

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700009-STASIS FOUNDATION:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.05 acres.

Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/gc (For possible action)

RELATED INFORMATION:

APN:

162-14-802-001

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3970 Spencer Street
- Site Acreage: 1.05
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states the request for the Neighborhood Commercial (NC) land use category helps encourage a diversity of land uses near major street and transit corridors since the site is within 0.12 miles of Flamingo Road and 0.54 miles of Maryland Parkway. Furthermore, the applicant states the proposed request will not create any undue burden on any public improvement, facility, or service.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0333-00 (ET-0056-03)	First extension of time to review a use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen subject until April 5, 2006 for review - expired	Approved by PC	April 2003
UC-0333-00	Use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen - expired	Approved by PC	April 2000
UC-1022-95	Use permit for a privately operated party facility with a variance to reduce parking - expired	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Office complex
West	Neighborhood Commercial	CG (MPO)	Parking lot

Related Applications

Application Number	Request
ZC-25-0111	A zone change to reclassify the site from RS5.2 to CG is a companion item on this agenda.
UC-25-0112	A use permit, waivers of development standards, and design review for a banquet facility, caretaker unit, recreational facility, and museum 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 Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Neighborhood Commercial (NC) land use category on the site is compatible with the surrounding area. The site is located off of a collector street (Spencer Street) and is abutting a parcel planned Neighborhood Commercial (NC) to the west and is adjacent to properties planned Corridor Mixed-Use (CM) to the south. As long as there is no access provided to the residential street (Kamden Way/Roxbury Lane) within the single-family residential subdivision to the north and east, and with appropriate buffering, the site could function for commercial purposes. The request complies with Policy 6.1.6 which encourages infill, redevelopment, and adaptive reuse of vacant or underutilized buildings, both public and private, as a means to encourage reinvestment and sustainable development patterns. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category is 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 **May 21, 2025** 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: Paradise - denial.

APPROVALS: 1 card, 1 letter

PROTEST: 2 cards, 1 letter

PLANNING COMMISSION ACTION: March 18, 2025 – HELD – To 04/15/25 – per the applicant.

APPLICANT: STASIS FOUNDATION

CONTACT: JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON
BOULEVARD, SUITE 102, PMB 348, LAS VEGAS, NV 89117

**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 April 15, 2025, 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-25-700009 - Amending the Winchester/Paradise Land Use Plan Map of the Clark County Master Plan on APN 162-14-802-001 from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC). Generally located on the east side of Spencer Street, 500 feet south of Viking Road.

PASSED, APPROVED, AND ADOPTED this 15th day of April, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY