldorado Lane and Amigo Street.

PASSED, APPROVED, AND ADOPTED this 5th day of March, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK