

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0510-COUNTY OF CLARK (PUBLIC WORKS):

ZONE CHANGE to reclassify 17.35 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located south of Robindale Road and east of Interstate 215 within Paradise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-11-301-003; 177-11-301-005

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 17.35
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that RM18 zoning is appropriate for the site since it provides a transition from Interstate 215 to the existing single-family residential developments to the east. Furthermore, the request complies with Policy 1.3.2 of the Master Plan which encourages a mixture of housing options within larger neighborhoods.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential, place of worship, & undeveloped
South	Public Use	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Interstate 215 & undeveloped

Related Applications

Application Number	Request
PA-25-700029	A plan amendment from Public Use (PU) to Compact Neighborhood (CN) is a companion item on this agenda.
UC-25-0512	A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda.
VS-25-0511	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RM18 zoning is compatible with the surrounding area. RM18 zoning will allow for a buffer and transition between Interstate 215 to the west and the existing RS5.2 zoned single-family residential developments to the east. The site is also located on a collector street (Robindale Road) which will be able to accommodate the increased traffic volumes resulting from the proposed density. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RM18 zoning is appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, 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: September 2, 2025 – APPROVED – Vote: Unanimous
Absent: Kirk

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0063-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS: 2 cards

PROTESTS: 16 cards, 2 letters

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135