

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700034-CLF, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres.

Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise.
TS/mc (For possible action)

RELATED INFORMATION:

APN:

162-13-801-001

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: N/A
- Site Acreage: 2.09
- Existing Land Use: undeveloped

Applicant's Justification

The applicant requests to change the master plan category of the parcel to Low-Intensity Suburban Neighborhood in support of a proposed residential subdivision. According to the applicant, the project site is bounded to the north and west by existing RS5.2 zoned subdivisions with a master plan category of Mid-Intensity Suburban Neighborhood, and the proposed change meets several County land use policies within the Master Plan, including Goal 1.1 Policy 1.1.1, Mix of Housing Types which encourages the provision of diverse housing types at varied densities and in numerous locations. According to the applicant, the policy specifically encourages development of smaller single-family lots as a fulfillment of this policy. Goal 1.4 Policy 1.4.4, Infill and Redevelopment which encourages infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. According to the applicant, development of the proposed lots will help reduce the number of infill parcels within this neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1019-06	Waiver of development standards to allow residential access on collector street	Denied by PC	September 2006
TM-500538-04	An 8 lot residential subdivision map - expired	Approved by PC	October 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0560	A waiver of development standards and design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0559	Vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500140	Tentative map for a 10 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 to Low-Intensity Suburban Neighborhood. Intended primary land uses in the proposed Low-Intensity Suburban

Neighborhood include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood-servicing public facilities, such as parks, trails, open space, places of assembly, schools libraries and other complementary uses.

The property is currently zoned RS5.2, and a proposal for a 10 lot single-family subdivision is also being requested for the site as a companion item to this request. The request meets Goal 1.1 Policy 1.1.1, Mix of Housing Types of the Master Plan, which encourages the provision of diverse housing types at varied densities and in numerous locations. The surrounding area includes a number of existing single-family subdivisions, and the subdivisions directly north and west of the subject site are designated as Mid-Intensity Suburban Neighborhood. The majority of parcels in the surrounding area are also designated as Mid-Intensity Suburban Neighborhood, which are of greater density and intensity than proposed by the applicant. The proposed change to the Low-Intensity Suburban Neighborhood land use category is more compatible to the existing zoning, RS5.2, of the site than the current Ranch Estate Neighborhood land use category. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood 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 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: November 18, 2025 – ADOPTED – Vote: Unanimous Absent: Gibson

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS: 5 cards

PROTEST: 25 cards, 2 letters

COUNTY COMMISSION ACTION: December 17, 2025 – HELD – To 01/07/26 – per the applicant.

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

**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 November 18, 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 January 7, 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 Paradise Land Use Plan Map by:

PA-25-700034 - Amending the Paradise Land Use Plan Map of the Clark County Master Plan on APN 162-13-801-001 from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the southeast corner of Viking Road and McLeod Drive.

PASSED, APPROVED, AND ADOPTED this 7th day of January, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK