

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700016-DESERT PALMS, INC.:

PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Corridor Mixed-Use (CM) on a 2.66 acre portion of 32.0 acres.

Generally located east of US Highway 95 and north of State Route 163 within South County.
MN/rk (For possible action)

RELATED INFORMATION:

APN:

260-32-702-001 ptn

EXISTING LAND USE PLAN:

SOUTH COUNTY - OPEN LANDS

PROPOSED LAND USE PLAN:

SOUTH COUNTY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.66 acre portion of a 32.0 total acre site
- Existing Land Use: Undeveloped

Applicant’s Justification

According to the applicant this parcel is currently being subdivided into 2 parcels. The Master Plan Amendment is for the 2.66 acre parcel, known as Parcel 1. The entire site is currently designated as Open Lands in the Master Plan. The applicant is proposing an amendment to Corridor Mixed-Use (CM) because the site will be better suited for commercial uses. The applicant further states that the South County goals and policies encourage concentrating commercial development along the US 95 corridor and the existing infrastructure in the area will be able to support the current and future needs the property might have.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0643-07	Nonconforming zone change from R-1, R-3, R-V-P, C-1, and C-2 zone for a residential and commercial development - expired	Held by PC	September 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Open Lands	H-2 & RS80	Undeveloped
East	Open Lands	RS80	Undeveloped
West	Corridor Mixed-Use	H-2	Undeveloped

Related Applications

Application Number	Request
ZC-26-0196	A zone change from H-2 to CG is a companion item on this agenda.
UC-26-0197	A use permit, waivers of development standards, and design review for a communication utility building 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 Open Lands (OL) 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 multiple 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. There are properties planned Corridor Mixed-Use located directly west of this site and farther south near the intersection of US-95 and State Route 163. Staff believes the US-95 corridor is an ideal location for the proposed land use plan amendment. Furthermore, the proposed amendment to CM meets Policy 1.6 of the Master Plan which encourages the viability and livability of Clark County's outlying communities, taking into consideration each outlying community's area characteristics. As such, staff can support this request.

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 June 17, 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:

APPROVALS:

PROTEST:

APPLICANT: MIDDLE MILE INFRASTRUCTURE, LLC

CONTACT: LTS MANAGED TECHNICAL SERVICES, LLC, 14400 THE LAKES BOULEVARD, BUILDING C, SUITE 100, PFLUGERVILLE, TX 78660

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE SOUTH COUNTY 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 May 19, 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 South County Land Use Plan Map by:

PA-26-700016 - Amending the South County Land Use Plan Map of the Clark County Master Plan on APN 260-32-702-001 from Open Lands (OL) to Corridor Mixed-Use (CM). Generally located east of US Highway 95 and north of State Route 163 within South County.

PASSED, APPROVED, AND ADOPTED this 19th day of May, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY