08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0339-LONE MOUNTAIN ESTATES, LLC:

ZONE CHANGE to remove 16.45 acres from the Neighborhood Protection (RNP) Overlay.

Generally located south of Helena Avenue and west of Grand Canyon Drive within Lone Mountain (description on file). AB/gc (For possible action)

RELATED INFORMATION:

APN:
138-06-312-001 through 138-06-312-004; 138-06-401-011; 138-06-401-012; 138-06-401-015; 138-06-415-001 through 138-06-415-005; 138-06-416-001 through 138-06-416-006

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 4119, 4120, 4140, 4160, 4161, 4180, 4181, 4200, 4220, 4240, 4260, & 4280 N. Jensen Street; and 4105, 4123, 4141, 4159, 4177, & 4195 N. Grand Canyon Drive
- Site Acreage: 16.45
- Existing Land Use: Single-family residential

Applicant's Justification
The applicant states the subject parcels are part of a larger assemblage under common ownership and are being developed in coordination with the parcels located northeast of the subject parcels within the City of Las Vegas. Maintaining a consistent zoning framework across the entire project area is critical to ensure cohesive site planning, circulation, and architectural design. The current inclusion of the subject parcels within the Neighborhood Protection (RNP) Overlay creates an inconsistency that limits the ability to develop the site in a unified and efficient manner. Additionally, the subject parcels are located on the edge of and not situated within a cohesive Neighborhood Protection (RNP) Overlay area. The surrounding area includes a place of worship and other properties not within the Neighborhood Protection (RNP) Overlay.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0503	Waiver of development standards to increase wall height and alternative screening in the front yard - expired	Approved by PC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0204	Vacation and abandonment of patent easements for the lots that front Grand Canyon Drive	Approved by BCC	April 2019
WS-19-0172	Waivers of standard development to allow single-family residential lots to access a collector street (Grand Canyon Drive), allow single-family residential lots to access a collector street without a circular driveway or on-site turnaround, increase wall height, and waive off-site improvements for a single-family residential development	Approved by BCC	April 2019
TM-19-500060	Tentative map for 6 single-family residential lots along Grand Canyon Drive	Approved by BCC	April 2019
VS-18-0742	Vacation and abandonment of patent easements along the Hickam Avenue alignment	Approved by PC	November 2018
WS-18-0743	Waivers of development standards to increase wall height and finished grade for a single-family residential development for lots along the east side of Jensen Street	Approved by PC	November 2018
TM-18-500176	Tentative map for 9 single-family residential lot along the east side of Jensen Street	Approved by PC	November 2018
VS-18-0481	Vacated a BLM right-of-way grant (easement) being the northern 30 feet of Solitaria Drive	Approved by PC	August 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & City of Las Vegas	RS10, RS20, & R-D	Single-family residential
East	City of Las Vegas	R-E, C-V, & U (RNP)	Single-family residential, place of worship, & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (1 lot is within NPO-RNP)	Single-family residential & undeveloped

Related Applications

Application Number	Request
WS-26-0340	A waiver of development standards to increase front wall height on 17 of the subject parcels 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 can support the request to remove the subject parcels from the Neighborhood Protection (RNP) Overlay. The subject parcels are at the edge of a Neighborhood Protection (RNP) Overlay area and all the adjacent and abutting parcels south of Helena Avenue (with the exception of 1 lot within this subdivision that is not a part of this request) are not within the Neighborhood Protection (RNP) Overlay. Additionally, the nature of the surrounding area has changed with the establishment of a large place of worship (LDS temple) to the east. Higher density single-family residential is also located adjacent to the site to the south. The development trend for the lots that have been developed within the subject subdivision also don't necessarily align with the Neighborhood Protection (RNP) Overlay character as stated in Title 30. Title 30 states the Neighborhood Protection (RNP) Overlay should preserve an open, rural character where a variety of agriculture and equestrian animals are kept. The homes developed within the subdivision already have increased wall heights, including along the front property line, and do not appear to be used for agriculture or the raising or keeping of animals. Although, it should be noted that the removal of the Neighborhood Protection (RNP) Overlay does not prevent agriculture or the raising or keeping of animals in conjunction with a single-family residence in the RS20 zoning district. For these reasons, staff finds the request for the removal of the Neighborhood Protection (RNP) Overlay is appropriate for this location.

Staff Recommendation
Approval.

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:

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 for any sanitary sewer needs, 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 - no recommendation.
APPROVALS:
PROTESTS:

APPLICANT: LONE MOUNTAIN ESTATES, LLC
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