

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:

AMENDED HOLDOVER ZONE CHANGE to reclassify 1.82 acres from an RS80 (Residential Single-Family 80) Zone (previously notified as RS20 (Residential Single-Family 20 Zone) to an RS10 (Residential Single-Family 10) Zone for a future residential development.

Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain (description on file). AB/rk (For possible action)

RELATED INFORMATION:

APN:

126-25-501-004

PROPOSED LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.82
- Existing Land Use: Undeveloped

Request

This request is a zone boundary amendment from **RS80** to RS10 zoning with no specific development plans. A future subdivision map for the specific layout will be requested at a later date. The site has approximately 165 feet of frontage along Centennial Parkway and is 1.82 acre in size. Furthermore, the site is in the Lone Mountain Interlocal Agreement area identified as Planning Area B which must remain residential and designated at a density of no greater than 3.5 dwelling units per gross area.

Applicant's Justification

In addition to the zone change request to RS10, the applicant is requesting a Master Plan Amendment to change the Master Plan designation from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). The applicant indicates the proposed zone change is compatible to the surrounding area. The residential development to the west is zoned RS10 and RS20. Further to the east is a residential development zoned R-1 in the City of Las Vegas, and to the north across the street is Centennial High School in the City of Las Vegas.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0502-13	Vacated and abandoned a government patent easement on this site	Approved by PC	October 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	Civic (C-V)	Centennial High School
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	City of Las Vegas	RNP	Undeveloped - BLM land
West	Ranch Estates Neighborhood (up to 2 du/ac)	RS10 & RS20	Single-family residential development

Related Applications

Application Number	Request
PA-24-700040	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) 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. Staff finds even though the surrounding area may contain a mix of rural estates to low density development, the site is located within a County island within the Lone Mountain Planning Area, that is somewhat surrounded by the City of Las Vegas. Most properties within the County island are planned for Ranch Estate Neighborhood (RN) uses and primarily zoned RS20. Reclassifying this entire parcel to an RS10 zoning district would not be consistent with the existing residential development adjacent to the site. Since approval of this request is contingent upon approval of PA-24-700040, which staff is not supporting, staff cannot support the zone change request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **April 2, 2025 at 9:00 a.m.**, unless otherwise announced.

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.

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - denial.

APPROVALS: 2 letters

PROTESTS: 7 cards

PLANNING COMMISSION ACTION: February 4, 2025 – HELD – To 03/04/25 – per staff.

APPLICANT: GABRIEL FIGUEROA

CONTACT: GABRIEL FIGUEROA, 5501 SENTINEL BRIDGE STREET, LAS VEGAS, NV 89130