

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700020-HAPPY MINER LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres.

Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md
(For possible action)

RELATED INFORMATION:

APN:

162-11-411-112

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 E. Desert Inn Road
- Site Acreage: 2.16
- Existing Land Use: Office complex

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM). A Master Plan Amendment is required to match the allowable density within the corresponding zoning district, Commercial Resort (CR), for the subject property. Transitioning to an Entertainment Mixed-Use (EM) land use designation is appropriate for this site for the following reasons: 1) Strategic Proximity to Healthcare and Employment: The site is situated near Sunrise Hospital and the Las Vegas Convention Center. Increasing residential density in this corridor allows healthcare workers and seniors to live within immediate reach of critical medical services and major employment hubs; 2) Efficient Land Use: By utilizing a vertical mixed-use model, the project maximizes the area of commercial space while providing high-density housing on a compact footprint, aligning with modern urban planning goals for the region; and 3) Community Integration: The project serves as a transitional bridge between the intensive commercial uses of the Convention Center area and the specialized needs of the local medical district.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0433	Waiver of development standards and design review for a motel - expired	N/A	N/A
UC-0167-07 (ET-0075-09)	Extension of time for a use permit for a beauty salon	Approved by PC	May 2009
UC-0167-07	Use permit for a beauty salon	Approved by PC	March 2007
UC-1095-05	Use permit for a public utility structure	Approved by PC	August 2005
ET-0209-98 (VC-1311-95)	Extension of time for a use permit for psychic arts	Approved by PC	July 1998
VC-1030-96	Variance for a permanent make-up establishment	Approved by PC	July 1996
VC-1961-95	Variance for a massage establishment	Approved by PC	January 1996
VC-1311-95	Variance for psychic arts	Approved by PC	September 1995
UC-0737-95	Use permit for check cashing - expired	Approved by PC	June 1995
UC-0238-94	Use permit for sales and rental (personal pager rental and sale)	Approved by PC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (HDO)	Single-family residential
South	Neighborhood Commercial	CP & RS5.2	Office & single-family residential
East & West	Neighborhood Commercial	CR	Office

Related Applications

Application Number	Request
VS-25-0897	A vacation and abandonment of right-of-way is a companion item on this agenda.
WS-24-0433	A use permit for offices, waivers of development standards and a design review for mixed-use development 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 Neighborhood Commercial (NC) to Entertainment Mixed-Use. Intended primary uses in the Entertainment Mixed-Use (EM) land use category include a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. Supporting land uses include high density residential as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses. Furthermore, the Entertainment Mixed-Use (EM) land use category permits residential density at 18 or more dwelling units per acre.

Staff finds the request to redesignate the site to Entertainment Mixed-Use (EM) is compatible with the surrounding land uses. The site is adjacent to an existing office building to the west and abuts an existing single-family residential development zoned RS5.2 to the north. To the east of the project site, across Pawnee Drive, is an existing office building while immediately south of the site, across Desert Inn Road, is a mixture of office buildings and single-family residences. The project site is located adjacent to Desert Inn Road which is designated as an arterial street, and the surrounding area features a combination of commercial and residential land uses. Redesignating the site to Entertainment Mixed-Use (EM) will advance Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varying densities.

The request to Entertainment Mixed-Use complies with Policy WP-1.7 of the Master Plan by encouraging targeted reinvestment in and revitalization of older neighborhoods in Winchester/Paradise to expand housing options. Furthermore, this request also complies with Goal 1.1 which aims 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 Entertainment Mixed-Use (EM) land use category appropriate for this location.

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 **August 5, 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - denial.

APPROVALS: 2 cards

PROTEST: 7 cards

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the Planning Commission.

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE WINCHESTER/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 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 July 7, 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 Winchester/Paradise Land Use Plan Map by:

PA-26-700020 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN 162-11-411-112 from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM). Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester.

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

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY