

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700013-WAGNER ROBERT E & HILDA D:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 1.04 acres.

Generally located south of Oquendo Road and west of Pecos Road within Paradise. JG/rk (For possible action)

RELATED INFORMATION:

APN:

162-36-601-004

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3345 Oquendo Road
- Site Acreage: 1.04
- Existing Land Use: Single family residential

Site Overview

The approximately 1 acre subject parcel has a Master Plan land use category of Neighborhood Commercial (NC) and is zoned RS20 (Residential Single-Family 20). A proposed master plan amendment to Ranch Estate Neighborhood (RN) is needed for the purpose of subdividing the eastern portion of the parcel to have a future single-family dwelling. Additionally, the surrounding properties adjacent to the site are also zoned RS20.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-26-900139	Agenda item to direct staff to initiate a plan amendment	BCC Directed Staff	February 2026
NZC-20-0102	Non conforming zone change from C-P to R-E zoning for an existing single-family residence	Approved by BCC	May 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1496-99	Zone change from R-E to C-P zoning to convert the single-family residence to an office building	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood	RS10	Single-family residential
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	RS20	Single-family residential; undeveloped
West	Public Use	P-F	Del Sol High school

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 proposed change is from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN). Intended primary land uses in the proposed Ranch Estate Neighborhood (RN) land use category include single-family detached homes. Supporting land uses include uses related to the raising and keeping of animals for personal enjoyment or food production, accessory dwelling units, and neighborhood-serving public facilities such as parks, trails, open space, schools, libraries, and other complementary uses.

The subject parcel is designated Neighborhood Commercial (NC) on the Paradise Land Use Map of the Master Plan. Per this land use plan category, this parcel could be rezoned to a commercial zoning district. Considering the existing rural residential development on this site and the adjacent parcels to the south and east, it is now determined that commercial development at this location may not be appropriate; and therefore, redesignating the parcels to the Ranch Estate Neighborhood (RN) category will help maintain a consistent and compatible development pattern in the area between Sage Brush Street and Pecos Road.

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:**Clark County Water Reclamation District (CCWRD)**

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155

**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 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 Winchester/Paradise Land Use Plan Map by:

PA-26-700013 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN 162-36-601-004 from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN). Generally located on the south of Oquendo Road and west of Pecos Road.

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

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY