

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Jennifer Ammerman, Deputy Director, Department of Comprehensive Planning

Recommendation: AG-26-900139: Discuss whether to initiate a Master Plan Amendment for Assessor's Parcel Number (APN) 162-36-601-004, and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Commissioner Gibson requests that the Board of County Commissioners (Board) discuss whether to initiate a Master Plan Amendment for APN 162-36-601-004, generally located south of Oquendo Road and west of Pecos Road. The approximately 1.0-acre subject parcel has a Master Plan land use category of Neighborhood Commercial (NC) and is zoned RS20 (Residential Single-Family 20).

An existing single-family residence was constructed on the site in 1973. In 1999, ZC-1496-99 was approved to rezone the site to the C-P (Office and Professional) zoning district. In 2020, NZC-20-0102 was approved to rezone the site back to the RS20 (Residential Single-Family 20) zoning district [previously (R-E)]. NZC-20-0102 was approved subject to no resolution of intent and staff prepared an ordinance to change the zoning map. The ordinance was adopted and the zoning for the site was changed to RS20 (Residential Single-Family 20).

The Master Plan Amendment would redesignate the planned land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN). The RS20 (Residential Single-Family 20) zoning district is conforming to the Ranch Estate Neighborhood (RN) Master Plan land use category. The Master Plan Amendment from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) would align the current zoning of the parcel with the Master Plan.

Staff requests the Board discuss and direct staff accordingly.