

Lone Mountain Land Use Plan



Adopted September 17, 2008

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, the Lone Mountain area in Clark County, Nevada is well established, but still having evolving communities and the Board directed an update of 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 of County Commissioners as specified in the Nevada Revised Statute 278.220; and

WHEREAS, on September 17, 2008, a public hearing was held by the Board of County Commissioners in accordance with Nevada Revised Statute 278.220 on an amendment to the planned land use map and related policies;

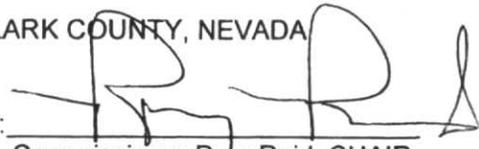
NOW, THEREFORE, BE IT RESOLVED by the Clark County Board of County Commissioners:

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 new 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 17th day of September, 2008.

CLARK COUNTY, NEVADA

By: 

Commissioner Roy Reid, CHAIR

ATTEST:


SHIRLEY B. PARRAGUIRRE
COUNTY CLERK

RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN UPDATE OF THE
NORTHWEST CLARK COUNTY 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, the Northwest area, in Clark County, Nevada is well established, but still evolving communities and the Board directed an update of the Land Use Plan; and

WHEREAS, on October 18, 2007, 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 maps, which is entitled the "Northwest Clark County 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 areas 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.

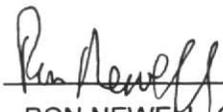
3. That when a zone reclassification includes a request for a zoning classification or district which is not within the range of land uses and/or residential densities indicated for the subject parcel in the Plan, the applicant shall have the burden of establishing that the request either complies with 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.

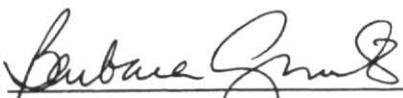
4. That the Clark County Planning Commission submits the certified copy of a report entitled the "Northwest Clark County Land Use Plan", which is an amendment to the Clark County Comprehensive Plan, to the Board of County Commissioners for their endorsement, adoption, and certification.

PASSED, ADOPTED, AND APPROVED this 18th day of October, 2007.

CLARK COUNTY PLANNING COMMISSION

By:  _____
RON NEWELL, CHAIRMAN

ATTEST:


BARBARA J. GINOQUIAS
EXECUTIVE SECRETARY

ACKNOWLEDGMENTS

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Peggy Maze Johnson
Helen Mortenson
Ralph Murphy
Mr. Carroll Varner
Lindsey White

Technical Advisory Group:

Linda Perri, Clark County School District
Denis Cederberg, Clark County Public Works
Metropolitan Police Dept.
Kevin Eubanks, Regional Flood Control
Marty Flynn, Water Reclamation District
Susan Wainscott, Air Quality and
Environmental Mgmt.
Lee Bice, Air Quality and Environmental
Mgmt.
William Kourim, Clark County Fire Dept.
Margie Yatson, Clark County Fire Department
Bruce Turner, Regional Transportation
Commission
Bruce Sillitoe, Park Planning Manager
Justin Williams, Parks and Recreation

Lone Mountain Citizens Advisory Council:

Evan S. Wishengrad, Esq., Chair
Donna Tagliaferri, Vice-Chair
Carol Peck
Sharon Stover
Carroll C. Varner
Dawn vonMendenhall, Secretary

Office of County Manager:

Virginia Valentine, County Manager
Darryl Martin, Assistant County Manager
Elizabeth Macias Quillin, Assistant County
Manager
Phil Rosenquist, Assistant County Manager
George Stevens, Chief Financial Officer
Don Burnette, Chief Administrative Officer

**Department of Comprehensive
Planning:**

Barbara Ginoulis, Director
Rod Allison, Assistant Director
Mario Bermudez, Planning Manager
Shane Ammerman, Assistant Planning
Manager

Clark County Staff:

Kevin Smedley, Principal Planner
Paul Doerr, Senior Planner
Chris LaMay, GIS Analyst II
Kim Bush, County Liaison
Phil Blount, Principal Planner
Al Laird, Principal Planner
Gene Pasinski, Principal Planner

Jared Raymond, Senior Planner
Meggan Holzer, Senior Planner
Darci Dotchin, Planner
Marty Vasquez, Planner
James Gross, Planner
Marcus Majors, Principal
Transportation Planner
Bruce Sillitoe, Parks Planning Manager
Justin Williams, Parks and Recreation

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ADDENDUMS

December 17, 2010

- Page 2 removed Floyd Lamb website address.
- Page 4 updated Nevada Power's name to NV Energy.
- Page 8 removed Clark County Regional Flood Control link.
- Page 9 removed the Clark County Desert Conservation Program website.
- Page 9 removed the Las Vegas-Clark County Library District website address.
- Page 10 amended street addresses for Clark County Parks.
- Page 11 removed the Clark County Parks & Recreation website.
- Page 13 removed the Clark County School District website.
- Page 13 deleted METRO's website.
- Page 14 updated Nevada Power's name to NV Energy.
- Page 14 removed Southwest Gas website address.
- Page 14 removed Republic Services website.
- Page 14 removed the Las Vegas valley Water District website address.
- Page 14 deleted link to Nevada Department of Conservation and Natural Resources.
- Page 14 removed web address for City of Las Vegas.
- Page 15 removed Clark County Public Works Internet links.
- Page 15 removed Regional Transportation Commission of Southern Nevada links.
- Page 17 removed Nuclear Waste Division website.
- Page 17 added Openweb InfoMapper information.
- Page 17 removed Clark County Comprehensive Plan link.
- Page 17 removed Overlay District web links.
- Page 21 removed links to air quality and made reference to Desert Conservation Program.
- Page 21 removed Southern Nevada Health District website.
- Page 52 added "Within Unincorporated Clark County, there may be land developable in accordance with the existing zoning of the property despite the land use category designation of the site" under **IMPORTANT NOTES:**
- Page 59 added "in certain areas planned as Public Facilities, there may be privately held lands eligible for residential development at densities in accordance with the existing zoning" under Public Facilities explanation.

Notes:

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 goals, policies 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 30.5 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 which includes County islands near the North Las Vegas Airport, and on the west by the La Madre Mountains of the Spring Mountain Range.

During the last ten years, residents in this area of the Las Vegas Valley have experienced unprecedented growth, been introduced to the Clark County Beltway, suffered gridlock traffic during peak hour time, which may have reduced the quality of life they have enjoyed for years.

As a result of this growth, the City of Las Vegas and Clark County worked together to update the Lone Mountain Land Use Plan. The original joint plan was adopted by the City of Las Vegas in 1996 and Clark County in May 1997.

On January 2, 2002, the Clark County Board of County Commissioners and the Las Vegas City Council entered into an interlocal agreement for the purpose of establishing a joint position on corporate boundaries, planning, public facilities/service provision and future annexations within the northwest portion of the Las Vegas Valley. Once again, because of the dynamic growth occurring in this area, the City and County have undertaken a collaborative and compatible approach to updating the Lone Mountain Land Use Plan.

This plan is a net result of past cooperation in developing a seamless plan in the late 1990’s and the adoption of the 2002 Interlocal Agreement.

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 1900's. 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 attraction 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, depending on the season. For more information contact the Gilcrease Orchard and Nature Sanctuary at (702)645-4224.

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 lands associated with population centers. 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.

Purpose of the Plan

This document is the land use plan for the unincorporated town of Lone Mountain. Components of this plan include land use maps and policies that define a development pattern suitable for the planning area. The plan 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 planning process consists of four main steps. They include community goals and policies formulation, development of a draft plan, adoption of the plan, and ongoing evaluation and monitoring of the adopted plan. There is a strong emphasis on public involvement throughout the planning process.

During the formulation of the goals and policies, three open house style workshops were held for all Lone Mountain property owners, residents, developers and other interested parties. These open houses gave area residents and property owners a chance to comment on the issues,

opportunities and goals related to the update of the Lone Mountain Land Use Plan. Comments received at the open houses were used in developing and finalizing the land use plan.

Based on the information generated at the first open house, County staff prepared a concept plan. This concept plan was reviewed by the citizens of the planning area at a planning workshop. The purpose of the Planning workshop was to allow greater participation from the community residents and gain initial feedback in evaluating and refining the concept plan map, issues, opportunities and the goals and policies.

Next, meetings were held with service providers, such as the school district, NV Energy (formerly Nevada Power), Public Works, Parks and Recreation, etc. to discuss the identified issues, opportunities, goals and policies of the draft plan. A second Open House was held for property owners and interested citizens to review and provide additional input on the draft plan. The results of the Open House were used in formulating the final draft plan.

During the adoption process, the draft plan was presented through the traditional public hearing process for final refinements. The public hearing process consists of a review and recommendation by the Lone Mountain CAC. The plan was then presented to the Planning Commission (PC) for recommendation and then to the Board of County Commissioners (BCC) for adoption. The final step is the ongoing evaluation and monitoring of the plan by county staff with input from the Lone Mountain CAC, PC and BCC.

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 uses as well as general and specific policies and plans 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 2007 through February 2008. 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 Washburn 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.

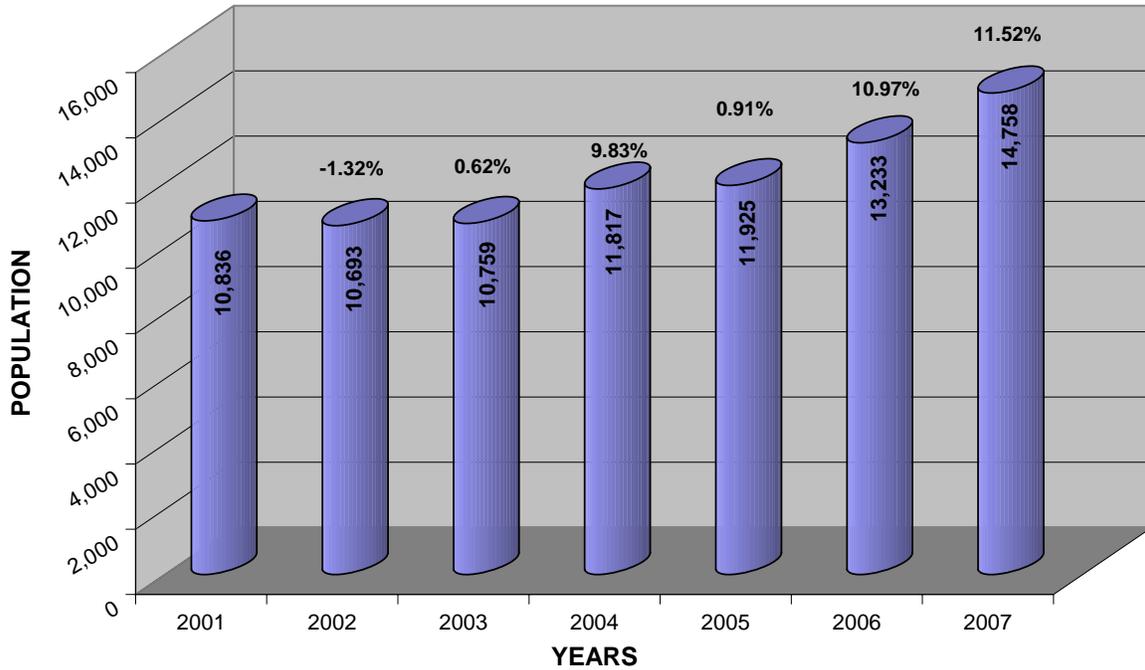
Demographics

Population

According to Clark County Department of Comprehensive Planning estimates, Lone Mountain had a total population of 14,758 in July, 2007, accounting for 0.7% of the total population of Clark County. The total Clark County population was 1,996,542, which includes incorporated cities.

Population change from 2001 to 2007 for Lone Mountain was from 10,836 to 14,758 and depicted below. There is a general trend of increase. Between 2001 and 2007 population increased 36.2%. 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 by parcels being annexed into the City of Las Vegas.

Lone Mountain Annual Population & Growth Rates 2001- 2007



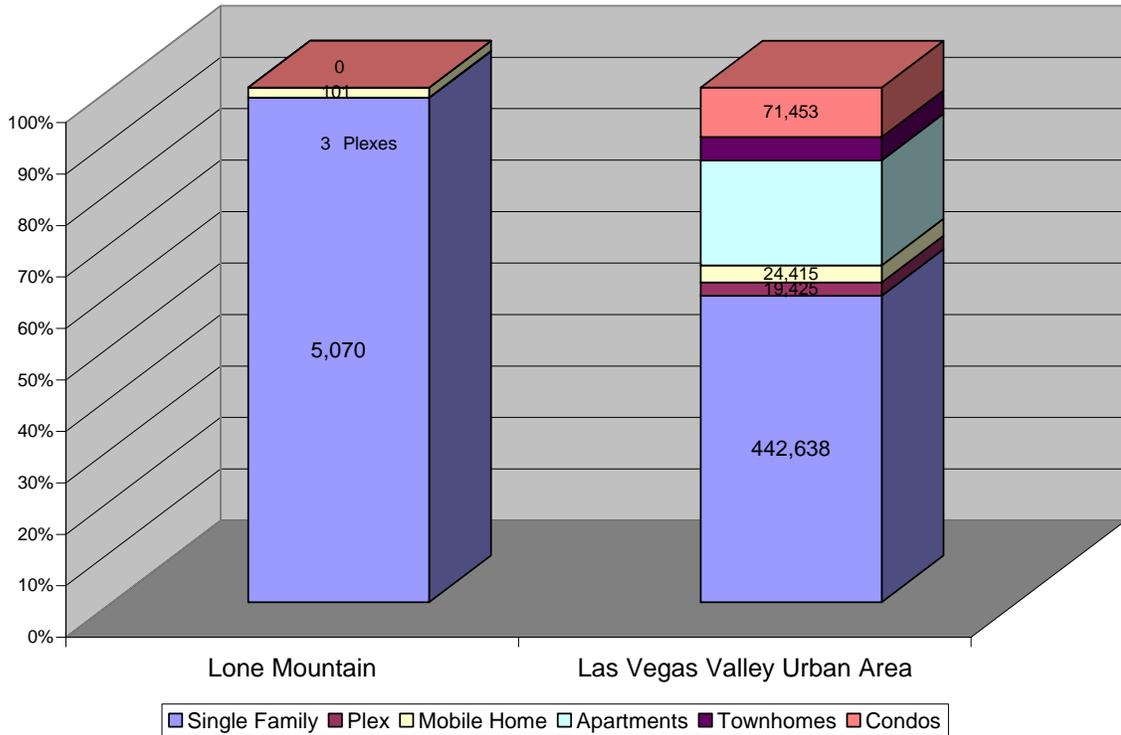
By comparison, the Centennial Hills area of the City of Las Vegas, surrounding the county islands has grown from 98,091, in 2001, to 171,500, in 2007, an increase of 75%.

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 5,174 housing unit in Lone Mountain as of July 2007 compared to 743,549 in the Las Vegas Valley Urban Area. As of July 2007 there were no Apartments, Townhomes or Condominiums in the Lone Mountain jurisdiction, though there were in the surrounding Las Vegas jurisdiction.

2007 Housing Mix Comparisons



The total housing units in Clark County were 769,875.

As a number and percentage, site built single family homes are the predominant housing type in Lone Mountain, with an estimate of 5,070 in July 2007. Manufactured homes are the second most common type, with 101 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 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 RFCDD 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 elk, 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 Air Quality and Environmental Management, 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.

For general information on the Clark County Desert Conservation Program website.

Service Factors

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 two 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 is under construction near the intersection of Buffalo and Deer Springs. When open, in early 2009, it will have 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. More information is available at their website.

Parks, Recreation and Open Space Facilities

Clark County Department of Parks and Recreation

Clark County Department of Parks and Recreation provides a system of public parks, recreation and community centers, and open space facilities throughout Clark County. Services and facilities are managed through the Parks & Recreation Department. The Lone Mountain Land Use area is within Park Revenue District 5. In 1999, Clark County adopted the Clark County Nevada Parks & Recreation Master Plan 2000-2020. This plan contains information on level of service, park classifications, implementation strategies and funding sources for parks in unincorporated Clark County. The current capital facilities programs are available from the Department of Parks and Recreation.

Park Funding

New residential development in unincorporated Clark County is levied a residential construction tax of \$0.36 per square foot with a maximum cap of \$1,000 per residential dwelling unit. These revenues are used for neighborhood parks within the respective revenue district. Due to the cost of park facilities, it can take some time for these funds to accumulate to an amount that can be used for construction of park sites. In 2007 dollars it cost at least \$450,000 per acre to develop and construct a park, depending on the amenities and facilities. This amount does not include the cost for ongoing operations and maintenance.

Level of Service

Level of Service is the amount of programmable park acreage per population. Clark County has an adopted urban park acreage standard of 2.5 acres of programmable park acreage and 1.5 acres of non-programmable open space per 1,000 residents. For the rural service areas, Clark County has an adopted standard of 6 (six) acres of programmable park acreage and 2.25 acres of non-programmable open space per 1,000 residents. Programmable park acreage includes, but is not limited to, such amenities as athletic fields and outdoor sports courts, playgrounds, festival space, picnic pavilions, recreation and community centers, swimming pools, paths, open turf areas, parking, public restrooms etc. Programmable park areas do not include special use facilities or landscaped medians, trail corridors, etc. Non-programmable open space includes natural areas with trail corridors, trail heads, and minimal amenities.

Clark County Parks

The Lone Mountain Planning Area includes two Clark County Parks, and one Neighborhood Services Center. The two parks are: the Lone Mountain Park, located at Craig Road and Jensen Street; and the Mountain Crest Park and Neighborhood Services Center, located at Durango Drive and Red Coach Avenue. Both parks have basketball, picnic areas, playgrounds, and restrooms. Additionally, Lone Mountain has a hockey rink, tennis courts and the children's discovery area. Mountain Crest has a fitness course, disc golf course, horseshoes, spray pool and volleyball court. 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.

EXISTING LONE MOUNTAIN PARKS AND RECREATION FACILITIES

Facility	Location	Acres
Parks		
Lone Mountain Park	4445 N. Jensen, Jensen & Red Coach	23
Mountain Crest Park	4701 N. Durango, Durango & Red Coach	37.5
Open Space		
Lone Mountain Natural Area	4445 N. Jensen, Jensen & Red Coach	161
Center		
Mountain Crest Neighborhood Services Center	4701 N. Durango, Durango & Red Coach	

The existing 61 acres of public programmable parks in the Lone Mountain service area includes the Lone Mountain and Mountain Crest Parks. Also, the Lone Mountain natural area accounts for 161 acres of open space within the service area. In addition, City of Las has approximately 20 park facilities in the vicinity that are utilized by area residents.

The Clark County Shooting Park is located just north of the Lone Mountain Planning Area at Decatur Boulevard and Mocassin Road. 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 Park facilities are planned for construction over the next few years.

Land Use Considerations

The Parks & Recreation Master Plan 2000-2020 contains policies relating to the location of parks in the County. Generally, parks are best located in accessible places in close proximity to residential areas. Joint use facilities also provide a good opportunity to expand park acreage. Overall, as the population increases in the greater Lone Mountain planning area, more programmable park acres and ancillary facilities will be needed.

For more information on parks, recreation and open space please contact the Clark County Department of Parks and Recreation or go to the website.

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 swimming pool complex privately operated by the YMCA at Durango Drive and Gowan Road.

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. On October 31, 1994 a federal bill was signed into law that expanded the NCA

from 83,440 acres to 195,610 acres. This expansion brings 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 2006-07 school years there were 302,763 students in 328 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-two elementary schools.

Table 2: Existing CCSD Locations Serving the Lone Mountain Planning Area

EXISTING LONE MOUNTAIN SCHOOLS AND LOCATIONS

<u>Elementary Schools</u>	
<u>School</u>	<u>Location</u>
Dean L. Allen Elementary School	8680 W. Hammer Lane
James H. Bilbray Elementary School	9370 Brent Lane
Berkeley L. Bunker Elementary School	6350 Peak Dr.
Kay Carl Elementary School	5625 Corbett St.
Paul E. Culley Elementary School	1200 North Mallard
Marshall Darnell Elementary School	9480 W. Tropical Pkwy
Ruthe Deskin Elementary School	4550 N. Pioneer
Ollie Detwiler Elementary School	1960 Ferrell St.
Dorothy Eisenberg Elementary School	7770 Delhi Ave.
Howard Heckethorn Elementary School	5150 Whispering Sands Dr.
Marc A. Kahre Elementary School	7887 W. Gowan Rd.
Ernest J. May Elementary School	6350 W. Washburn Rd.
J.T. McWilliams Elementary School	1315 Hiawatha Rd.
Joseph Neal Elementary School	6651 W. Azure Dr.
Doris Reed Elementary School	2501 Winwood
Betsy A. Rhodes Elementary School	7350 Tealwood St.
Bertha Ronzone Elementary School	5701 Stacey Ave.
William & Mary Scherkenbach Elementary School	9371 Iron Mountain Rd.
Sheila R. Tarr Elementary School	9400 Gilmore Ave.
R.E. Tobler Elementary School	6510 West Buckskin
Twin Lakes Elementary School	3300 Riverside Dr.
Kitty McDonough Ward Elementary School	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

CCSD reserves or purchases future school sites based on a number of criteria including, but not limited to: land use designations, zoning and projected population estimates and residential densities. In anticipation of future needs, CCSD continues to acquire new school sites for future construction throughout Clark County. The most current level of service and functional land areas for school sites is available from CCSD or by visiting their website.

More information can be found by visiting the Clark County School District website.

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. In 2006, METRO had 2,635 commissioned police officers. This equates to 1.86 commissioned officers per 1,000 residents. More information is available at their website.

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 overall goal of the Department is to make sure that response times are as low as possible to maintain public safety, reduce property damage, and minimize insurance costs to the public. The response time goal is 7 minutes or less, 90% of the time. 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 four fire stations that provide service to the Lone Mountain planning area. Stations 9, 41, 42, and 45 are located approximately 1.5 miles from each other to provide a five minute or less response time to a given area within the Lone Mountain.

The Clark County Fire Protection Report was adopted on May 6, 2008. This report forecasts demands for fire services by type and location, and it promotes standards, work programs, and policies to help the Clark County Fire Department provide vital services through the year 2035.

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 (formerly Nevada Power). 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. In addition, NV Energy has approval for a new transmission line along Centennial Parkway between Puli Road and Eula Street. 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 are determined by agreements between Southwest Gas and individual developers. In addition, the Kern River Pipeline transects the Lone Mountain planning area. For future expansion plans and a history of natural gas service you can contact Southwest Gas or visit their website.

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 Avenue, in North Las Vegas. For more information about Republic Services please contact their office or go to their website.

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 2700 elevation water pressure zone. Plans exist for the expansion of the system through the SNWA 60 inch supply line from Lake Mead. The line is expected to be completed along Deer Springs Road in 2008. This will allow the LVVWD to expand the distribution facilities through the 3090 water pressure zone. For future expansion plans and a history of the water district you can contact the Las Vegas Valley Water District or go to their website.

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. For more information contact the Nevada Department of Conservation and Natural 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. However, developments which do not exceed the density of two dwelling units per acre within the excepted area of the existing inter-local agreement will be allowed to connect without annexation to the City of Las Vegas. For future expansion and existing sewer lines you can contact the City of Las Vegas or go to their website.

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 valley, and communities in Northwest Clark County. State Route 157 provides access to the community of Mount Charleston, as well as US Forest Service campgrounds in the Spring Mountains National Recreation Area. In addition, there are plans for an outer beltway on the western and northern boundary of the Lone Mountain planning area. This will provide an additional transportation network for future development in the City of Las Vegas. For more information on this project please contact the City of Las Vegas Department of Public Works. 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. Schedules and routes change to meet passenger demand. The RTC is currently involved in the process of developing a Long Range Transit Plan. The purpose of this plan is to analyze and prioritize practical transit alternatives and identify future transit corridors.

Additional information about transportation, future projects, and transportation issues can be found at the Clark County Public Works website and from RTC.

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. For more information contact Clark County Nuclear Waste Division.

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. To check the current zoning of a parcel go to the Openweb InfoMapper website.

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. Additional information about overlay districts is located within Clark County Title 30.48 which can be found at the County's website.

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. See Clark County Title 30.48 for specific details.

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 Rural Neighborhood Preservation areas.
2. Encouraging appropriate land uses adjacent to Rural Neighborhood Preservation 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 RNP 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.

Large Lot 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 large lot areas is important. These areas develop at a much slower rate than the more typical residential tract home development. In order to protect these slower growing areas, it is important that compatible developments are built adjacent to them. In many instances, large lot 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 that realize that all property owners have rights to develop their property.

The increased value of land is impacting large lot 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 the past few years. In recent 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 large lot neighborhoods is expected to continue. The vacant land in these areas accounts for almost 56% 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 to 66%. The primary protection for these large lot 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, and 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 Desert Conservation Program 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. Contact the Southern Nevada Health District for more information.

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 2 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 GOALS AND POLICIES

The following goals and policies have been developed as part of the land use component of the Lone Mountain Land Use Plan. These guidelines have evolved from existing County goals and policies; planning open houses; workshops and public meetings with community members, the Lone Mountain Citizen Advisory Council; the Planning Commission; and Board of County Commissioners. While the land use plan lists policies, Title 30 (Clark County Unified Development Code), is the implementation tool for the plan and has specific requirements (i.e. setbacks, etc.).

The goals and policies of the land use component are as follows:

GENERAL

All development proposals should comply with the following general goals and policies of the Lone Mountain Land Use Plan.

Goal 1

Implement a comprehensive land use plan by promoting development that is compatible with adjacent land uses, the natural environment, and is well integrated with appropriate circulation systems, services, and facilities.

Policy 1.1

Promote efficient use of public services and facilities while minimizing costs of service extension and maintenance paid by the service provider and County.

Policy 1.2

Discourage the use of non decorative block walls and encourage the use of other materials, including iron, vinyl, stone, open rail, decorative block, and pre-cast decorative concrete.

Policy 1.3

When block walls are used, provide off-sets or other visual breaks along the perimeter of developments.

Policy 1.4

When block walls are used along the perimeter of developments, walking connections should be provided on all sides of the development to avoid the creation of isolated areas.

Goal 2

Provide for residential, public facility, as well as, some commercial and office professional land uses.

Policy 2.1

Encourage residential developments to provide a diversity of housing types which reflect the economic profile needs of residents within Lone Mountain.

Policy 2.2

Ensure that new development or uses, adjacent to existing land uses, are appropriately buffered with transitional space and/or uses. All space necessary to achieving such transitions should be absorbed on the property supporting the new development.

Policy 2.3

When parcels are located between an arterial or a collector street, and an RNP designated area, encourage a blending of residential parcel sizes that provides for a smooth transition from similar sized lots adjacent to RNP's to the higher density of the subject parcel.

Policy 2.4

Encourage site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is at a lower density or intensity.

Policy 2.5

Light sources should be shielded to prevent spillage from the subject parcel. Lighting design should be sensitive to on-site residential uses.

Policy 2.6

Encourage the use of xeriscape landscaping design techniques in new developments and in retrofitting older areas. Landscaping should comply with the drought ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).

Policy 2.7

All signage should be integrated and compatible with building styles both on-site and with surrounding development. Additionally, illuminated signs should be oriented away from residential uses.

LARGE LOT RESIDENTIAL

Large lot residential is considered to be a residential use on ½ an acre or larger parcel. In order to preserve and maintain cohesive neighborhood areas, development proposals within or adjacent to existing large lot areas should demonstrate compliance with the following policies.

Goal 3

Preserve developed low-density rural and large lot areas.

Policy 3.1

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

Policy 3.2

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

Policy 3.3

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 3.4

When residential developments are proposed adjacent to these 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 3.5

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 3.6

Encourage the preservation of the rural character of the large lot areas by implementing the provisions contained in the Minimum Road Design Standards for Non-Urban Roadways handbook, as adopted by Clark County and available from Clark County Public Works. The adopted standards address issues such as design, right-of-way width, drainage, lighting and road surfaces for local streets within Rural Neighborhood Preservation areas.

Policy 3.7

In order to help preserve a rural lifestyle and promote a cohesive community, gated subdivisions are discouraged within large lot neighborhood areas.

Policy 3.8

Encourage retention of natural drainage systems and desert washes within these areas to prevent flood hazards and to preserve the desert rural atmosphere.

Policy 3.9

Encourage the coordinated integration of large lot areas to existing and proposed equestrian and multiple use trail systems, open space, and parks. Functional connectivity and accessibility should be a paramount design component within the site design of each development.

Policy 3.10

Encourage new homes within these areas to access county roads classified as local, where possible. New single family residences should avoid direct access or fronting onto collector or arterial streets.

Policy 3.11

Encourage the preservation of the rural character of these areas by implementing non-urban street standards while maintaining standard right-of-ways to ensure necessary facilities are provided for.

SINGLE FAMILY ATTACHED & DETACHED

Recent trends in development patterns have shown significant increases in densities for single family development. All single family residential proposals should demonstrate compliance with the following goals and policies.

Goal 4

Provide opportunities for additional single family development and encourage appropriate site planning and architectural design.

Policy 4.1

Maintain the integrity of single family residential neighborhoods by not allowing zoning reclassifications for non-residential uses that are inconsistent with the adopted land use plan map.

Policy 4.2

Any low density single family projects developed within planned commercial or higher density residential areas should be responsible for providing any required or desired buffers from adjoining higher density/intensity projects.

Policy 4.3

When any type of commercial development or higher density residential development is proposed adjacent to single family residential areas, discourage nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development.

Policy 4.4

All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.

Policy 4.5

Promote projects that provide varied neighborhood design and/or innovative architecture. For example, projects should include a combination of the following: varied setbacks from residences to curb, reduced visual dominance of garages from the street, varied rooflines, and/or varied architectural elements on all sides.

Policy 4.6

Encourage pedestrian-oriented front yard setbacks such that the garage is not the dominant feature. Minimum and maximum setbacks should be encouraged to establish and reflect the desired character of an area and ensure that residences face streets and sidewalks.

Policy 4.7

Encourage residential garages to be positioned to reduce their visual impact on the streets. This will allow the visually interesting feature of the house to dominate the streetscape. At a minimum, encourage the garage to be located behind the front facade of the residential building.

In single family areas, garages may be sited in several ways: in the rear accessed by drive aisles, in the rear accessed by a side drive, or to the side recessed behind the front facade.

Policy 4.8

Encourage articulated facades to provide visual interest. Building entries and windows should face the street. Front porches, bays and balconies are highly encouraged.

Policy 4.9

In higher density developments, single family housing may be arranged in clusters or enclaves around courtyards, providing residential courts and other opportunities for increased usable open space and recreation facilities without compromising densities. (Appropriate buffers, setbacks, landscaping and other regulated on-site and off-site development issues should be included in single family developments.)

Policy 4.10

Encourage the use of xeriscape landscaping in all new developments. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).

Policy 4.11

Encourage the use of xeriscape landscaping treatments between the rights-of-way and any decorative block walls surrounding residential developments.

Policy 4.12

Encourage a variety of building design alternatives to be used in new single family developments. Varied elevations, roof forms, building and garage setbacks and three-dimensional details between surface planes are several approaches that can be incorporated to enrich the residential environment.

Policy 4.13

Developers of new higher density residential developments adjacent to lesser density developments should be encouraged to transition from the lesser density to the new greater density development through similar lot sizes and similar development standards adjacent to the lower density uses.

Policy 4.14

Encourage single family developments to incorporate pedestrian and bicycle circulation systems that connect to schools, commercial and recreational areas. Additionally, single family developments should connect with existing and planned trail systems, parks, and open spaces.

Policy 4.15

Encourage the variation of lot sizes and housing products in residential developments of more than 10 acres in areas not planned for large lot residential.

Policy 4.16

Discourage residential development adjacent to industrial or hazardous uses. Examples include wastewater treatment facilities, power plants, landfills, mainline railways and other similar uses. In the event that a residential development is approved adjacent to an industrial or hazardous use, a separate disclosure statement should be issued to residents.

MULTIPLE FAMILY DEVELOPMENT

All multiple family development proposals should demonstrate compliance with the following goals and policies.

Goal 5

Provide opportunities for multiple family development in appropriate, limited areas.

Policy 5.1

Encourage the location of common areas, circulation paths, and building entry porches where they are most visible from the local street.

Policy 5.2

Ensure that multiple family developments are compatible with adjoining land uses and densities through site planning and building design. Appropriate buffers, setbacks, xeriscape landscaping, building height and materials, lighting, signage, on-site and off-site circulation should be incorporated into multiple family developments.

Policy 5.3

Encourage the layout and design of multiple family buildings to be oriented in varying directions relative to each other, to avoid the monotony of a linear pattern.

Policy 5.4

Encourage design alternatives and spatial distribution rather than large boxy buildings. Design alternatives to prevent boxy developments include varied elevations, roof forms, and surface planes. Building heights should vary within a multiple family development with lower buildings adjacent to streets and surrounding residential uses.

Policy 5.5

Encourage multiple family developments to incorporate pedestrian and bicycle circulation systems that connect to schools, recreation and commercial areas. Multiple family developments should also connect with existing and planned trail systems, parks, and open space.

Policy 5.6

Encourage the separation of parking areas, garages, and/or covered parking to avoid creating long corridors of parking areas.

Policy 5.7

Encourage recreational areas within multiple family developments to be located away from arterial and collector streets.

Policy 5.8

When a non-multiple family development or use is proposed in an area designated for multiple family development in the land use plan, required buffering should occur on the non-conforming parcel.

Policy 5.9

All multiple family developments should meet with the Fire Department Suppression and Prevention Divisions at time of building permit submittal.

OFFICE PROFESSIONAL

All office projects should demonstrate compliance with the following goals and policies.

Goal 6

Provide opportunities for new office professional developments and for existing residential uses, in appropriate locations, to convert to office uses.

Policy 6.1

Encourage more intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses.

Policy 6.2

Encourage the design of office projects adjacent to existing or proposed residential areas to be compatible, in terms of height and architectural treatments, with the existing residential uses in the area.

Policy 6.3

Encourage various architectural treatments and design components on all building sides to eliminate blank building elevations along public rights-of-way, and areas visible to the general public, to improve visual quality.

Policy 6.4

Encourage signage that is compatible with the area. Signage will be subject to setbacks, size, height and other provisions of the Unified Development Code (Title 30). Monument signs are encouraged. Freestanding signs should not exceed the height of the development they are located in.

Policy 6.5

The public access portion of all building footprints visible from a right-of-way or a residential use should have a landscape or walking area between the building and parking area. In no instance should pavement for parking aisles or spaces directly abut the building footprint.

Policy 6.6

Encourage new office projects or residential to office conversions to develop on an assemblage of contiguous parcels so as to reduce the number of driveway ingress and egress points and to allow for adequate on-site parking. Whenever possible, driveway access points should not access local residential streets.

Policy 6.7

Encourage office developments to reduce: points of ingress and egress on arterial and collector streets, traffic congestion, traffic hazards, signs and visual clutter, and inconsistent architectural style.

Policy 6.8

Encourage office developments to incorporate pedestrian and bicycle circulation systems that connect with existing and proposed trail systems, parks, open space, and nearby residential developments.

RETAIL COMMERCIAL GOALS AND POLICIES

Retail Commercial developments should demonstrate compliance and provide consistency with the following goals and policies.

RETAIL COMMERCIAL

Goal 7

Provide opportunities for appropriate retail commercial development.

Policy 7.1

Through site planning and building design, ensure that commercial developments are compatible with adjoining uses. Appropriate buffers, setbacks, xeriscape landscaping, building height and materials, lighting, signage, adjoining land uses, and densities should be considered and integrated into commercial developments. This may help to reduce excess signage, visual clutter, and incompatible architectural styles.

Policy 7.2

Encourage commercial projects to include a public plaza with benches, decorative light fixtures, ornamental waste receptacles, and enhanced paving at vehicular entrances. Pedestrian access from surrounding development should be included.

Policy 7.3

Outdoor storage areas are discouraged. If developed, outdoor storage areas should be screened from adjacent less intense uses and from public streets. All screening materials should be consistent with the materials used for the balance of the project.

Policy 7.4

Outside storage areas, loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from public streets, residential and other adjacent uses.

Policy 7.5

All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30).

Policy 7.6

Promote comprehensive sign plans for multi-user commercial developments. Exterior signs for individual pad sites should be coordinated with signs for the entire commercial complex.

Policy 7.7

Encourage commercial developments to incorporate pedestrian and bicycle circulation systems that connect with existing and proposed trail systems, parks, open space, transit routes and nearby residential developments.

Policy 7.8

Promote perimeter and interior parking lot trees for shade and visual relief.

Policy 7.9

Encourage commercial developments to enter into cross access and parking agreements with adjoining commercial sites to reduce or limit points of ingress and egress on arterial or collector streets and on/off site traffic congestion and hazards.

Policy 7.10

Encourage freestanding signs not to exceed the building heights of the commercial developments that they are located in.

Policy 7.11

Commercial development adjacent to single family uses should provide vehicular access points on arterial and/or collectors and not on local neighborhood streets.

Policy 7.12

Multiple family uses in commercial projects may be allowed as a part of a mixed use development.

Retail Commercial - Building Orientation and Site Planning

Goal 8

Encourage appropriate building orientation and site design for retail commercial uses.

Policy 8.1

Building heights should be transitioned so that a structure adjacent to a residential use is of similar height.

Policy 8.2

Encourage commercial buildings, to use enhanced architecture including, but not limited to: towers, domes, or other vertical elements; decorative fascias or parapets; pilasters or columns; arcades or colonnades; decorative details such as tiles, wrought iron, fenestration, landscaped planters or trellises; pitched or hipped roofs.

Policy 8.3

Encourage buildings to site around pedestrian plazas and courts.

Policy 8.4

On commercial sites, especially large retail centers encourage the siting of a portion of the total building area at the street perimeter, especially at corner locations, while maintaining view corridors to storefront areas. Such siting strengthens the streetscape and helps to screen off-street parking areas.

Policy 8.5

The public access portion of all building footprints visible from a right-of-way or a residential use should have a walkway and landscape area between the building and parking area. In no instance should pavement for parking aisles or parking spaces directly abut the building footprint.

Policy 8.6

Encourage the physical and functional integration of surrounding buildings, existing and/or proposed pedestrian paths and streets when considering the location of the buildings on the site. This reduces the potential of a monotonous, continuous row of buildings.

Retail Commercial - Pedestrian Circulation and Orientation**Goal 9**

Pedestrian circulation should be encouraged and provided on all development sites.

Policy 9.1

On-site pedestrian circulation should be separated from vehicular traffic, as much as possible. In developments where substantial traffic volumes occur on certain stretches of on-site drives, a detached or meandering sidewalk or walkway should be provided to separate pedestrian and vehicular traffic. A change in grade or color, or use of enhanced paving to clearly define pedestrian walkways is encouraged.

Policy 9.2

Site amenities such as public plazas, pedestrian walkways, and site furnishings (benches, decorative light fixtures, ornamental waste receptacles, etc.) are encouraged. Where such amenities are provided, the use of landscaping, building overhangs and canopies should be implemented in order to provide shade.

Policy 9.3

Encourage the placement of pedestrian furnishings adjacent to public walkways and open spaces to create visual continuity, reinforce the pedestrian character with wider sidewalks and provide outdoor use area. These amenities may consist of seats and tables, drinking fountains, trash receptacles, and directories.

Policy 9.4

To encourage pedestrian usage, sidewalks should be wider than the five (5) foot minimum standard and designed to be unobstructed, to allow for safe and unimpeded pedestrian traffic.

Retail Commercial - On-Site Drives and Parking Areas

Goal 10

Provide for appropriate on-site drives and parking areas.

Policy 10.1

Off-street parking adjacent to public roads should require screening by one or a combination of the following: walls, xeriscape landscaping, and/or berms. These screens should be continuous and at a recommended height of three (3) feet to visually obscure vehicle headlights.

Policy 10.2

Encourage commercial developments to enter into cross access agreements with adjacent sites for the use of shared parking areas and driveways, especially along arterials streets, to reduce the traffic hazards associated with numerous entrance and exit drives and to enhance the streetscape.

Policy 10.3

Encourage the placement of required parking areas to be located behind building(s) on the site. At the same time appropriate buffering should be provided.

Policy 10.4

Encourage drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area to be obscured from view by an intense landscape buffer consistent with Clark County Unified Development Code (Title 30).

Policy 10.5

Encourage right turn deceleration lanes into commercial developments of regional significance, as defined in the Clark County Unified Development Code (Title 30).

Retail Commercial - Building Design and Architecture

Goal 11

Encourage enhanced building design and architecture for retail commercial uses.

Policy 11.1

Scale relationships between buildings and adjacent developments should be carefully considered. Stair-stepping building height, breaking up the mass (mass refers to the height, bulk, and scale of a building) of a building and shifting building placement can provide appropriate transitions between different building scales and intensities.

Policy 11.2

Encourage variations to a building's mass. Variations include different elevations, roof forms, and surface planes.

Policy 11.3

Encourage architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Similarly, buildings located on corner lots should have facades enhanced to match the front of the building to emphasize their prominent location.

Policy 11.4

All signage must be integrated and compatible with on-site building styles.

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.

Goal 12

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

Policy 12.1

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 12.2

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 12.3

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.

Policy 12.4

For areas designated major projects that do not exceed 100 acres in size, a standard development agreement is required for all major project requests.

TRANSPORTATION

On July 16, 2003 the Board of County Commissioners adopted the Clark County Transportation Element into the Clark County Comprehensive Plan. The Transportation Element was created to address the transportation issues and needs within each of the land use planning areas. All development proposals should demonstrate compliance with the following goal and policies as well as the Transportation Element. Some transportation projects and plans have specific applicability to the Lone Mountain Planning Area.

Goal 13

Encourage an integrated network of roads, mass transit (where feasible), bicycle, and pedestrian routes in order to provide transportation choices and alternatives in the Lone Mountain Area.

Policy 13.1

All development proposals should demonstrate compliance with the goals and policies of the Clark County Transportation Element.

Policy 13.2

Encourage right turn deceleration lanes into large scale developments.

Policy 13.3

Encourage ride sharing in areas of heavy travel demand.

Policy 13.4

Encourage center two-way left turn lanes to be constructed with new developments on all arterial and collector roads.

Policy 13.5

Minimize traffic on local and residential streets by using cul-de-sacs and curvilinear streets within subdivisions.

Policy 13.6

Minimize curb cuts on arterial and collector streets to reduce congestion and accident potential.

PUBLIC SERVICES AND FACILITIES

The following goals and policies have been developed as the public services and facilities component of the Lone Mountain Land Use Plan. These guidelines have evolved from existing County goals and policies, planning workshops, public meetings with interested citizens, the Citizens Advisory Council, Planning Commission, and Board of County Commissioners.

The goals and policies of the public services and facilities component are to:

- Promote public health, safety, morals, and welfare.
- Promote the efficient use of public services and facilities; minimize cost of service extension and maintenance paid by the service provider, Clark County, and/or developers.
- Inform residents, businesses, developers, and service providers about planned infrastructure so that infrastructure requirements can be coordinated and integrated with existing and future developments.

Important Note:

Public and Quasi-Public services and facilities including, but not limited to, parks and other recreational facilities; schools; churches; fire stations; electric substations; water reservoirs and conveyance facilities may be appropriate land uses in any land use category. Existing land use patterns, proximity to residential uses, buffering, and transitional land uses should be considered when siting public and quasi-public services and facilities.

Regional scale Public and Quasi-Public services and facilities include, but are not limited to, regional parks, bus barns, large flood control facilities, universities, etc., should be considered on a case by case basis to ensure compatibility with surrounding existing and planned land uses. Appropriate siting and buffering should be used to reduce impacts to the local community.

All development proposals should demonstrate compliance with the following public services and facilities goals and policies.

Fire and Police Protection

Goal 14

Provide for adequate Police and Fire Protection in accordance with the standards of the Police and Fire Elements of the Comprehensive Plan.

Policy 14.1

Discourage development from locating beyond designated fire and police response areas.

Policy 14.2

Encourage defensible space concepts in site design to minimize crime potential (contact the Las Vegas Metropolitan Police Department for defensible space recommendations).

Public lands and Quasi-public Infrastructure

The Clark County Department of Comprehensive Planning and other public agencies should continue to seek input and recommendations from public land management agencies when developing land use plans and policies or amending land use plans and policies.

Goal 15

Work with the Bureau of Land Management on land use issues in Lone Mountain.

Policy 15.1

Encourage the Bureau of Land Management to continue to seek Clark County input into the Las Vegas District Resource Management Plan.

Policy 15.2

Encourage the Bureau of Land Management to continue to consult with Clark County regarding potential privatization of public lands within Community District 3 (CD3).

Goal 16

Provide for adequate public and quasi-public infrastructure to meet the needs of existing and future residents and businesses.

Policy 16.1

Encourage compatible developments to locate in existing neighborhoods where little or no additional infrastructure investment is required. These developed areas usually contain vacant or underutilized properties (infill) where roads, utilities, and services have been made adjacent to these properties.

Policy 16.2

Where possible, require all new development, including single family residences, to connect to, or be ready to connect to, existing and future sewer lines or incorporate sewage line extension into the scope of the project.

Policy 16.3

Encourage existing single family residences and other uses, where service is made available, to connect to sewer lines.

Policy 16.4

Discourage the use of septic tanks or sewage lagoons where soils are subject to seepage, poor filters or in flood prone areas. This will minimize health hazards associated with slow absorption, surfacing of effluent, hillside seepage or groundwater contamination.

Policy 16.5

In accordance with Southern Nevada Health District requirements, maintain the minimum distances between septic systems and wells and septic systems and sewer lines to ensure protection of public health and water supplies.

Goal 17

Provide for public and quasi-public infrastructure that incorporates features and plans, which emphasize aesthetic considerations.

Policy 17.1

Encourage the development of public and quasi-public facilities (e.g., schools, parks, etc.) with enhanced designs that include, but are not limited to, decorative block walls, drought-tolerant landscaping, and features which integrate well with adjacent development.

Policy 17.1

Encourage the installation of public and quasi-public infrastructure (e.g., electrical substations, water pumping stations, etc.) with enhanced designs which utilize low profile equipment, decorative block walls, drought-tolerant landscaping and features that integrate with adjacent development.

Policy 17.2

Discourage the use of low voltage overhead electric distribution lines. The Unified Development Code (Title 30) mandates that electric distribution lines be installed underground.

Goal 18

Provide for compatibility between public and quasi-public utility corridors and existing or proposed land uses.

Policy 18.1

Encourage the joint use of corridors by utilities and service providers so that needed infrastructure is consolidated.

Policy 18.2

Promote the joint use of high voltage transmission line corridors and transportation systems that allow for the development of pedestrian, equestrian, and bicycle trails within existing and planned transmission line corridors. Incorporate strategies that take into consideration access for routine and emergency transmission line maintenance.

Policy 18.3

Encourage the upgrade and use of existing corridors, whenever possible, to minimize the overall number of corridors established within Lone Mountain community.

School Facilities

Goal 19

Provide for efficient utilization of Clark County School District (CCSD) facilities and provisions for adequate facilities in the future.

Policy 19.1

Encourage coordination between developers and CCSD.

Policy 19.2

Locate schools in compliance with CCSD standard location criteria.

Policy 19.3

Developers should consider the cumulative impact that their developments will have on area schools. They should work closely with the Clark County School District to ensure that adequate facilities are in place and/or to provide for the facilities if they are not readily available.

Policy 19.4

To ensure the best possible use of land, wherever possible, school, and park sites should be developed jointly.

Policy 19.5

Orient and design schools so that school zones (15 mph) have the least possible impact on arterial and collector streets.

Policy 19.6

Locate school crossings on low traffic volume streets wherever possible.

Parks and Other Recreational Facilities

Goal 20

Provide for the development of parks, cultural venues, and other recreational facilities that meet the needs of the residents within the Lone Mountain planning area.

Policy 20.1

Encourage a diverse system of parks, open space, recreational facilities and services within the Lone Mountain area.

Policy 20.2

Encourage the development of park and recreational facilities to correspond with expected population and needs of area residents.

Policy 20.3

Recognizing that County and City residents utilize all area park facilities. Clark County should continue coordination efforts with the City of Las Vegas Department of Leisure Services to provide appropriate facilities for area residents, while making the best use of limited park funds.

Policy 20.4

Encourage all development to employ ample active and passive open spaces in overall site design and integrate open space, where possible, with connectivity to adjoining properties, trail systems, view sheds, preservation of historical value, schools and public park facilities in an effort to meet the needs of the community.

Policy 20.5

Encourage developments to provide land to help extend or coordinate trail systems that may be planned in the Lone Mountain area.

Policy 20.6

Encourage the Departments of Parks and Recreation, and Public Works, and the Regional Flood Control District to coordinate during the planning and design phase to incorporate multiple uses of flood control facilities.

Policy 20.7

Encourage adequate on-site parking at all new park developments.

Policy 20.8

Encourage public art spaces within the community.

NATURAL ENVIRONMENT

Introduction

Regional planning and coordination is necessary when developing environmental plans. In Lone Mountain, a number of environmental issues may impact land use. Environmental guidance for the Lone Mountain Land Use Plan is referenced through the following Clark County environmental plans. They should be used in concert with the Lone Mountain Land Use Plan:

Clark County Air Quality Plans
Clark County 208 Water Quality Management Plan
Clark County Multiple Species Habitat Conservation Plan
Regional Flood Control Master Plan
Clark County Comprehensive Plan:
 Federal Lands Element
 Conservation Element

Goals and Policies

The following goals and policies have been developed as environmental guidelines to the Lone Mountain Land Use Plan. These guidelines are based upon federal and state environmental regulations, existing county regulations, goals and policies, planning workshops, and public meetings with the Citizens Advisory Council, Planning Commission, and Board of County Commissioners. The guidelines reflect the understanding that environmental policies are interrelated with land use decisions. In this section, natural resources and environment protection will be emphasized.

Environmental issues identified were generally categorized as protection of air and water quality, and planning for urban conservation areas. Specific issues were identified as reduction of dust, groundwater and flood protection, reducing storm water runoff, and retaining open space in and around washes and in their natural state.

Natural Environment & Community Interface

Goal 21

Preserve and enhance the unique character of the ecosystems found in and surrounding the Lone Mountain planning area.

Policy 21.1

Encourage the integration of funding and goals to build multi-purpose projects that fully use land set aside for public purpose; specific funds from flood control, transportation, recreation, and other agencies should be focused on multiple objective projects.

Policy 21.2

Encourage preservation and protection of washes and waterways. Developments in geologic hazard areas, such as landslide areas, active or potentially active fault zones, rock slide areas, steep slopes, avalanche paths and avalanche threat areas should be avoided.

Policy 21.3

Encourage transitional development to buffer environmentally sensitive lands from more intensive uses.

Policy 21.4

Encourage development to provide access to existing and planned trail facilities.

Policy 21.5

Discourage unpaved streets that abut or connect with trail/open space.

Flood Control

The Clark County Regional Flood Control District (CCRFCD) Master Plan covers both unincorporated Clark County and the incorporated cities within Clark County. The Master Plan describes facilities planned for the entire County. These facilities are a combination of detention and conveyance structures.

Storm drainage systems can be developed that emphasize the use of natural and/or open drainage, enclosed or piped drainage, or by incorporating the use of retention and detention basins. The storm drainage system within Lone Mountain consists of natural and improved drainage channels. Specific improvements will continue to be needed to resolve existing flooding problems and to mitigate potential impacts associated with new development in the area.

Goal 22

Promote a flood control system that minimizes damage and inconvenience to existing and new development.

Policy 22.1

Encourage new developments to construct flood control improvements in accordance with the Clark County Regional Flood Control Hydrologic Criteria and Drainage Design Manual, stressing multiple uses with recreational amenities.

Policy 22.2

Ensure that the Flood Control Master Plan design recommendations will be used to determine the development of safe and adequate storm drainage facilities.

Policy 22.3

Where possible, encourage storm drainage corridors to be used not only for drainage facilities, but for open space linkages.

Policy 22.4

In coordination with Regional Flood Control District and other community stakeholders, encourage the preservation of natural washes and unlined channels to an extent practical and consistent with the need for flood protection, erosion control, and water quality.

Policy 22.5

Continue to participate in the National Flood Insurance Program and Federal Emergency Management Agency (FEMA) flood insurance program.

Policy 22.6

Reduce runoff volumes by designing sites to reduce, as much as possible, unnecessary impervious surfaces.

Surface and Groundwater**Goal 23**

Protect groundwater quality.

Policy 23.1

Implement Clark County's wellhead protection element, and protect aquifers from contamination. Promote the proper abandonment of water wells.

Policy 23.2

Clark County should lead in coordinating the implementation of the Clark County 208 Plan recommendations in regard to future development.

Policy 23.3

Promote connection to municipal water service, wherever possible

Policy 23.4

Maintain the minimum distance between septic systems, corrals, feed lots, and underground fuel tanks from drinking water wells to ensure protection of public health and water supplies.

Goal 24

Improve surface water quality.

Policy 24.1

Encourage the use of Best Management Practices using landscape and design for buffering, erosion, runoff control, and stormwater control.

Policy 24.2

Encourage the placement of regional stormwater placards in existing neighborhoods and new developments to reduce pollution in drains.

Wastewater**Goal 25**

Insure proper planning for and management of development in relation to sewer systems to minimize hazards to public health and protect future water resources.

Policy 25.1

Promote existing development served by septic systems to connect to a municipal sewer system, when available.

Policy 25.2

Encourage septic system connection to municipal sewer, when available, during property entitlement processes.

Policy 25.3

Encourage new development to locate within the service areas of municipal water systems.

Air Quality**Goal 26**

Effectively control dust particulates that result in unhealthy air quality, and which do not comply with federal health-based standards.

Policy 26.1

Utility roads, infrastructure alignments and other pioneered roads created along recently constructed infrastructure (water, gas, sewer, etc.) can be problem. These alignments are utilized by area residents, which then produce fugitive dust emissions that adversely impact adjacent land uses and air quality. These roads should be developed in accordance with Section 30.32.070 of Title 30.

Policy 26.2

Trespass, shortcut roads and other pioneering of unpaved shortcut roads across vacant property can create air quality problems. These roads should be properly terminated preventing vehicles from traversing unimproved and/or undedicated rights-of-way.

Policy 26.3

All parking lots should be paved or otherwise stabilized to prevent dust.

Policy 26.4

All vacant land within non attainment areas should be stabilized for dust as Section 90 of the Air Quality Regulations requires stabilization of vacant land.

Policy 26.5

Promote the use of alternative modes of transportation to the automobile including: walking, and bicycling through appropriate site and building design to improve air quality.

Policy 26.6

Enhanced landscaping, such as mature trees and shrubs, is encouraged at the perimeter and interior of parking areas to provide shade and improve ambient air quality.

Policy 26.7

Best Management Practices should be employed during construction to minimize fugitive dust.

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 27

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

Policy 27.1

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

Policy 27.2

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

Policy 27.3

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 27.4

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 27.5

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 27.6

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 27.7

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.

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.

Within Unincorporated Clark County, there may be land developable in accordance with the existing zoning of the property despite the land use category designation of the site.

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 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).

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).

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.

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).

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).

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

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 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 commercial, professional or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses in the category include 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), Local Business (C-1), General Commercial (C-2), 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. In certain areas planned as Public Facilities, there may be privately held lands eligible for residential development at densities in accordance with the existing zoning.

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:

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.”

Airport Environs (AE) – The airport environs is the area near Creech Air Force Base Airport that is affected by elevated noise levels and/or increased accident hazards from aircraft operations.

Arcade – A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

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).

Colonnade – A structure composed of columns placed at regular intervals.

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.

Façade – The face of a building, especially the principal face.

Fascia – A flat horizontal band or member between moldings.

Fenestration – The design and placement of windows in a building.

Floor Area Ratio (FAR) – The gross floor area of all buildings or structures on a lot divided by the total lot area. The floor area ratio is a means of measuring intensity of land use.

Goal – A concise statement describing a condition to be achieved. It does not suggest specific action, but describes a desired outcome.

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.

Policy – A specific statement to guide making, derived from goals of the plan.

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.

RTC – The Regional Transportation Commission of Southern Nevada.

Rural Neighborhood Preservation (RNP) – An area, generally in the Las Vegas Valley, where low density residential, not to exceed two dwelling units per acre, is to be preserved along with the rural character of the area.

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.

Take – As defined in the ESA, the term means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect or attempt to engage in such conduct. Harm may include significant habitat modification that actually injures a species. There are no federal prohibitions under the ESA for

the taking listed plants on nonfederal lands, unless taking of those plants is in violation of state law or would accompany a project that requires federal authorization, permits or funding.

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.

Trellises – Arbors or arches made of latticework.

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

Appendix A – Combined Lone Mountain / Centennial Hills Plan
(to be added as appropriate info becomes available)

Notes: