
ASSEMBLY BILL NO. 393—ASSEMBLYMEN OHRENSCHALL,
CARLTON, CARRILLO, EDWARDS; AND BILBRAY-AXELROD

MARCH 20, 2017

JOINT SPONSOR: SENATOR MANENDO

Referred to Committee on Government Affairs

SUMMARY—Sets forth legislative findings and declarations concerning certain changes in zoning and development standards. (BDR S-1157)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to land use planning; setting forth legislative findings and declarations concerning certain changes in zoning and development standards; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 This bill: (1) sets forth legislative findings relating to proposed changes in
2 zoning and hillside development standards on the undeveloped lands adjacent to the
3 Sunrise and Frenchman Mountains; and (2) declares that it is consistent with the
4 Legislature’s intent for the Board of Commissioners of Clark County to strengthen,
5 as necessary to promote responsible development and preserve important natural
6 resources, the existing zoning and hillside development standards on the
7 undeveloped desert lands adjacent to the western faces of Sunrise and Frenchman
8 Mountains.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** 1. The Legislature hereby finds that:
2 (a) Sunrise Mountain and Frenchman Mountain are undeveloped
3 natural treasures adjacent to the Las Vegas Valley;



1 (b) The Bureau of Land Management has designated over
2 10,000 acres of land encompassing Sunrise and Frenchman
3 Mountains as the Sunrise Mountain Instant Study Area;

4 (c) The Sunrise Mountain Instant Study Area is located
5 approximately 8 miles east of downtown Las Vegas and provides a
6 close and convenient natural mountain xeriscape for the residents of
7 southern Nevada;

8 (d) The Sunrise Mountain Instant Study Area has the Nellis Air
9 Force Base as its neighbor to the north and has easy access to
10 visitors provided by State Route 147;

11 (e) With an elevation variance of nearly 2,000 feet, the Sunrise
12 Mountain Instant Study Area is home to several colorful mountain
13 ranges rising up from the desert lowlands of urban eastern Las
14 Vegas and eastern unincorporated Clark County;

15 (f) In the northeastern corner of the Sunrise Mountain Instant
16 Study Area, Gypsum Cave holds some of the earliest evidence of
17 human inhabitation in the western United States;

18 (g) The Great Unconformity provides the opportunity for
19 southern Nevada geologists and students to view and study an
20 exposed surface of rock that represents more than one quarter of the
21 history (1.2 billion years) of the Earth's crust and tectonic plates;

22 (h) Low desert scrub covers the Sunrise Mountain Instant Study
23 Area and several plant species live within the area that have
24 received special status designation by the Bureau of Land
25 Management;

26 (i) Many residents who live adjacent to Sunrise and Frenchman
27 Mountains decided to live there because they like being somewhat
28 close to urban Las Vegas, and yet also being able to enjoy the peace
29 and quiet of living on the edge of the undeveloped desert in the
30 foothills of Sunrise and Frenchman Mountains;

31 (j) Many residents of Nevada enjoy the natural desert landscape
32 of and outdoor recreational opportunities provided by Sunrise and
33 Frenchman Mountains, including, without limitation, hiking,
34 climbing, camping, rockhounding and bird-watching;

35 (k) Developers are planning large-scale developments on
36 previously undeveloped lands adjacent to the western faces of
37 Sunrise and Frenchman Mountains;

38 (l) These developers are pursuing zoning changes and waivers of
39 established hillside development standards to increase the density of
40 potential developments on the undeveloped lands adjacent to
41 Sunrise and Frenchman Mountains; and

42 (m) Neighbors have expressed grave concerns about the impact
43 any potential zoning changes and waivers of hillside development
44 standards will have on their quality of life, including, without
45 limitation, impacts on traffic, parks, schools, police and fire



1 services, demand for water and flood control and potential negative
2 environmental impacts on this state treasure.

3 2. The Legislature hereby declares that it is consistent with the
4 Legislature's intent for the Board of Commissioners of Clark
5 County to strengthen, as necessary to promote responsible
6 development and preserve important natural resources, the existing
7 zoning and hillside development standards on the undeveloped
8 desert lands adjacent to the western faces of Sunrise Mountain and
9 Frenchman Mountain.

10 **Sec. 2.** This act becomes effective upon passage and approval.



