

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

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

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 Estates 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

Application Number	Request
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 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 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: Lone Mountain – denial.

APPROVALS: 2 letters

PROTEST: 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

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE LONE MOUNTAIN 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 March 4, 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 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 4th day of March, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY