

## Lone Mountain

### Area Background

The Lone Mountain planning area (“Lone Mountain”) covers over 23 square miles (approximately 15,000 acres) of unincorporated land in the northwest quadrant of the Las Vegas Valley. The planning area includes areas west of the City of Las Vegas, as well as multiple unincorporated islands of Clark County surrounded by the City of Las Vegas. Where Lone Mountain is not surrounded by the City of Las Vegas, it is bordered by the Northwest County planning area (generally to the west).

Lone Mountain is generally bordered on the north by Grand Teton Drive, on the south by Alexander Road, on the east by Jones Boulevard, and on the west by the La Madre Mountains of the Spring Mountain Range. However, a small portion of the planning area extends north to Moccasin Road, and to the south are islands of unincorporated Clark County generally between Buffalo Drive and Simmons Street, and between Alexander Road and Washington Avenue.

### Area Character

Lone Mountain is characterized by large lot residential uses, with a number of properties having horses and other agricultural uses. Portions of the City of Las Vegas that are adjacent to the planning area generally feature a higher density and intensity of uses. The western portion of Lone Mountain features steeper slopes and wildlife habitat in proximity of the La Madre Mountains of the Spring Mountain Range.



## History of the Lone Mountain Planning Area

Near the modern-day boundaries of Lone Mountain is Floyd Lamb Park—a City of Las Vegas park. This area that makes up the park was originally called Tule Springs after the thick growth of tules, or cattails, that grew there.

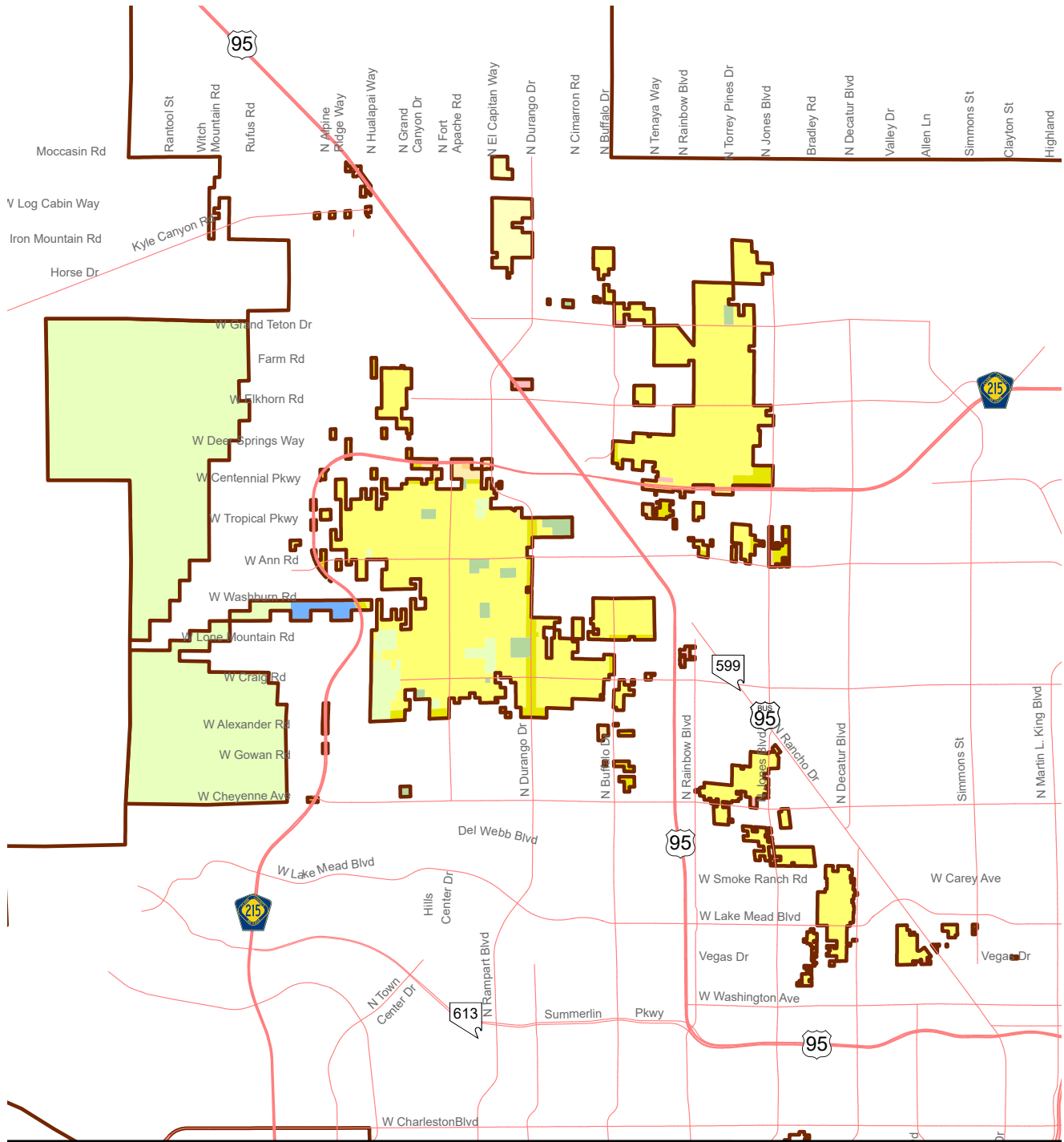
The location became a stop on the stage line connecting Las Vegas and the Bullfrog District in the early 1900's and was settled by John Herbert “Bert” Nay, who was the first to file for water rights to the springs in 1916. The ranch was a headquarters for bootleggers during the 1920s until the repeal of Prohibition.

In 1941, the property was sold to Prosper Jacob Goumond who expanded the ranch to and raised cattle and alfalfa. Later in the decade, the ranch was outfitted to accommodate paying guests by adding several features to promote the rustic ranch experience. 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. At the time, the ranch also advertised the chance for guests to see above ground atomic bomb testing being conducted at the nearby Nevada Test Site.

During this period, the Lone Mountain area grew alongside the City of Las Vegas, which purchased the ranch in 1964 and operated it as a city park under the name Tule Springs Park. In 1977, Las Vegas sold the park to the State of Nevada, which renamed it 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 and renamed it Floyd Lamb Park at Tule Springs to recognize its origins and impact on the development of the area.

Lone Mountain Planned Land Use Map



Lone Mountain - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

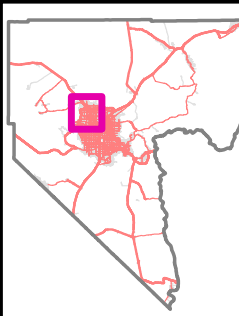
- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas





0 0.75 1.5 3  
Miles

Date Adopted: November 17, 2021  
Date Amended: July 31, 2023



## Lone Mountain Goals and Policies

### Goal LM-1: Maintain opportunities for ranch estate and suburban lifestyles in Lone Mountain

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#### POLICY LM-1.1: COOPERATIVE PLANNING

Coordinate with the City of Las Vegas on planning efforts and development regulations that preserve the integrity of contiguous and uniform neighborhoods within Lone Mountain and reduce impacts from adjacent development of a different intensity or character.

#### POLICY LM-1.2: NEIGHBORHOOD INTEGRITY

Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. *[See also, Countywide Policy 1.5.2, Compatible Development]*

#### POLICY LM-1.3: RANCH ESTATE NEIGHBORHOOD COMPATABILITY

Encourage infill development within Ranch Estate Neighborhoods in accordance with the compatibility considerations contained in Neighborhood Land Use Category Definitions. *[See also, Countywide Policy 1.5.1: Rural Neighborhood Preservation Areas]*

#### POLICY LM-1.4: RANCH ESTATE NEIGHBORHOOD CHARACTER

Protect the character of existing Ranch Estate Neighborhoods by discouraging the development of lots less than 20,000 square feet.

#### POLICY LM-1.5: STREET-FACING DEVELOPMENT

Enhance community character by encouraging new homes to face local streets to the extent possible.

### Goal LM-2: Expand access to services and amenities in Lone Mountain

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#### POLICY LM-2.1: COOPERATIVE SERVICE PLANNING

Coordinate with the City of Las Vegas on infrastructure investments and the provision of services and amenities in accordance with interlocal and cooperative agreements between the County and the City of Las Vegas, as amended.

#### POLICY LM-2.2: TRANSIT ACCESS

Coordinate with the City of Las Vegas and RTC on the planned expansion of high-capacity transit along Decatur Boulevard, Rancho Drive, Jones Boulevard, and Rainbow Boulevard and ensure transit-supportive infrastructure supports the goals and standards of RTC and the City of Las Vegas.

#### POLICY LM-2.3: CITY SERVICES AND AMENITIES

Work with the City of Las Vegas to improve connectivity from unincorporated areas to City of Las Vegas parks, public facilities, and amenities.

#### POLICY LM-2.4: WASTEWATER

Continue to work with City of Las Vegas on wastewater collection service in Lone Mountain in accordance with intergovernmental and cooperative agreements between the County and the City of Las Vegas, as amended.

#### POLICY LM-2.5: BARRIERS

Discourage the construction of barrier walls along roads and between developments and explore alternative development standards that provide privacy and reduce the impacts of noise without tall fences and walls. Where walls are necessary along collector or arterial roads, require additional landscaping to soften their appearance from public right-of-way. *[See also Countywide Policy 6.2.4, Connectivity]*

### Goal LM-3: Protect and preserve natural features and habitat in Lone Mountain

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#### POLICY LM-3.1: DESERT HABITAT

Seek opportunities to preserve and protect areas in Lone Mountain with sensitive species habitat or that provide opportunities for habitat linkage. *[See also, Countywide Policy 3.5.3, Desert Conservation Program]*

#### POLICY LM-3.2: WASHES, ARROYOS, AND DRAINAGEWAYS

Identify washes, arroyos, and drainageways corridors for potential preservation for habitat, recreation, open space, and restoration—especially along the Las Vegas Wash and tributaries—in collaboration with the RFCD, the BLM, and municipalities.