

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:**

**HOLDOVER PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres.

Generally located south of Centennial Parkway and east of Michelli Crest Way within Lone Mountain. AB/rk (For possible action)

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RELATED INFORMATION:

**APN:**

126-25-501-004

**EXISTING LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**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 master plan amendment from Ranch Estates Neighborhood (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (up to 5 du/ac). 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 acres 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

The applicant indicates that changing the planned land use to a higher residential category will allow each member of their family to build a residence for themselves. Multiple properties less than half acre in size exists in the areas both in the City of Las Vegas and the County. Across the street to the north is Centennial High school.

**Prior Land Use Requests**

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

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>          | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>              |
|-------|-------------------------------------------|----------------------------------|---------------------------------------|
| 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 Estate Neighborhood (up to 2 du/ac) | RS10 & RS20                      | Single-family residential development |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>                                                             |
|---------------------------|----------------------------------------------------------------------------|
| ZC-24-0722                | A zone change from RS80 to RS10 zoning 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 Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed Low-Intensity Suburban Neighborhood (LN) land use category include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open spaces, places of assembly, schools, libraries, and other complementary uses.

The proposed amendment supports the imperative for in-fill developments; however, the intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate

spatial distribution of land uses that complement each other. This application is for low density suburban residential development and is not in character with the adjacent large lot rural estate lots further to the south. Staff finds that the current land use category of Ranch Estate Neighborhood (RN) to be more appropriate for the area than the proposed Low-Intensity Suburban Neighborhood (LN). The current Master Plan that was adopted in November 2021, no longer has a land use category of Residential Low (up to 3.5 du/ac). This is why the applicant is applying for Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac). The site is located within a County island within the Lone Mountain Planning Area, that is somewhat surrounded by the City of Las Vegas. Changing the land use category to Low-Intensity Suburban Neighborhood (LN) for this site does not comply with Policy LM-1.4 of the Master Plan which promotes protecting the character of existing Ranch Estate Neighborhoods by discouraging the development of lots less than 20,000 square feet. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood (LN) land use category not appropriate for this location.

**Staff Recommendation**

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** March 4, 2025 – ADOPTED – Vote: Aye: Frasier, Gibson, Mujica, Roitman, Stone, Kirk Nay: Kilarski  
**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Lone Mountain – denial.

**APPROVALS:** 2 letters

**PROTEST:** 24 cards, 2 letters

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

**COUNTY COMMISSION ACTION:** April 2, 2025 – HELD – To 05/07/25 – per the Board of County Commissioners.

**COUNTY COMMISSION ACTION:** May 7, 2025 – HELD – No Date – per the applicant.

**APPLICANT:** GABRIEL FIGUEROA

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

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE LONE MOUNTAIN 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 Commissioners adopted the Clark County Master Plan on November 17, 2021, and

**WHEREAS**, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, on March 4, 2025, the Clark County Planning Commission adopted an amendment to the Lone Mountain Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on July 16, 2025, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board does adopt and amend the Lone Mountain Land Use Plan Map by:

PA-24-700040 - Amending the Lone Mountain Land Use Plan Map of the Clark County Master Plan on APN 126-25-501-004 from Ranch Estates Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way.

**PASSED, APPROVED, AND ADOPTED this 16th day of July, 2025.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
TICK SEGERBLOM, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK