

Lone Mountain Land Use Plan



Adopted December 3, 2014

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COUNTY COMMISSIONERS
ADOPTING AN UPDATE OF THE LONE MOUNTAIN LAND USE PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners (hereafter referred to as the "Board") adopted the Clark County Comprehensive Plan in December 1983, which established a policy for separate town plans; and

WHEREAS, Lone Mountain in Clark County, Nevada are well established, but still evolving communities and the Board directed the amendment to the Land Use Plan; and

WHEREAS, a final draft copy of a report entitled the "Lone Mountain Land Use Plan" as approved with a super-majority vote by the Clark County Planning Commission, has been received by the Board as specified in the Nevada Revised Statute 278.220; and

WHEREAS, on December 3, 2014, a public hearing was held by the Board of County Commissioners in accordance with Nevada Revised Statute 278.220 on the amended planned land uses;

NOW, THEREFORE, BE IT RESOLVED by the Clark County Board of County Commissioners:

1. That the Clark County Board of County Commissioners does adopt and accept an update of the Lone Mountain Land Use Plan with the following changes:

- a. The Lone Mountain Land Use Plan has been changed to include land use category descriptions, goals and policies, administrative procedures and a descriptive land use map.

2. That the planned land use categories as set forth in the map legend do not designate any specific zoning classification. The color-coded areas constitute general categories of planned land uses with a range of options and do not guarantee property owners a particular zoning classification, density, or intensity in the future. Requests for specific zone reclassifications are subject to the discretion of the Planning Commission and the Board of County Commissioners within the general guidance contained within the Plan, coupled with consideration to the health, safety, morals, general welfare, the character of the area Lone Mountain's suitability for particular uses, the availability of sewer, water and other required resources, and recognition of the value of particular buildings, land uses and property. Specific considerations concerning densities and land use intensity in the provided range are additionally impacted by these same concerns and are guided by the goal of buffering adjacent different land uses.

3. That when a zone reclassification includes a request for a zoning classification or district which is not within the range of land uses and residential densities indicated for the subject parcel in the Plan, the applicant shall have the burden of establishing that the request either complies with the Plan, or that exceptional circumstances or conditions apply to the property in question which warrant a deviation from the Plan. This type of application shall be heard first by the Planning Commission during at least one Public Hearing at which parties of interest and citizens shall have an opportunity to be heard.

4. That the Clark County Board of County Commissioners adopts the Certified Draft copy of the report entitled the "Lone Mountain Land Use Plan", as an amendment to the Clark County Comprehensive Plan.

PASSED, ADOPTED, AND APPROVED this 3rd day of December, 2014.

CLARK COUNTY, NEVADA

By: _____

STEVE SISOLAK, CHAIR

ATTEST:



DIANA ALBA
COUNTY CLERK

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN UPDATE OF THE LONE MOUNTAIN LAND USE PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners (hereafter referred to as the Board) adopted the Clark County Comprehensive Plan in December 1983, which established a policy for separate town plans; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of long-term general plans for the physical development of all unincorporated portions of Clark County, Nevada (hereafter referred to as the County), as specified by the Nevada Revised Statutes, Chapter 278.150 to 278.220 inclusive; and

WHEREAS, Lone Mountain in Clark County, Nevada is a well established, but still evolving community and the Board directed an update of the Land Use Plan; and

WHEREAS, on November 18, 2014, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 on the planned land uses and related policies;

NOW, THEREFORE, BE IT RESOLVED by the Clark County Planning Commissioners:

1. That the Clark County Planning Commission does adopt and accept the updated plan including land use category descriptions, goals and policies, administrative procedures and descriptive land use map, which is entitled Lone Mountain Land Use Plan.

2. That the Planned Land Use categories as set forth in the Plan legends do not designate any specific zoning classification. The color-coded areas constitute general categories of planned land uses with a range of options and do not guarantee property owners a particular zoning classification, density, or intensity in the future. Requests for specific zone reclassifications are subject to the discretion of the Planning Commission and the Board of County Commissioners within the general guidance contained within the Plan, coupled with consideration to the health, safety, morals, general welfare, the character of the area, Lone Mountain's suitability for particular uses, the availability of sewer, water and other required resources, recognition of the value of particular buildings, land uses and property. Specific considerations concerning densities and land use intensity in the provided range are additionally impacted by these same concerns and are guided by the goal of buffering adjacent different land uses.

3. That when a zone reclassification includes a request for a zoning classification or district which is not within the range of land uses and residential densities indicated for the subject parcel in the Plan, the applicant shall have the burden of establishing that the request either complies with the Plan, or that exceptional circumstances or conditions apply to the property in question which warrant a deviation from the Plan. This type of application shall be heard first by the Planning Commission during at least one Public Hearing at which parties of interest and citizens shall have an opportunity to be heard.

4. That the Clark County Planning Commission submits the certified copy of a report entitled the "Lone Mountain Land Use Plan", which is an amendment to the Clark County Comprehensive Plan, to the Board of County Commissioners for their endorsement, adoption, and certification.

PASSED, ADOPTED, AND APPROVED this 18th day of November, 2014.

CLARK COUNTY PLANNING COMMISSION

By: _____
DAN SHAW, CHAIR

ATTEST:

NANCY AMUNDSEN
EXECUTIVE SECRETARY

ACKNOWLEDGMENTS

Clark County Board of County Commissioners:

Steve Sisolak, Chair
Larry Brown, Vice-Chair
Susan Brager
Tom Collins
Chris Giunchigliani
Mary Beth Scow
Lawrence Weekly

Planning Commission:

Dan Shaw, Chair
Randy Miller, Vice-Chair
J. Dapper
Edward Frasier III
Vivian Kilarski
Donna Tagliaferri
Jason Thompson

Lone Mountain Citizens Advisory Council:

Robert Singer, Chair
Evan Wishengrad, Vice-chair
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LONE MOUNTAIN LAND USE PLAN

INTRODUCTION

State Law

Clark County is required by state law to prepare a master plan “for the physical development of the city, county or region” (N.R.S. §278.150). To assist in the physical development of the County, the Comprehensive Plan may include a variety of subject matter that range from community design to transportation. In December 1983, the Board of County Commissioners (BCC) adopted the Clark County Comprehensive Plan, and established a policy for separate town land use plans. This document is the land use plan for Lone Mountain and its environs consisting of background information and maps which identify general development patterns. This document is also in compliance with N.R.S. §278.160 (1) (f) and fulfills the land use plan segment of the Comprehensive Plan.

Background

The Lone Mountain Land Use and Development Guide was originally adopted in 1991. The planning area obtained its name from Lone Mountain (elevation 3,342 feet) located north of Alexander Road and west of Hualapai Way. The Lone Mountain Planning Area contains the unincorporated part of Clark County and covers about 28.3 square miles of the northwest area of the Las Vegas Valley. The Lone Mountain Planning Area is generally bordered on the north by Moccasin Road, on the south by Cheyenne Avenue, on the east by Decatur Boulevard, and on the west by the La Madre Mountains of the Spring Mountain Range. Much of the land within this area has been annexed by the City of Las Vegas, resulting in County islands – several large blocks of land and a number of smaller blocks. The planning area also includes County islands near the North Las Vegas Airport, though proposed changes in these islands do not go to the CAC, but go directly to the Planning Commission for consideration.

Brief History of the Lone Mountain Area

Tule Springs

Tule Springs was originally named for the thick growth of tules, or cattails. The location became a stop on the stage line connecting Las Vegas and the Bullfrog District in the early 1900s. John Herbert (Bert) Nay, a descendent of Mormon pioneers who originally settled the area, was the first to file for water rights to the springs in 1916.

The ranch was a headquarters for bootleggers during the 1920s until the repeal of Prohibition. The property was sold in 1941 to Prosper Jacob Goumond who expanded the ranch to 880 acres and raised cattle and alfalfa. By 1949, the ranch was outfitted to accommodate paying guests by adding several features to promote the rustic ranch experience such as a foot bridge, fish pond,

water wheel and swimming pool. Many of the guests were soon-to-be divorcees, spending the required six weeks in Nevada until their divorces became final. The ranch offered a variety of activities including skeet shooting, horseback riding, barbecues, hayrides, swimming and tennis. The promotional brochure advertised that guests could also view the above ground atomic bomb testing being conducted at the Nevada Test Site.

The City of Las Vegas purchased the ranch in 1964, and operated it as a city park under the name Tule Springs Park. It was sold to the state in 1977 and renamed Floyd Lamb State Park after the chair of the state legislature's Finance committee.

In July 2007, the City of Las Vegas reacquired the park from the state after completing the Floyd Lamb Park Master Plan. A condition of transfer was that the park would retain the name of Floyd Lamb. The park was then renamed Floyd Lamb Park at Tule Springs to recognize its origins.

Gilcrease Orchards and Nature Sanctuary

The Gilcrease farm was established in 1920 by Leonard and Elda Gilcrease. There are two main attractions on the property. First, there is an animal sanctuary, which is home to birds and other wild animals needing care and shelter. The Wild Wing project to rehabilitate injured birds cares for exotic and domestic birds. The second attraction, which has become extremely popular with local residents, is the Gilcrease Orchards. The orchard allows people to pick their own pumpkins, apples, apricots, pears and other fruit, in season. For more information contact the Gilcrease Orchard and Nature Sanctuary.

Community Organizations

A Brief History of the True Northwest Area

By Leo Connolly – Past President Northwest Citizens Association and
Bill Starkey – Past President Sheep Mountain Home Owners Association.

The Northwest Citizens Association (NWCA) and Sheep Mountain Home Owners Association (SMHOA) represented the area bounded by Decatur Boulevard on the east, the Lone Mountains on the west, Cheyenne Avenue on the south and Moccasin Drive on the north, and separated by US Highway. 95. The NWCA was west of US 95 and the SMHOA was east.

The NWCA was founded to alleviate the problem with gravel trucks passing through residential areas and identifying potential flood prone areas. They were successful with these two issues.

The SMHOA was formed to protect the rural lifestyle of their area, which they had some success in doing so.

Later, the two associations came together to identify a multi-use trail system, which they did with the county and city, which has largely been modified out of existence. They also were instrumental in the formation of the Ground Water Management Program with the Southern Nevada Water District and served on the first well owner's board.

Community Character

The Lone Mountain Land Use Plan focuses on the private land. The character of Lone Mountain is low density, but the surrounding areas have higher intensity and density uses. The Lone Mountain planning area consists of a number of “islands” of land within Clark County jurisdiction, surrounded by land in City of Las Vegas jurisdiction. The area is large lot residential, with a number of properties having horses and other agricultural uses. The Citizens Advisory Council and Lone Mountain planning area were formed on November 4, 1980 and became official on November 18, 1980. On April 4, 2000 the boundaries were reduced by amendment due to the creation of the Lower Kyle Canyon Citizens Advisory Council and planning area – which is part of the Northwest Clark County Plan.

Purpose of the Plan

This document is the land use plan for the unincorporated town of Lone Mountain. Components include land use maps and background information that define a development pattern suitable for the planning area. These are used in conjunction with policies in the Land Use Element of the Comprehensive Plan and will serve as a guide for land use decisions (such as rezoning proposals and land development plans) and planning public services, infrastructure and facilities.

Planning Process

The update process for the Lone Mountain Land Use Plan is designed to encourage community involvement by creating forums to review, discuss, and share ideas, opportunities, and concerns about the Lone Mountain area. The process included two “open house” style workshops for all Lone Mountain property owners and interested parties. The process also included meetings with a Technical Advisory Group to further develop and refine the draft land use map which was developed after the first open house. The Lone Mountain plan update team kept the public and Citizens Advisory Council members apprised of the update schedule to encourage public involvement.

After the final draft plan was completed, the plan was taken through the adoption process. The adoption process consisted of formal public meetings before the Lone Mountain Citizens Advisory Council, Clark County Planning Commission and Board of County Commissioners.

Contents

The Lone Mountain Land Use Plan includes three chapters. Chapter One is a description of the existing conditions in the area including, some of the areas’ physical characteristics and the location of existing and planned public services. Chapter Two lists issues and opportunities. Chapter Three contains detailed identification of land for the Lone Mountain planning area.

Chapter 1 – Existing Conditions

Introduction

Existing conditions were evaluated to provide information on development potential and constraints in Lone Mountain. This included evaluation of the built and natural environment; public facilities service conditions, and population. A summary of the material evaluated is included in this chapter.

Individual sections reflect how each topic influences the possible density/intensity of land uses within the area. Information within this section was collected during October 2013 through August 2014. Individually, each known topic may not significantly limit community development; however, when combined with other factors, critical areas of opportunity or concern may appear. The information has been used to determine the development constraints and opportunities within the Lone Mountain Land Use Plan area and constitutes a rational process in the identification of issues and the development opportunities for the area.

The natural conditions existing in Lone Mountain present constraints to development in the area. Some portions of the area are mountainous and have steep slopes. There are also plants and animals listed as threatened or endangered or included in the Clark County Multiple Species Habitat Conservation Plan, which may restrict development in the area.

The majority of the Lone Mountain Planning Area is within Community District Three/Six. Community District Three/Six is defined as future development/rural open space. The area east of US Highway 95 is designated as Community District Three. The areas west of Durango and north of Alexander are designated as Community District Six. The areas generally southeast of Durango and Washburn and west of US Highway 95 are designated as Community District Two. Community District Two includes the area designated as the urban growth area.

Demographics

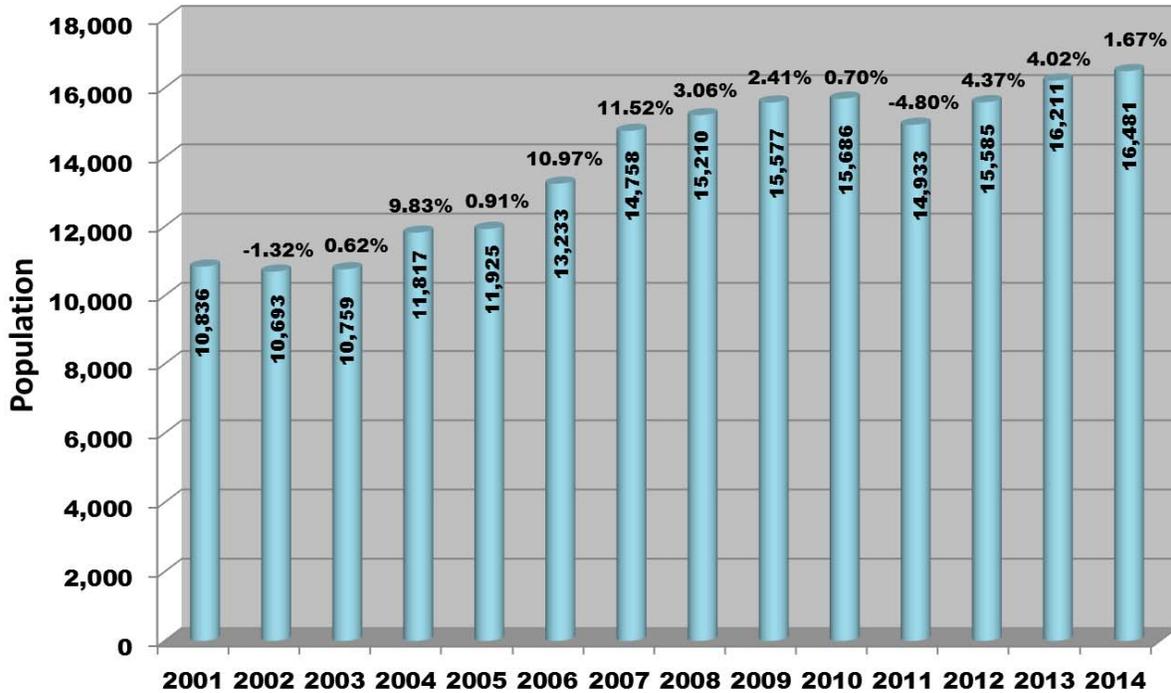
Population

According to Clark County Department of Comprehensive Planning estimates, Lone Mountain had a total population of 16,481 in July, 2014, accounting for 0.78% of the total population of Clark County. The total Clark County population was 2,102,238, which includes incorporated cities.

Population change from 2001 to 2014 for Lone Mountain was from 10,836 to 16,481 and depicted below. There is a general trend of increase. Between 2001 and 2014 population increased 52.1%. Population figures are calculated by applying a person per household figure along with a vacancy rate based on Clark County Assessor records. Some decreases in

population can be accounted for in particular years by parcels being annexed into the City of Las Vegas.

Lone Mountain Population & Growth Rates 2001-2014



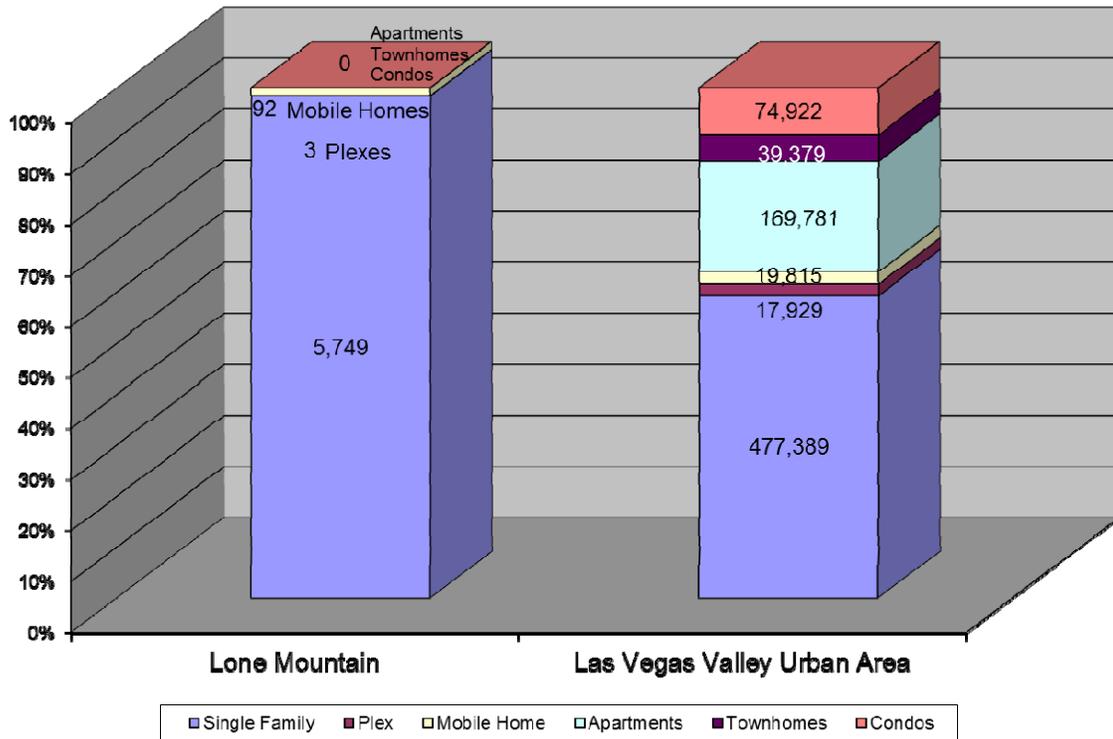
By comparison, the Centennial Hills area of the City of Las Vegas, surrounding the county islands has grown from 98,091, in 2001, to 171,500, in 2013, an increase of 75%.

Housing Mix

There are several housing types tracked in Clark County, these include: Single Family Detached, Plexes, Manufactured Homes, and Apartments, Townhomes and Condominiums.

Lone Mountain's mixture of housing types differ dramatically when compared to the Las Vegas Valley Urban Area (see figure below). The data shows there were 5,835 housing unit in Lone Mountain as of July 2014 compared to 801,647 in the Las Vegas Valley Urban Area. As of July 2014 there were no Apartments, Townhomes or Condominiums in the Lone Mountain jurisdiction, though there were in the surrounding Las Vegas jurisdiction.

2014 Housing Mix Comparisons



The total housing units in Clark County were 829,994.

As a number and percentage, site built single family homes are the predominant housing type in Lone Mountain, with an estimate of 5,740 in July 2014. Manufactured homes are the second most common type, with 92 housing units. Duplexes, three and four plexes account for 3 housing units.

Natural Environment

This section briefly describes natural and service factors in the Lone Mountain Planning Area. The text in this section was reviewed by the appropriate agencies and service providers.

Natural factors include slope, surface hydrology, and wildlife. These factors identify natural features which could affect development in the Lone Mountain Planning Area.

Slope

Lone Mountain is primarily characterized by gently sloping terrain, with the exception of Lone Mountain itself. The elevation of the Lone Mountain peak is 3,342 feet. In the county islands ~~that~~ which are developable, the highest elevation is approximately 2,900 feet and the lowest is approximately 2,270 feet. There are a few county islands around the North Las Vegas Airport, that are not part of the Lone Mountain CACs area, but are including in the land use plan and the lowest elevation in that area is approximately 2,100 feet. There are a few areas with slopes greater than 12% but they are very limited. Check with Clark County to identify areas where development is constrained by slope conditions of 12% or greater.

Surface Hydrology and Drainage

The Federal Emergency Management Agency (FEMA) has defined 100-year floodplains, or “flood hazard zones”, as shown on Flood Insurance Rate Maps (FIRM). A 100-year flood has a one percent chance of occurring in any given year. All flood control improvements are targeted to a 100-year floodplain, which may contain both Floodway and Floodway Fringe areas. A Floodway is the channel of a watercourse and adjacent land necessary to provide for the passage of flood waters. The Floodway Fringe is the area beyond the Floodway that serves as a storage area for the 100-year flood. Floodway regulations are more restrictive and are intended to protect structural improvements within the Floodway. Structures within the Floodway Fringe can be protected by elevating base floor elevations and/or insurance.

Several agencies are involved with drainage and flood control in Clark County. The Clark County Department of Public Works requires a drainage study for proposed development. Guidelines for drainage studies and standards for drainage facilities can be found in the Clark County Regional Flood Control District (RFCDD) Hydrologic Criteria and Drainage Design Manual. Generally, the manual requires that drainage from a site must not alter natural paths and cannot adversely impact upstream or down stream areas. The lowest habitable floor of a building situated within a 100-year floodplain must be a minimum of 18” above the 100-year flood elevation.

The RFCDD and Clark County have also adopted Uniform Regulations for the Control of Drainage. These regulations include land use policies and construction procedures regarding drainage. Enforcement is done by the Clark County Department of Public Works.

Las Vegas Valley Drainage Facilities

The RFCD has several drainage and detention facilities built or planned near the border of the Lone Mountain Planning Area and the Las Vegas Valley. These facilities protect urbanized areas of the valley from flood hazards.

For more information contact the Regional Flood Control District.

Wildlife

The Lone Mountain Planning Area contains habitat for a wide variety of native wildlife species including desert bighorn sheep, deer, coyote, mountain lion, a variety of migratory birds, reptiles, amphibians and small mammals. Non-native wildlife species include turkey, chukar, rainbow trout, etc.

Development Impacts from Sensitive Species

The presence of threatened or endangered wildlife and plant species can influence (and possibly impede) land use. It is important for residents, property owners, and developers of private in holdings to be aware of any federal designations regarding sensitive species, which may impact the development or use of the land. Contact the Clark County Department of Comprehensive Planning, the US Fish and Wildlife Service, or the Nevada Department of Conservation and Natural Resources for specific regulatory and enforcement information that relates to protected species.

Community Resources

The following public facilities are located within the Lone Mountain planning area:

Libraries

The Las Vegas-Clark County Library District provides library services for Lone Mountain. The library district is funded through property taxes, sales taxes and user fees. It is a consolidated library district, which operates separately from the local government, providing service to Clark County and the City of Las Vegas. It is governed by a Board of Trustees appointed by the county and city. The district officially formed in 1985, although the two systems had been operating as one consolidated library system since 1973.

The Las Vegas-Clark County Library District serves Lone Mountain with three libraries in the general area. The Rainbow Library located at 3150 N. Buffalo Drive, on the southeast corner of Buffalo Drive and Cheyenne Avenue, has 25,000 square feet of space, an outdoor amphitheater which can seat 900, and free wireless internet access. The Summerlin Library, located at 1771 Inner Circle Dr in Las Vegas, has 40,195 square feet of total space, which includes a 291 seat 13,000 square foot theater, meeting rooms, a conference room with 160 seats, study rooms, a children's story room, a gallery that displays 6 exhibits per year, and free wireless internet access. The Centennial Hills Library has 45,555 square feet of space, free wireless internet access and that theater that seats approximately 300.

In May 2005, the Las Vegas-Clark County Library District adopted a three year strategy service plan to address facility, service and other operational issues.

Parks, Recreation and Open Space Facilities

Clark County Department of Parks and Recreation

There is a master plan for expanding the Lone Mountain Park and it will eventually include an aquatics center, Bocce courts, horseshoes, BMX tracks, interpretive centers, rose garden, disc golf course, dog runs, adventure recreation area and other features.

Public Facilities

Clark County provides a system of public parks, recreation and open space facilities. These are managed through the Parks & Recreation Department and the Department of Real Property Management. Statistics for parks are separated into four Valley quadrants as well as towns. Lone Mountain is in the northwest quadrant. Clark County has a goal of 2.5 acres of park land per 1,000 residents for parks in the urban area. This equates to Lone Mountain requiring approximately 41 acres of parks in 2014.

Level of Service

Clark County has level of service standards for each facility type offered by the department. These standards help in the determination of which facilities and locations are most in need of

construction, remodeling and funding. The 2014 level of service for park land in the southwest quadrant is 1.4 acres/1,000 residents. Additionally, the 2014 level of service in Lone Mountain is 13.4 acre/1,000 residents, accounting for 2 parks with 161.5 developed acres. Details of existing Lone Mountain parks and facilities are listed in the table below.

Private Recreation Facilities

There are numerous private parks, common areas and leisure facilities in Lone Mountain. These include private parks, swimming pools and golf courses. There is no current information regarding the number and acreage of private parks and swimming pools. Private parks and leisure facilities are not included in the level of service for parks and recreation facilities for Clark County. .

Land Use Considerations

The Clark County Parks, Trails and Open Space Report contains policies relating to parks in the County. Overall, as the population grows in Lone Mountain and other areas of the Las Vegas Valley, more parks and related amenities will be needed. For more information on parks and open space, please contact the Clark County Parks & Recreation Department or the Advanced Planning Division of Clark County Comprehensive Planning.

Lone Mountain Parks				
Park	Year	Location	Acres	Available Facilities
Lone Mountain Park	19__	Jensen/ Red Coach	23	Baseball courts, playgrounds, picnic areas, hockey rink, tennis courts, children’s discovery area, restrooms
Mountain Crest Park	19__	Durango/Red Coach	37.5	Disc golf course, playground, picnic areas, fitness course, horseshoes, spray pool, volleyball court, restrooms, community center
Desert Breeze Regional Park	19__	Spring Mountain/ Durango	161	Open space
Total Developed Park Acreage			222	

The Clark County Shooting Complex is located just north of the Lone Mountain Planning Area at Decatur and Moccasin. Funding for the initial development of the Shooting Park was acquired through the Southern Nevada Public Lands Management Act (SNPLMA) process. A number of Shooting Complex facilities are planned for construction over the next few years.

City of Las Vegas Parks

Since Clark County jurisdiction in the Lone Mountain planning area is surrounded by the City of Las Vegas, there are a number of City of Las Vegas Park facilities that are utilized by all area residents. There are approximately 20 City of Las Vegas parks as well as the Northwest Senior Center, in or near the Lone Mountain area. In addition, there is a City swimming pool complex operated by the YMCA at Durango and Gowan.

Red Rock Canyon National Conservation Area

The western area of Lone Mountain includes a portion of the Red Rock Canyon National Conservation Area (NCA). The Bureau of Land Management (BLM) is responsible for management of the Red Rock Canyon NCA. Red Rock Canyon is bordered by the Spring Mountains range on the west and the Las Vegas Valley to the east. Red Rock Canyon NCA includes a 13 mile Scenic Loop Drive, Visitor Center, camp ground and a wide assortment of hiking trails. In October 1994 a federal bill expanded the NCA from 83,440 acres to 195,610 acres. This expanded the northern boundary of the NCA beyond Lee Canyon Road (SR 156) on the west side of US Highway 95.

Schools

Clark County School District Service Area

Clark County School District (CCSD) provides public educational services to the entire county covering 8,060 square miles. Under state law, each county in Nevada has one school district responsible for kindergarten through 12th grade education. CCSD is a separate public entity from Clark County, divided into six administrative regions, each with a superintendent. The Lone Mountain Land Use Plan area falls under the administrative control of CCSD's Northwest Region (702-799-6635). The school district is funded by local sales taxes, property taxes, state funding and other sources. In the 2014-15 school years there were 318,040 students in 357 schools in Clark County.

Lone Mountain Land Use Plan Area Schools

Residents living in Lone Mountain and surrounding county islands are served by six high schools, nine middle schools, and twenty-six elementary schools.

CCSD Locations Serving the Lone Mountain Planning Area

LONE MOUNTAIN SCHOOLS AND LOCATIONS

<u>Elementary Schools</u>			
<u>School</u>	<u>Location</u>	<u>School</u>	<u>Location</u>
Dean L. Allen	8680 W. Hammer Lane	Ernest J. May	6350 W. Washburn
James H. Bilbray	9370 Brent Lane	J.T. McWilliams	1315 Hiawatha Rd.
Berkeley L. Bunker	6350 Peak Dr.	Joseph Neal	6651 W. Azure Dr.
Kay Carl	5625 Corbett St.	Thomas O’Roarke	8455 O’Hare Rd.
Paul E. Culley	1200 North Mallard	Doris Reed	2501 Winwood
Marshall Darnell	9480 W. Tropical Pkwy	Betsy A. Rhodes	7350 Tealwood St.
Ruthe Deskin	4550 N. Pioneer	Bertha Ronzone	5701 Stacey Ave.
Ollie Detwiler	1960 Ferrell St.	William & Mary Scherkenbach	9371 Iron Mountain
Dorothy Eisenberg	7770 Delhi Ave.	Sheila R. Tarr	9400 Gilmore Ave.
Wing & Lilly Fong	2200 James Bilbray	Sandra L. Thompson	7351 N. Campbell
Edith Garehime	3850 Campbell Rd	R.E. Tobler	6510 West Buckskin
Howard Heckethorn	5150 Whispering Sands	Twin Lakes	3300 Riverside Dr.
Marc A. Kahre	7887 W. Gowan Rd.	Kitty McDonough Ward	5555 Horse Dr.
<u>Middle Schools</u>			
<u>School</u>	<u>Location</u>		
J. Harold Brinley Middle School	2480 Maverick St.		
Ralph Cadwallader Middle School	7775 Elkhorn Rd.		
Edmundo”Eddie” Escobedo, Sr. Middle School	9501 Echelon Point Dr.		
Robert O. Gibson Middle School	3900 W. Washington		
Justice Myron E. Leavitt Middle School	4701 Quadrel St.		
Lied Middle School	5350 West Tropical Pkwy.		
Irwin & Susan Molasky Middle School	7801 West Gilmore Ave.		
Anthony Saville Middle School	8101 N. Torrey Pines		
West Preparatory Academy at Charles I. West Hall	2050 Sapphire Stone Ave.		
<u>High Schools</u>			
<u>School</u>	<u>Location</u>		
Arbor View High School	7500 Whispering Sands Dr.		
Centennial High School	10200 Centennial Pkwy		
Cheyenne High School	3200 W. Alexander Rd.		
Cimarron-Memorial High School	2301 N. Tenaya Way		
Shadow Ridge High School	5050 Brent Lane		
Western High School	4601 W. Bonanza Rd.		

Future School Sites

The CCSD has also either purchased or reserved future school sites based on land use, zoning and projected population estimates and densities. Potential future school sites are included on the land use map. More school sites may be necessary due to changes in land use and population growth. Each school type has a different level of service and requires a certain functional land area.

Public Safety

Police

METRO Northwest Area Command (NWAC)

The agency responsible with providing police protection in the Lone Mountain Planning Area is the Las Vegas Metropolitan Police Department (METRO). It is patrolled by officers from the Northwest Area Command located at 9850 W. Cheyenne Avenue just west of Grand Canyon Drive. METRO was formed, by the legislature in 1972, which merged the Clark County Sheriff's Office and the Las Vegas Police Department. Both Clark County and the City of Las Vegas are responsible for funding METRO. For more information contact METRO.

Fire Protection

Fire and emergency medical response is of vital importance to every citizen and visitor in Clark County, and is one of the most fundamental and valuable services provided by government. The key factor in minimizing loss of life and reducing property damage is the ability to quickly deliver sufficient personnel and equipment to the site of the fire or emergency medical incident. Therefore, it is critical for fire units to have the lowest response time to emergency incidents. Response time is the time it takes for a unit to arrive on site at an incident after the incident was initially reported to the Fire Department.

The City of Las Vegas provides fire protection and emergency medical response to the Lone Mountain planning area through a reciprocal mutual aid agreement with Clark County. The City of Las Vegas currently has eight fire stations that provide service to the Lone Mountain planning area. Stations 3, 9, 41, 42, 43, 45, 48, and 103 are located in areas near Clark County islands. They are placed approximately 1.5 miles from each other to provide a five minute or less response time. As the City of Las Vegas grows, there are proposals for nine additional stations in the general area.

Utilities

Energy Transmission Facilities

The Lone Mountain Planning area includes several energy transmission facilities. Because of growing Clark County energy demands and the County's location as a potential route between energy supply and demand sources, there are proposals for additional facilities. This section includes a summary of existing/proposed electrical and natural gas facilities and their service areas within the planning area.

Electric Service and Transmission Lines

The main service provider for electrical service in Lone Mountain is NV Energy. There are existing transmission lines and corridors throughout the Lone Mountain area with a major electrical substation situated near US Highway 95 and Kyle Canyon Road. There are existing and proposed electrical substations which provide service to Lone Mountain and Northwest Clark County. Generally, these substations are located in or near the communities they serve. As the area develops, additional substations and/or transmission lines and corridors may be added.

Natural Gas Transmission

Southwest Gas provides natural gas service to Lone Mountain through a series of major and minor service lines. Southwest Gas has the ability to supply existing and future development through their expanding system. An additional source of natural gas service in the Lone Mountain area is propane gas provided by independent companies to existing property owners. Service to new developments is determined by agreements between Southwest Gas and individual developers. In addition, the Kern River Pipeline transects the Lone Mountain planning area.

Solid Waste

For the Lone Mountain planning area, solid waste is collected curbside by Republic Services in many areas. The waste goes to the APEX Regional Landfill located 13550 North Highway 93 in Northeast Clark County. In addition to curbside service, Republic Services has a recycling center located at 333 W. Gowan Road, and a transfer station and materials recovery facility at 315 W. Cheyenne, in North Las Vegas.

Public Water System

The Lone Mountain planning area is supplied with water by the Las Vegas Valley Water District (LVVWD). Clark County does not operate its own municipal water supply. The LVVWD has a master plan to provide water to the Lone Mountain planning area from the Southern Nevada Water Authority (SNWA) supply line. Water is currently supplied by the Water District to a 3090 elevation water pressure zone.

Private Wells

Areas of Lone Mountain not using water service from LVVWD, or before water service was available, use private wells. Wells are regulated by the State Engineer. Properties outside a service provider's area are eligible to apply for individual water well permits from the Nevada Division of Water Resources.

Sewer Collection and Wastewater Treatment

Clark County does not have sewage collection or treatment facilities in the Lone Mountain planning area. State laws require developments which have a density greater than two dwelling units to the acre to connect to a sanitary sewage treatment facility. Therefore, any development exceeding that density requires sewer service from the City of Las Vegas. The City of Las Vegas in consideration for sewer service usually requires either annexation or an annexation agreement before providing service to properties outside the City of Las Vegas jurisdictional boundary. In the past, developments which do not exceed the density of two dwelling units per acre within and

area called “the excepted area” in an inter-local agreement were allowed to connect without annexation to the City of Las Vegas – however, that inter-local agreement has expired.

Transportation

Surface Transportation

The Lone Mountain planning area has a surface transportation network that consists of federal, county, and state highways (US 95, Clark County 215 Beltway, and State Route 157). Arterial, collector and local streets generally follow a grid pattern. Arterial streets vary in right-of-way width from 100 to 150 feet, collectors are typically 80 feet, and local streets are less than 80 feet. Arterials and collectors provide higher traffic capacity than local streets and are more appropriate locations for intense land uses. US 95 is a 4 to 6 lane arterial, which is classified as Major State Highway with a right-of-way greater than 100 feet. It connects Lone Mountain to rest of the Las Vegas, and communities in Northwest Clark County. State Route 157 provides access to the community of Mount Charleston, as well as US Forest Service Spring Mountains National Recreation Area. For county roads, all Capital Improvement Projects (CIP) are planned, designed and constructed by Clark County Public Works.

Transit

The Clark County Regional Transportation Commission of Southern Nevada (RTC) is the public transit provider for Clark County. Numerous routes are operated in Lone Mountain area, mostly in the areas surrounding the low density county islands, but some routes pass through county areas. Schedules and routes change to meet passenger demand. For more information contact the Regional Transportation Commission.

Other Considerations

Yucca Mountain

A likely consequence of Congress' decision to override the Governor of Nevada's veto of the Yucca Mountain Nuclear Waste Repository Site is that high-level radioactive waste will be transported through Clark County in large quantities for at least 40 years. At present, little is known about the plan to transport the waste through Clark County to Yucca Mountain. However, the default truck routes for the waste are Interstate 15 from both the north and south. The northern and western beltways in the Las Vegas Valley may eventually be used for the journey to Yucca Mountain. However, until those portions of the beltways are constructed to interstate standards, waste must travel through the US 95/I-15 interchange and then use US 95 to travel northwest to Yucca Mountain. It is not yet clear when the shipments of waste will begin. Nor is it clear how much waste will travel through Clark County. It is likely that there will be implications for the development and use of Clark County's transportation system. Clark County continues to monitor the development of the Yucca Mountain Program. If Yucca Mountain were to receive an Authority to Construct, the earliest estimate for opening is year 2045 with a high-level waste shipping campaign to commence around this projected time period.

Zoning

Title 30, the Clark County Unified Development Code, is the implementation tool of the Comprehensive Plan for Clark County. It is adopted under the authority of Chapter 278 (Planning and Zoning) of the Nevada Revised Statutes. It sets forth the regulations that govern the subdivision, use, and/or development of land, divides the county into Zoning Districts, and sets forth the regulations pertaining to such districts. The Official Zoning Maps are maintained by Clark County Department of Comprehensive Planning. The Official Zoning Map may be changed at every BCC meeting.

Overlay Districts and Special Designations

Overlay districts are zoning districts that impose additional requirements, limitations or restrictions beyond those of the underlying zoning district. They generally apply to specific geographical areas or in the case of gaming, are imposed when the specific use is approved.

Gaming Enterprise District Overlay

The Gaming Enterprise District Overlay identifies the areas for potential expansion of gaming activities in order to avoid incompatible development in proximity to residential, schools, or place of worship.

Chapter Two – ISSUES AND OPPORTUNITIES

Issues in the Lone Mountain Planning Area

There are a number of issues affecting existing and future land uses within the Lone Mountain Planning Area. These issues have been identified through public open houses and workshops, informal input from the community and observations of Clark County staff.

1. Protecting and maintaining the character of the low density areas.
2. Encouraging appropriate land uses adjacent to low density areas.
3. Preserving the Town Center area in the City of Las Vegas as an area for high intensity, high density and mixed-use developments.
4. Maintaining a working relationship with the County and the City to support a mutually acceptable growth strategy for the northwest area of the Las Vegas Valley.
5. Approval of uses not conforming to the County or City land use plans.

Opportunities

Planning opportunities for the Lone Mountain Planning Area are related to developing the existing neighborhoods, and maintaining the rural values and character of the rural neighborhoods within the urban fabric of the City presents the following opportunities.

1. The development of vacant lands within the low density areas to establish the neighborhoods.
2. The County and City should continue to work together to identify areas where neighborhoods can be established to enhance a smooth transition from low density areas to higher density areas.
3. County and City residents should be encouraged to work together as a community so that residents from all neighborhoods contribute to the richness of the community fabric.
4. Transitioning of densities and intensities, and buffering provides opportunities to maintain existing development and create housing opportunities for individuals and families from a wide range of economic standing, which in turn may contribute to expanding the economic base by attracting additional commercial and employment opportunities.

Low Density Residential Areas

Over the years, a number of rural and estate properties have developed throughout the Lone Mountain planning area. The pattern of development was, to a great extent, influenced by Federal land sale practice many years ago. Those land sales created a “checkerboard” pattern of private property intermixed with federally owned property. Some of those who purchased properties then, bought with the intention of building a home. Others bought land and continue to hold it as an investment (these private properties remain vacant). These neighborhoods are experiencing growth pressures, partially because of the vacant land intermixed with existing houses.

Protecting viable low density areas is important. These areas develop at a much slower rate than the more typical residential tract home development. In order to protect these very slow growing

areas, it is important that compatible developments are built adjacent to them. In many instances, low density areas contain a mix of estate lots and ranch style lots with some large animals. This requires designs that are sensitive to these diverse neighborhoods, as well as neighbors who recognize that all property owners have rights to develop their property and that vacant land will not stay vacant, so views and the feel of the area will change.

In periods when the value of land has increased in the Las Vegas Valley, it has impacted low density areas. Some people who bought properties in these areas and left it vacant are now seeking a return on investments. Others who have existing homes within these areas have received substantial offers for their properties and the pressure to sell has increased. In some years, when vacant land in these areas is purchased, the land prices have been so high that requests for higher density development often follow as a means to develop reasonably priced homes. Another issue is that as land values increase, so do property taxes. As these taxes increase, there is an incentive, and sometimes a need for those with limited incomes to dispose of these properties.

Pressure on these low density neighborhoods is expected to continue. The vacant land in these areas accounts for about half of the vacant residential land of the Las Vegas Valley. If property designated residential low in Lone Mountain is added to the calculation the amount of vacant residential land available for development increases even higher. The most effective protection for these low density areas is to develop the vacant land within them in a similar fashion. As the economy fluctuates, development of the vacant lands may become more difficult.

Environmental Issues

Threatened or Endangered Species Issues

There are a number of Federally listed Threatened or Endangered Species in Clark County. The Clark County Multiple Species Habitat Conservation Plan (MSHCP) has been developed to address these species and other species of concern in Clark County. In 2001, the MSHCP and Section 10 (a) Incidental Take Permit was issued to Clark County, Nevada Department of Transportation, and the Cities of Boulder City, Henderson, Las Vegas, Mesquite and North Las Vegas. This Plan and Permit covers the take of 78 species under the Federal Endangered Species Act, including the Desert Tortoise. The Desert Tortoise is currently listed as Threatened under the Act.

The MSHCP mitigates for take on up to 145,000 acres within Clark County. Less than 70,000 of these acres remain at this point in time, and this statistic is updated by Desert Conservation Program staff on a monthly basis. This mitigation takes place primarily on Federal lands in the county. Las Vegas Bearpoppy, is a vascular plant species covered by the MSHCP within or near Lone Mountain. Other Species of concern in Lone Mountain are: several species of native bees, Gila monster, rosy twotone beardtongue, yellow twotone beardtongue, Mojave milkvetch, cand Clokey buckwheat. If any of these species becomes listed on a state or federal threatened or endangered species list, they may present challenges to land use activities in the planning area. Nevada Department of Wildlife and Nevada Division of Forestry regulate take of state-listed

native plants and wildlife under Nevada Revised Statutes. The MSHCP does not confer coverage under NRS for any state-listed plants or wildlife. However, the County currently has a Master Permit with the State of Nevada, Division of Forestry for take of Las Vegas Bearpoppy, which is a state-listed species. This Master Permit for Las Vegas Bearpoppy provides coverage to landowners for take of this species. Another state-listed plant in the Lone Mountain Planning Area is the Blue Diamond Cholla, the County does not currently have a Master Permit with the State for this species.

Contact the Clark County Department of Air Quality and Environmental Management, the U.S. Fish and Wildlife Service, or the Nevada Department of Conservation and Natural Resources for specific regulatory and enforcement information that relates to protected species.

Air Quality Issues

The Lone Mountain Planning Area is within Hydrographic Basin 212, which is in non-attainment status for PM10 and carbon monoxide. Land use practices and travel habits that will help to maintain the general good air quality are encouraged. These include: paving of roadways; maintaining vehicles in good running order; car pooling; reducing the length, frequency, and necessity of vehicular trips; and walking, biking, and/or using transit, if available.

Water Quality Issues

Water quality issues will experience greater pressures as Lone Mountain continues to grow. Greater density increases the landscape's imperviousness to water. Septic systems are prevalent throughout the Lone Mountain Planning Area. Insufficiently maintained systems and an excessive number of systems in an area can negatively impact water quality. In some areas, septic systems densities are approaching the limits allowed by law.

Bureau of Land Management Disposal Area

The Bureau of Land Management has lands that can be sold at auction within the Lone Mountain Planning Area. Some of these properties have public purpose leases on them for school, parks, flood control, etc. types of uses. The use of these lands for public purposes reduces the cost to the public in developing such facilities. When land is not needed for a public purpose, it can be sold at auctions (generally two are held annually). Those interested in these land work with the jurisdiction in which they are located to nominate them for auction. The jurisdiction will verify that there is no public purpose need before putting them on the list for disposal. The auctions are open to anyone. Land managed by the Bureau of Land Management is scattered throughout the planning area.

Chapter Three – LAND USE

During 2013 and 2014 a working group; made up of representatives from the Enterprise, Laughlin, Lone Mountain, Paradise, Spring Valley, Whitney, and Winchester Town Advisory Boards and Citizens Advisory Council; worked with staff to consolidated the land use policies into a uniform set of policies that are common to all these planning areas. The consolidated policies were adopted by the BCC in April 2015 for these areas. They are now available as part of the Land Use Element of the Comprehensive Plan.

The following are unique to Lone Mountain, so have been left in the land use plan, until they are moved into the Land Use Element under a Lone Mountain heading.

MAJOR DEVELOPMENT PROJECT

The Major Development Project category is most often applied to areas outside of the Community District 2 Boundary as referenced in Clark County's Community District Element. It indicates areas where land uses of greater densities than two residential units per acre are considered premature and/or inappropriate unless guided by the County's Major Project Review Process. This process is designed to accommodate the timely and comprehensive review of projects and their impacts to the local community. Detail information of Major Project are found in Title 30, the Clark County Development Code.

There are currently no planned or approved major development projects in the Lone planning area; however, some limited areas in the Lone Mountain planning area have been designated Major Development Project. This includes the area west of Clark County-215 that is currently being used for gravel pit operations and several other locations throughout the area. It is expected that when the gravel pit use stops, the area will be annexed to the City of Las Vegas before a change in land use occurs. If the project were to be developed in the County, it would require a development agreement to insure necessary services are provided for. The other areas designated major development project will require a standard development agreement to establish anything other than the residential uses allowed by the underlying zoning. Any major development projects should demonstrate compliance with the following policies.

For areas designated MDP that are smaller than 7 acres, the applicant will go through a simplified process of: submit site plans, hold Neighborhood Meeting(s), go to Planning Commission and then Board of County Commissioners.

Lone Mountain Planning Area Policies

Lone Mountain is a unique area in the northwest portion of the Las Vegas Valley. It is one of a few areas, in the Las Vegas Valley, that has developed with predominately 1/2 acre or larger residential lots. In the past decade or so, increasingly dense and intense land uses have developed in the area. These new land uses have mostly been annexed into the City of Las Vegas, creating a number of Clark County “Islands.” The following policies are intended to promote compatibility and a smooth transition from an urban environment to lower intensity areas.

Goal 1

Provide limited opportunities for the development of major projects within Lone Mountain.

Policy 1.1

Ensure that a major project provides a mix of residential, commercial, and public facilities land uses where residents will have the opportunity to live, work, and recreate. The design of a major project should be compatible within the development as well as with adjoining land uses and the natural environment.

Policy 1.2

Ensure that a major project is designed to integrate transportation planning with land use planning. In addition, a major project should incorporate other linear infrastructure such as drainage, water reclamation and water.

Policy 1.3

Construction of infrastructure and public facilities for a major project should be timed to run concurrently with the development it supports in order to provide adequate service and minimize financial burden to the service provider and the public.

Goal 2

Preserve and enhance the low intensity and density uses of the Lone Mountain planning area.

Policy 2.1

Maintain developed neighborhood integrity by discouraging reclassification of viable residential neighborhood areas for other uses.

Policy 2.2

Preserve existing large lot neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing homes.

Policy 2.3

When residential developments are proposed adjacent to Rural Neighborhood Preservation areas, adjacent lots of similar size should be encouraged as a transition area. Significantly smaller lot sizes should be located beyond any appropriate transition areas.

Policy 2.4

When parcels are located contiguous/adjacent to a freeway, arterial or collector streets, and the perimeter of an RNP designated area, encourage a blending of residential parcel sizes that provides for a smooth transition from similar sized lots adjacent to RNPs to the higher density of the subject parcel.

Policy 2.5

When any type of commercial development or residential development greater than existing densities is proposed adjacent to these areas, the project should be designed to reduce impacts from: noise caused by incompatible uses, lighting, and signs that detract from and are not consistent with the existing rural atmosphere.

Policy 2.6

All property in Lone Mountain planning area currently planned for Residential Suburban is limited to 5.5 dwelling units per acre instead of 8 dwelling units per acre.

Policy 2.7

In the Lone Mountain planning area all properties planned for Office Professional should take into consideration the surrounding residential areas. CRT zoning is the most appropriate category in most instances.

Policy 2.8

In an area designated RNP, within Lone Mountain, the intent is to keep lots at ½ acre minimum. When lot size variation is needed to subdivide a parcel that is larger than ½ acre, a minimum lot size of 18,500 net square feet or larger, is encouraged.

Land Use Categories

The following land use categories are standard throughout Clark County and should be used along with the applicable goals and policies to assist in providing a guide for land use decisions.

IMPORTANT NOTE:

The coded areas are general categories of planned land uses. Each category has a range of densities or intensities of uses. The designations do not guarantee that a specific parcel will be approved for a particular zoning classification, density, or intensity of land use in the future.

All residential categories allow a range of densities beginning at 1 dwelling unit per 10 acres up to the highest density indicated by the category. Final approval of density will, in part, consider the subject site as well as adjacent existing and planned land use densities and intensities. **THE STATED MAXIMUM DENSITIES AND INTENSITIES IN NO WAY OBLIGATE THE COUNTY TO APPROVE DEVELOPMENTS AT A GIVEN DENSITY OR INTENSITY INCLUDING UP TO THE MAXIMUM. IT SHALL BE THE OBLIGATION OF THE DEVELOPER TO SHOW, THROUGH SOUND LAND USE PLANNING PRACTICES AND EXCEPTIONAL SITE AND BUILDING DESIGN, THAT APPROVAL OF A DENSITY OR INTENSITY UP TO THE MAXIMUM IS WARRANTED.**

Designs for all land use categories should take into consideration the goals and policies of this plan and demonstrate compatibility with existing and planned adjacent land uses.

In order to classify, regulate, and segregate the use of land, buildings and structures, and restrict the height and bulk of buildings, Clark County is divided into many zoning districts which allow a range of densities, uses, and intensities.

A Note on Planned Unit Development (PUD)

The purpose of a planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area-sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems and streetscapes, enhanced residential amenities, and allowances for the provision of usable open space.

The PUD shall minimize adverse impacts on surrounding property. The Commission or Board is not obligated to automatically approve the level of development intensity or density requested for the PUD, but is expected to approve only such level of density or intensity that is appropriate for a particular location. The Commission or Board may require, as a condition of approval, any condition, limitation or design factor which will promote proper development and the use of effective land use transitioning.

Open Land (OL)

The Open Land category designates areas to provide for permanent open space in the community; to prevent irreversible environmental damage to sensitive areas; and to deter development in areas with highly limited availability of public services and facilities; or severe natural constraints (i.e. areas with 12% or greater slope). These lands are primarily in public ownership. For lands in private ownership, residential uses up to 1 dwelling unit per 10 acres are allowed. Grazing, open space, and recreational uses may occur. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Open Space (O-S) and Public Facility (P-F).

Agricultural

The Agricultural category designates areas that are primarily used for agricultural production. These areas are generally irrigated and often located on valley floors where they may be subject to flooding.

Residential Rural (RR) [up to 0.5 dwellings (du)/1 acre (ac) (up 0.63 du/ac with an approved PUD)]¹

Residential Rural (up to 0.5 du/ 1 ac) designates areas where the primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots at least two acres in size and have limited access to public services and facilities or have severe natural constraints. Septic system and well usage is common. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U) and Public Facility (P-F).

Residential Agriculture (RA) (up to 1 du/ac)

Residential Agriculture (up to 1 du/ac) designates areas where the primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots at least one acre in size and have limited access to public services and facilities. Septic system and well usage is common. This category also includes areas where the primary land use is commercial or hobby farming, including but not limited to: crop production and raising livestock (not open range grazing). Typically, the agricultural areas are irrigated and cultivated, with single family detached dwellings and outbuildings as associated uses. Multiple family dwellings are not

¹ Residential Rural – A request for .51 to .63 dwelling units per 1 acre may be considered under this land use designation if it meets the requirements of Planned Unit Development in accordance with the Unified Development Code (Title 30).

appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U PUD), Residential Agricultural (R-A), and Public Facility (P-F).

Rural Neighborhood (RN) [up to 2 du/ac (up to 2.5 du/ac with an approved PUD)]²

The Rural Neighborhood (up to 2 du/ac) category allows a maximum of 2 dwelling units per gross acre. The predominant housing type in Rural Neighborhood (up to 2 du/ac) is detached single family residential development at low densities. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U PUD), Residential Agricultural (R-A), Rural Estates Residential (R-E PUD), and Public Facility (P-F).

Rural Neighborhood Preservation (RNP) [up to 2 du/ac (a PUD is not allowed)]

The Rural Neighborhood Preservation category allows a maximum of 2 dwelling units per gross acre. The Rural Neighborhood Preservation category is intended to protect areas within the Las Vegas Valley that are already developed and rural in character, from encroachment by more intense development. The predominant residential life-style is single family homes on large lots, many including equestrian facilities. Multiple family dwellings are not appropriate. Local supporting public facility uses are allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U PUD), Residential Agricultural (R-A), Rural Estates Residential (R-E PUD), and Public Facility (P-F).

² Rural Neighborhood – A request for 2.01 to 2.5 dwelling units per acre may be considered under this land use designation if it meets the requirements of Planned Unit Development in accordance with the Unified Development Code (Title 30).

Residential Low (RL) [up to 3 du/ac (up to 3.5 du/ac with an approved PUD)]

Residential Low allows a maximum of 3 dwelling units per gross acre (up to 3.5 du/ac with an approved Planned Unit Development). Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type in Residential Low is single family detached development. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in the category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U PUD), Residential Agricultural (R-A), Rural Estates Residential (R-E PUD), Suburban Estates Residential (R-D), Suburban Estates Residential PUD (R-D PUD) and Public Facility (P-F).

Residential Suburban (RS) [up to 8 du/ac (up to 10 du/ac with an approved PUD)]³

The Residential Suburban (up to 8 du/ac) category allows a maximum of 8 dwelling units per gross acre. Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type is single family residential detached development. Multiple Family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U PUD), Residential Agricultural (R-A), Suburban Estates Residential (R-D PUD), Rural Estates Residential (R-E PUD), Single Family Residential (R-1 PUD), Medium Density Residential (R-2 PUD), Manufactured Home Residential (R-T), and Public Facility (P-F).

Residential Medium (RM) [from 3 du/ac to 14 du/ac (up to 16 du/ac with an approved PUD)]⁴

Residential Medium (from 3 du/ac to 14 du/ac) category permits a range from 3 dwelling units per gross acre up to 14 dwelling units per gross acre. The Residential Medium category allows for single family uses and residential planned development. It is appropriate for single family attached, but not multiple family housing. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Suburban Estates Residential (R-D), Single Family Residential (R-1 PUD), Medium Density Residential (R-2 PUD), Residential Urban District (RUD), and Public Facility (P-F).

³ Residential Suburban – A request for 8.01 to 10 dwelling units per acres may be considered under this land use designation if it meets the requirements of Planned Unit Development in accordance with the Unified Development Code (Title 30).

⁴ Residential Medium – A request for 14.01 to 16 dwelling units per acre may be considered under this land use designation if it meets the requirements of Planned Unit Development in accordance with the Unified Development Code (Title 30).

Residential High (RH) (from 8 du/ac to 18 du/ac)

The Residential High (from 8 du/ac to 18 du/ac) category permits a range from 8 dwelling units per gross acre to 18 dwelling units per gross acre. This category allows a variety of housing types including, residential multiplexes, town houses, and low density apartments. Density ranges within this category are dependent on development and design. In addition to the residential uses, mixed uses are permitted within appropriate zoning districts. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Manufactured Home Residential (R-T), Residential Urban District (RUD), Multiple-Family Residential (R-3), and Public Facility (P-F).

Residential Urban Center (RUC) [from 18 du/ac to 25 du/ac (up to 32 du/ac with an approved PUD)]

The Residential Urban Center (from 18 du/ac to 32 dwelling units/per acre) category permits a range from 18 dwelling units per gross acre up to 32 dwelling units per gross acre. This category allows a variety of housing types including residential multiplexes, townhouses, and apartments. In addition to the residential uses, mixed uses are permitted within appropriate zoning districts. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Multiple-Family Residential (R-3 PUD), Multiple-Family Residential (high density) (R-4 PUD), and Public Facility (P-F).

Residential High-Rise Center (RHRC) (greater than 32 du/ac)

The Residential High-Rise Center (greater than 32 du/ac) category allows high density/intensity residential, supporting commercial and office professional uses. This category allows for mixed and vertical mixed uses when located in activity centers or along major transportation corridors. Public facility uses are also allowed in this category.

The category includes the following zoning districts: Multiple-Family Residential (high density) (R-4 PUD), Apartment Residential (R-5), and Public Facility (P-F).

Office Professional (OP)

The Office Professional category applies to areas where the primary uses are low intensity business and professional services and accessory service uses. With appropriate mitigation and design criteria, this category may provide a good buffer between higher intensity land uses and residential land uses. Typical uses include offices where medical, legal, financial, day care

services and other business/professional services are performed. Accessory commercial uses are appropriate when associated with the principal use. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office Professional (C-P), and Public Facility (P-F).

Commercial Neighborhood (CN)

The Commercial Neighborhood category allows low to medium intensity retail and service commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, banks, restaurants, hardware stores, and other similar retail and service uses. Developments should be sized to fit the surrounding neighborhood. This category also includes offices either singly or grouped as office centers with professional and business services. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks. Commercial Neighborhood uses should be developed as nodes or centers and not configured in a “Strip commercial” pattern.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), and Public Facility (P-F).

Commercial General (CG)

The Commercial General category allows medium to high intensity retail and service commercial uses that serve primarily regional area patrons, and include more intense general commercial characteristics. Examples include shopping malls, banks, restaurants (with alcoholic consumption), taverns, hardware stores, and other larger retail and service uses. This category also includes offices either singly or grouped as office centers with professional and business services. Public facility uses are also allowed in this category. Commercial General uses should be developed as nodes or centers and not configured in a “Strip” commercial” pattern.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), and Public Facility (P-F).

Commercial Tourist (CT)

The Commercial Tourist category designates areas for commercial establishments that primarily cater to tourists. The predominant land uses include casinos, resorts, hotels, motels (greater than three stories), recreational vehicle parks, time shared condominiums, amusement or theme parks. Planned hotel/resort gaming establishments are restricted to the Gaming Enterprise Overlay

District as defined by Title 30 (Unified Development Code). Public facility uses are also allowed in this category.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), Recreational Vehicle Park (R-V-P), Apartment Residential (R-5), Limited Resort and Apartment (H-1), and Public Facility (P-F).

Major Development Project (MDP)

The Major Development Project category is most often applied to areas outside of the Community District 2 Boundary as referenced in Clark County's Community District Element. It indicates areas where land uses of greater densities than two residential units per acre are considered premature and/or inappropriate unless guided by the County's Major Projects Review Process. This process is designed to accommodate the timely and comprehensive review of projects and their impacts to the local community. Details of the Major Projects are found in Title 30, the Clark County Development Code.

Some areas located outside of Community District 2 have been planned with a specific land use category. Although these areas have been planned, they are still considered premature for urban development unless they are developed in accordance with the County's Major Projects Review Process or the Community District 2 boundary is amended to include these areas.

Business and Design/Research Park (BDRP)

The Business and Design/Research Park category applies to areas where professional or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses in the category include office campuses, research and development, incubator businesses, food sales and distribution, postal and data processing centers, vehicle sales and repair (inside), and general non-hazardous warehousing. Public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Office and Professional (C-P), Designed Manufacturing (M-D), and Public Facility (P-F).

Industrial (I)

The Industrial category applies to areas of industrial use and provides areas for new and existing industrial development in proximity to major transportation facilities. These uses should be reviewed for safety and aesthetic reasons when they adjoin other uses. Public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Designed Manufacturing (M-D), Light Industrial (M-1) and Public Facility (P-F).

Heavy Industrial (HI)

The Heavy Industrial category applies to areas of industrial use and provides areas for intense industrial operations and development in proximity to major transportation facilities. These areas are generally located outside the Las Vegas Valley for safety or nuisance reasons. Public Facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Designed Manufacturing (M-D), Light Industrial (M-1), Industrial (M-2) and Public Facility (P-F).

Public Facilities (PF)

The Public Facilities category allows public parks and recreational areas such as public and private golf courses; trails and easements; drainage ways and detention basins; storm water control facilities; and any other large areas of permanent open land. Public Facilities include governmental building sites and complexes, public transit facilities, police and fire facilities, noncommercial hospitals and rehabilitation sites, schools, and other uses considered public and quasi public such as libraries, clubs, religious facilities and other public utility facilities.

Suggested zoning district would include: Public Facility (P-F).

Notes:

LAND USE MAP

The land use map was developed through a process including community open houses, interaction with community stakeholders, the Citizens Advisory Council, Planning Commission and Board of County Commissioners. The map reflects the planning area's community character along with the vision, opportunities, and goals. The process used for developing the Land Use Maps includes, but is not limited to the following:

- The maps were examined against existing conditions, and current zoning. This illustrated development trends that differed from the original land use map.
- Issues, opportunities, goals and policies were used to develop criteria for map changes within the planning area.
- The old land use plan maps were converted to a set of standardized land use categories approved by the Board of County Commissioners.
- Changes were made from the suggestions of the community workshops, open houses and the Technical Advisory Group (TAG).

Additional changes were made from input received from the Final Open House.

Administrative Map and Text Updates

Amendments proposed for the unincorporated portions of the Lone Mountain land use planning area will be processed in accordance with state law. The County may administratively update the Lone Mountain Land Use Plan maps and text to reflect all approved annexations or other information as may be resultant from actions made by the Incorporated Cities or other governing bodies. Additional maps may be included in the Appendix for informational purposes only and have been created/amended under a process which is separate from the Lone Mountain Land Use Plan. Other informational maps may also be included in the Appendix. These maps may be administratively updated/included when they are legally amended or created without requiring re-adopting/amending the plan.

Notes:

***** *Insert Official Land Use Map Here***

Official Land Use Map - front

Official Land Use Map – back

Definitions

The following general definitions were developed to assist in using the Lone Mountain Land Use Plan:

100-year-flood event – A flood caused by a high intensity storm that is defined by the National Flood Insurance Program as, “a flood level with a 1 percent or greater chance of being equaled or exceeded in any given year.”

Areas of Critical Environmental Concern (ACEC) – Areas within public lands where special management attention is required to protect and prevent irreparable damage to important historical, cultural, or scenic values, fish and wildlife resources, or other natural systems or processes, or to protect life and safety from natural hazards.

BLM (Bureau of Land Management) – The BLM is an agency of the federal Department of the Interior responsible for administering a majority of the federal lands in Clark County. BLM’s policies on lands include a variety of public uses, conservation, resource management, and realty actions.

Buffering – Transitional land or space that is used between different or incompatible land uses and is often accomplished with landscaping (see Title 30).

Community District Element – The Community District Element of the Clark County Comprehensive Plan provides a framework for identifying lands for urban expansion based on infrastructure availability and provision. The Element divides Clark County into six geographic districts, each of which has development guidelines for appropriate land uses and densities.

Compatible – Land Use categories, zoning districts, and/or land uses capable of existing together in harmony.

Curb Cuts – Access points that are used as entrances/exits of parking areas onto a street or any other type of right-of-way.

Disposal Boundary – The land disposal boundary that identifies public land that could be disposed of and made private. It was established by the Southern Nevada Public Lands Management Act of 1998 and can be amended only through action of the United States Congress. Its purpose is to promote an orderly method of land disposal between public and private stakeholders. Limiting factors to this boundary include: federally designated lands, slope, environmentally sensitive lands, cultural resources, and buffers for these areas.

Housing – Includes but is not limited to, apartments, condominiums, town homes, manufactured housing, duplexes, multiplexes, single family dwellings, etc.

Infill – The development or redevelopment of vacant or underutilized land in economically, physically static or declining areas.

Land Use Plan - A document that is used to guide development in a defined area of Clark County. A plan brings together information about community values, land use trends, public services, the natural environment and other factors and makes recommendations regarding future land uses in the area. Land use plan categories, maps and goals and policies serve as important guides for future zoning and land use decisions.

Leapfrog Development – Development which is not contiguous to existing utilities, streets and/or other public infrastructure.

Mixed Use – The development of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

Off-site Circulation – The movement of pedestrians and/or vehicles off the project site. Off-site circulation patterns normally affect site design.

Parapet – A low protective wall or railing along the edge of a raised structure such as a roof or balcony.

Pioneered Road – An unimproved road developed/established without County approval.

Planned Unit Development (PUD) – A tract of land which is developed as an integrated unit under single ownership or control, which includes two or more principal buildings, and where specific requirements of a given zoning district may be modified.

Planning – The process through which communities prepare for future development. Through a process involving professional planners, service providers, elected officials, other public officials, and the general public, goals for the future are established and policies are developed to assist in the accomplishment of those goals.

Public Access Portion – That portion of the facility or project which has been designed for use by the general public.

Quasi-public – To some degree; in some manner public; examples include: electrical substations, water facilities, church, schools, and hospitals.

Spot Zoning – Reclassification of an isolated parcel of land which is detrimental or incompatible with the existing or planned uses of the surrounding area, particularly when such an act favors a particular owner.

Sprawl – Low-density, scattered, car-dependent development – often on the periphery of established communities. In time, new building passes this low-density development and creates areas with tremendous pressure to increase in density. Sprawl requires additional infrastructure to accommodate scattered, spread-out, low-density development – which is often cost prohibitive.

Streets – Include all arterial, collector and local streets as defined by Section 52.30 of Title 30.

Strip Commercial – Intensive commercial use of properties, that are independently owned, abutting a right-of-way and configured in a linear pattern. Additionally, strip commercial is not developed in accordance with a coherent development plan that addresses project design issues such as: unified signage, unified architecture, shared parking and circulation systems, and coordinated ingress and egress points.

Structural Best Management Practices – Accepted structural methods for controlling non-point source pollution as defined by the 1977 Clean Water Act: may include one or more conservation practices.

Transitional Land Uses – Land uses that consist of placing uses of intermediate density or intensity between two incompatible uses. An example is placing an urban residential development between a residential suburban development and a neighborhood commercial development.

Workforce Housing – Multi and single family housing near employment centers where the housing unit does not consume more than 30 percent of the households income (for rental) or is affordable to households making 80 percent of the median income for the zip code that it is located in.

Xeriscape – A method of landscaping that minimizes water consumption while creating a vibrant landscape. It follows seven basic principles, which are proper planning and design, soil analysis and improvement, functional turf areas, appropriate plan selection, efficient irrigation, mulching and appropriate maintenance.

Zoning – A set of regulations, districts and administrative procedures governing the use of land. Zoning is the tool used to implement the goals and policies of a land use plan. A zoning ordinance contains many specific land use districts, whereas a land use plan utilizes categories which describe generalized ranges of appropriate land uses, each containing several zoning districts.

APPENDICES

(to be added as appropriate info becomes available)

Notes: