



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

October 27, 2026

6:30pm

**\*Meeting to be held at YMCA 3521 N Durango Drive, Las Vegas, NV 89129**

### AGENDA

#### Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com).
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Allison Bonanno - Chair  
Joseph Crapo – Vice-Chair  
Kimberly Burton  
Deborah Earl  
Matthew Schriever

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, [Michelle.Baert@clarkcountynv.gov](mailto:Michelle.Baert@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

#### I. Call to Order, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for October 13, 2026. (For possible action)
- IV. Approval of the Agenda for October 27, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

- 1. **TA-26-0591: TEXT AMENDMENT** to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) **11/03/26 PC**
- 2. **WS-26-0637-BASS, RANEE WERNER: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; and 2) reduced building separation for existing accessory structures in conjunction with an existing single-family residence on 1.07 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Elkhorn Road and east of Maverick Street within Lone Mountain. MK/tpd/cv (For possible action) **11/17/26 PC**
- 3. **VS-26-0617-HORIZONTE HOME, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and between Al Carrison Street and Tomsik Street within Lone Mountain. AB/bb/kh (For possible action) **11/18/26 BCC**
- 4. **WS-26-0615-HORIZONTE HOME, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fill height; and 2) waive full off-site improvements in conjunction with a minor subdivision map on 2.5 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Helena Avenue and east of Al Carrison Street within Lone Mountain. AB/bb/kh (For possible action) **11/18/26 BCC**

VII. General Business

- 1. Applications being accepted to serve on the CAC for the next 2 years. (For discussion only)

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: November 10, 2026.

- X. Adjournment.

- XI. **POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129



## Lone Mountain Citizens Advisory Council

October 13, 2026

### MINUTES

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|                |                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Board Members: | Allison Bonanno – <b>Chair</b><br>Joseph Crapo – <b>Vice-Chair (excused)</b><br>Kimberly Burton<br>Deborah Earl (excused)<br>Matthew Schriever                                                                            |
| Secretary:     | Dawn vonMendenhall, <a href="mailto:clarkcountycac@hotmail.com">clarkcountycac@hotmail.com</a>                                                                                                                            |
| Town Liaison:  | Michelle Baert, <a href="mailto:Michelle.Baert@clarkcountynv.gov">Michelle.Baert@clarkcountynv.gov</a><br>William Covington, <a href="mailto:William.Covington@clarkcountynv.gov">William.Covington@clarkcountynv.gov</a> |

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: The meeting was called to order at 6:39 p.m.
- II. Public Comment  
None
- III. Approval of September 29, 2026, Minutes  
  
**Moved by: MATTHEW SHRIEVER**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 - Unanimous**
- IV. Approval of Agenda for October 13, 2026  
  
**Moved by: ALLISON BONANNO**  
**Action: Approved the agenda as submitted**  
**Vote: 3/0 - Unanimous**
- V. Informational Items  
Michelle Baert announced the following upcoming events in District C:
  - The Market at Mt. Crest - farmers market from 4p-8p every 2<sup>nd</sup> & 4<sup>th</sup> Friday
  - Movie in the Park (Halloween Town) at Mt. Crest – October 23<sup>rd</sup> at 6:30pm
  - Applications being accepted to serve on the CAC board for 2 years

VI. Planning & Zoning

1. **VS-26-0589-HORITO, THOMAS S. & KELLEEE S.: VACATE AND ABANDON** easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and Butler Street and Al Carrison Street within Lone Mountain. AB/jm/kh (For possible action) **11/04/26 BCC**

**Action: APPROVED as submitted, subject to staff conditions**

**Moved by: ALLISON BONANNO**

**Vote: 3/0 Unanimous**

2. **WS-26-0590-HORITO, THOMAS S. & KELLEEE S.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow an accessory use prior to the establishment of a principal use (single-family residence); 2) waive full off-site improvements; and 3) eliminate drainage study on 1.92 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Hickam Avenue and west of Al Carrison Street within Lone Mountain. AB/jm/kh (For possible action) **11/04/2026**

**Action: APPROVED as submitted, with condition that accessory structure is built to standards in proposal, stucco, flat roof tile, and color to match primary residence.**

**Moved by: ALLISON BONANNO**

**Vote: 3/0 Unanimous**

VI. General Business

1. Finalized next year's fiscal budget requests which included, timely clean-up after storms, more Code Enforcement to address violations, reduction of light pollution, and a better overhead projector.

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be October 27, 2026

**\*Meeting will be held at YMCA 3521 N Durango Drive, Las Vegas, NV 89129**

X. Adjournment

The meeting was adjourned at 7:15 p.m.

**BANQUET FACILITY  
(TITLE 30)**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TA-26-0591:**

**TEXT AMENDMENT** to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

**RELATED INFORMATION:**

**BACKGROUND:**

**Project Description**

Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

| <b>Civic and Institutional Uses</b> |           |           |           |           |           |           |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Group Assembly</b>               |           |           |           |           |           |           |
|                                     | <b>CG</b> | <b>CC</b> | <b>CU</b> | <b>CR</b> | <b>IP</b> | <b>IL</b> |
| Banquet Facility                    | S         | C         | C         | C         | S         | S         |

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1 currently reads:

**Banquet Facility**

| <b>Zoning District</b> | <b>CG</b> | <b>CC</b> | <b>CU</b> | <b>CR</b> | <b>IP</b> | <b>IL</b> |
|------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
|                        | S         | C         | C         | C         | S         | S         |

i. Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

The applicant is proposing that this table and section of code be amended to read:

Table 30.03-1 (Summary Table of Allowed Uses):

| <b>Civic and Institutional Uses</b> |             |             |             |           |           |           |           |           |           |
|-------------------------------------|-------------|-------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Group Assembly</b>               |             |             |             |           |           |           |           |           |           |
|                                     | <b>RS80</b> | <b>RS40</b> | <b>RS20</b> | <b>CG</b> | <b>CC</b> | <b>CU</b> | <b>CR</b> | <b>IP</b> | <b>IL</b> |
| Banquet Facility                    | S           | S           | S           | S         | C         | C         | C         | S         | S         |

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1:

| <b>Zoning District</b> | <b>RS80</b> | <b>RS40</b> | <b>RS20</b> | <b>CG</b> | <b>CC</b> | <b>CU</b> | <b>CR</b> | <b>IP</b> | <b>IL</b> |
|------------------------|-------------|-------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
|                        | S           | S           | S           | S         | C         | C         | C         | S         | S         |

i. Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
- (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

**Applicant's Justification**

The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Comprehensive Planning**

A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions, of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, the proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

##### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** LAS VEGAS RACQUET CLUB, INC.

**CONTACT:** ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN  
AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT



## APPLICATION MEETING INFORMATION

### CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0591

#### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 10/13/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

#### PLANNING COMMISSION (PC)

Date: Click to enter a date. 11/03/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 12/02/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_  
ASSESSOR PARCEL #(s): 177-20-107-001, 177-20-107-002 and 177-20-103-009  
PROPERTY ADDRESS/ CROSS STREETS: 3333 Raven Ave., Las Vegas, NV 89139/Raven Ave. & Polaris Ave.

## DETAILED SUMMARY PROJECT DESCRIPTION

Text amendment to allow a banquet facility in RS20, RS40 and RS80.

## PROPERTY OWNER INFORMATION

NAME: Kelli Van Dette, Co-Trustee of the "Miller Family Trust" originally dated February 17, 1999, as amended, et al.  
ADDRESS: 3444 W. Mardon Ave.  
CITY: Las Vegas STATE: NV ZIP CODE: 89139  
TELEPHONE: (702) 469-1878 CELL (702) 469-1878

## APPLICANT INFORMATION (information must match online application)

NAME: Las Vegas Racquet Club Inc  
ADDRESS: 3333 Raven Ave.  
CITY: Las Vegas STATE: NV ZIP CODE: 89139  
TELEPHONE: (702) 469-1878 CELL (702) 469-1878 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Elizabeth M. Sorokac, Esq.  
ADDRESS: 8965 S. Eastern Ave., Suite 382  
CITY: Las Vegas STATE: NV ZIP CODE: 89123  
TELEPHONE: (702) 727-6258 CELL (702) 245-5075 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

\*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
\_\_\_\_\_  
Property Owner (Signature)\*

Kelli Van Dette  
\_\_\_\_\_  
Property Owner (Print)

09 / 01 / 2026  
\_\_\_\_\_  
Date



Elizabeth M. Sorokac, Esq.

Email: [esorokac@rsnvlaw.com](mailto:esorokac@rsnvlaw.com)

8965 South Eastern Avenue, Suite 382

Las Vegas, Nevada 89123

Phone: (702) 727-6258

Cell: (702) 245-5075

Fax: (702) 446-6756

September 1, 2026

Via email: [jad@clarkcountynv.gov](mailto:jad@clarkcountynv.gov)

Jennifer Ammerman

Deputy Director

Clark County Comprehensive Planning

500 South Grand Central Parkway

Las Vegas, Nevada 89155

**Re: Southwest corner of Dean Martin Drive and Raven Avenue  
("Property")  
Text Amendment ("Applications")  
Justification Letter**

Dear Ms. Ammerman:

This office represents the Miller Family Trust ("Applicant")—the owner of the Property. The Property consists of two parcels (APN 177-201-07-001 and 177-201-07-002) with two addresses 3333 Raven Avenue, Las Vegas, Nevada 89139 (-001 parcel) and 9001 Dean Martin Drive, Las Vegas, Nevada 89139 (-002 parcel). The Property is currently planned Ranch Estate Neighborhood (RN) and zoned Residential Single-Family 20 (RS-20).

The Property is a total of 8.11 acres and is adjacent to dedicated right-of-way on all four sides. The east boundary of the Property is adjacent to Dean Martin Drive – a collector street. The north boundary of the Property is adjacent to Raven Avenue. The west boundary of the Property is adjacent to Polaris Avenue. The south boundary of the Property is adjacent to Agate Avenue.

The Applicant proposes an amendment to Title 30 that would permit a banquet facility in RS20, RS40 and RS80 with a special use permit and subject to certain non-waivable conditions.

The proposed text amendment may benefit the Property by permitting the filing of an application for a banquet facility. The proposed text amendment to Title 30.03.05(1) is included below.

### 30.03.05 Civic and Institutional Uses

#### 1. Banquet Facility

| Zoning District | RS80 | RS40 | RS20 | RS10 | RS5.2 | RS3.3 | RS2 | RM18 | RM32 | RM50 | CN | CP | CG | CC | CU | CR | IP | IL | IH | AG | OS | PF |
|-----------------|------|------|------|------|-------|-------|-----|------|------|------|----|----|----|----|----|----|----|----|----|----|----|----|
|                 |      |      |      |      |       |       |     |      |      |      |    |    | S  | C  | C  | C  | S  | S  |    |    |    |    |

Amend the use table for banquet facility to include an "S" for the RS20, RS40 and RS80 zoning district.

#### i. Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street. This condition may be waived in RS20, RS40 and RS80 zoning districts.
- (c) in the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waivable.

Amend the Summary Table of Allowed Uses to allow a banquet facility in the RS20, RS40 and RS80 zoning categories by including an "S" for those zoning districts. A banquet facility in these zoning districts would be subject to the additional conditions in Title 30.03.05(1).

#### Text Amendment Criteria

The proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area.

The proposed text amendment is consistent with the Master Plan and other County plans. It would promote Master Plan Core Value 1 for unique communities, neighborhoods and lifestyles and Master Plan Core Value 5 for a diverse and resilient economy. It would also promote Enterprise Planning Area's plan Goal 6 to facilitate orderly, incremental growth in Enterprise.



Jennifer Ammerman  
September 1, 2026  
Page 3

The proposed amendment to permit banquet facilities in the RS20, RS40 and RS80 zoning districts does not conflict with other subsections of this Title or other Chapters in the Clark County Code. It will provide a zoning approval for the banquet facility use that is determined on a case-by-case basis pursuant to a special use permit. It is not a blanket, by right permitted use, so there should not be an issue with applications proposed in different types of residentially zoned areas. It gives the Planning Commission or the Board the discretion it needs to ensure that a proposed banquet facility in the RS20, RS40 and RS80 zoning districts is appropriate for a particular area.

The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

The Applicant respectfully requests the approval of the proposed text amendment. I can be reached at [esorokac@rsnvlaw.com](mailto:esorokac@rsnvlaw.com), (702) 727-6258 (office) or (702) 245-5075 (cell) to discuss the text amendment further.

Very Truly Yours,

REISMAN SOROKAC

A handwritten signature in cursive script that reads "Elizabeth M. Sorokac".

Elizabeth M. Sorokac, Esq.

cc Mark Donohue (via email: [mdonohue@clarkcountynv.gov](mailto:mdonohue@clarkcountynv.gov))  
Zoning (via email: [zoning@clarkcountynv.gov](mailto:zoning@clarkcountynv.gov))

11/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0637-BASS, RANEE WERNER:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; and 2) reduced building separation for existing accessory structures in conjunction with an existing single-family residence on 1.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Elkhorn Road and east of Maverick Street within Lone Mountain.  
MK/tpd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

125-23-502-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the rear setback for accessory structures (pipe stalls) to be 3 feet from the rear property line where 5 feet are required per Section 30.02.04. (a 40% reduction).
2. Reduce the building separation between accessory structures to 2 feet where 6 feet are required per Section 30.02.04 (a 67% decrease).

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6185 Elkhorn Road
- Site Acreage: 1.07
- Project Type: Reduced setbacks & building separation
- Building Height (feet): 13

**Site Plan**

The plan depicts an existing single-family residence with access provided via Elkhorn Road to the north. There are horse stalls, a turnout area, and accessory structures located in the rear yard. The horse stalls are setback approximately 3 feet from the east and south property lines, while the accessory structures are setback 6 feet from the south property line. There is approximately 2 feet of building separation between these 2 accessory structures. In addition, there is an attached carport on the west side of the single-family residence.

### Landscaping

No landscaping is being proposed with this request.

### Elevations

The provided pictures depict various existing accessory structures. One of the structures is an attached carport that does not match the single-family residence in colors or materials, this structure is 13 feet in height. The horse stalls are 9 feet in height and have a metal corrugated roof to provide shade for the large livestock.

### Applicant's Justification

The applicant states these accessory structures were established and have been on the property for decades. They were constructed and installed in 2004 which predates the current standards for Title 30. Since these structures have not been altered since their installation date, they should be deemed legally nonconforming.

### **Prior Land Use Requests**

| Application Number | Request                                                           | Action          | Date           |
|--------------------|-------------------------------------------------------------------|-----------------|----------------|
| UC-0319-17         | Use permit for a home occupation                                  | Approved by PC  | June 2017      |
| UC-0238-05         | Use permit to increase the number of large agricultural livestock | Approved by PC  | April 2005     |
| VS-1134-04         | Vacated and abandoned portions of Maverick Street                 | Approved by PC  | August 2004    |
| ZC-0296-01         | Zone change to reclassify parcels from R-E to R-E (RNP-1)         | Approved by BCC | September 2001 |

### **Surrounding Land Use**

|                     | Planned Land Use Category                | Zoning District (Overlay) | Existing Land Use         |
|---------------------|------------------------------------------|---------------------------|---------------------------|
| North               | City of Las Vegas                        | R-PD2                     | Single-family residential |
| South, East, & West | Ranch Estate Neighborhood: up to 2 du/ac | RS20 (NPO-RNP)            | Single-family residential |

### **Clark County Public Response Office (CCPRO)**

There is an active violation (CE26-09128) for accessory buildings that were constructed without permits.

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

## **Analysis**

### **Comprehensive Planning**

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff does not typically support request to reduce setbacks and building separation. These standards are intended to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. The accessory structures were built to house the large livestock on the subject parcel and protect them from the elements. However, the applicant has not provided any compelling justification as to why the stalls and associated accessory structures could not be built in accordance with Title 30 standards. Additionally, the attached carport is meeting required setbacks but was constructed without any permits. The applicant will need to complete all of the required permits for this structure.

### **Staff Recommendation**

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** RANEE WERNER

**CONTACT:** RANEE BASS, 6185 ELKHORN ROAD, LAS VEGAS, NV 89131

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:  
  
**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100625  
ASSESSOR PARCEL #(s): 125-23-502-001  
PROPERTY ADDRESS/ CROSS STREETS: 6185 Eikhorn Las Vegas 89131 NV

## DETAILED SUMMARY PROJECT DESCRIPTION

## PROPERTY OWNER INFORMATION

NAME: Ranee W Bass  
ADDRESS: 6185 Eikhorn Road  
CITY: Las Vegas STATE: NV ZIP CODE: 89131  
TELEPHONE: \_\_\_\_\_ CELL: (502) 225-7872

## APPLICANT INFORMATION (information must match online application)

NAME: Same as above  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Same as above  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

\*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Ranee W Bass  
Property Owner (Signature)

Ranee W Bass  
Property Owner (Print)

6/15/2020  
Date

## **DETAILED SUMMARY PROJECT DESCRIPTION**

**Property Location:** 6185 Elkhorn Road 89131

**Assessor's Parcel Number (APN):** 12523502001

**Current Zoning:** Residential Single-Family 20 (RS20), RNP-1 and Loan Mountain

**Request:** Determination of Legal Non-Conforming Structure Status or Waiver of Development Standards for Setbacks

### **1. Project Overview & Request**

The applicant is requesting a waiver of development standards to allow horse stalls to be 3.5 feet from the rear property line where the 5 feet are required per section 30.02.04 from Comprehensive Planning Department to allow the 22-year setbacks for these structures. Also apply for a Special Permit to do Horseback riding lessons part time.

### **2. Detailed Description of Existing Structures**

This request applies strictly to the existing physical footprint of the following accessory structures, as illustrated on the attached site plan. A waiver of development standards to allow pipe stalls to be 3.5 feet from the rear property line where 5 feet are required per section 30.02.04.

- **Structure A: One (1) 864-Square-Foot Accessory Building.** This is a single-story, detached structure (measuring approximately 24 feet by 36 feet) used exclusively for private residential storage.
- **Structure B: One (1) Attached Carport.** This is an open-air, covered parking structure that is physically attached to the primary single-family residence. It was constructed as an attached addition to ensure structural stability against high winds.
- **Structure C: Private Horse Corrals.** This consists of pipe-rail fencing and open-air animal-keeping enclosures located in the side and rear yard areas of the property.

### **3. Justification under Title 30 (Chapter 30.76)**

The property is currently zoned **Residential Single-Family 20 (RS20)**. While the overall size, height, and residential use of these accessory structures are permitted within the RS20 district, their specific physical placement does not comply with modern Title 30 property line setback requirements.

Pursuant to **Clark County Code Chapter 30.76 (Nonconformities)**, these structures are legally entitled to remain in their current locations as "Legal Non-Conforming Structures" because they meet the following county criteria:

- \* **Lawful Establishment:** The structures were built in accordance with the development standards in place at the time of construction.
- \* **No Expansion:** The applicant is not requesting any new construction, structural alterations, expansions, or increases to the existing footprints.
- \* **Continuous Maintenance:** The structures have been actively maintained and have never been abandoned, removed, or left inactive for a period exceeding six (6) consecutive months.

#### **4. Evidence and Documentation Provided**

To satisfy the burden of proof required by the Comprehensive Planning Department, the applicant has attached the following historical evidence to verify the 20-year timeline.

- \* **Chronological Aerial Photographs:** A series of dated, historical satellite and aerial maps spanning the last 20 consecutive years, visually proving that the footprints of the 864 sq ft building, carport, and Horse corrals have not moved or changed.
- \* **Site Layout Plan:** A clear diagram showing the exact dimensions and current setbacks of the three structures in relation to the property boundaries.
- \* **Ariel Photo:** That the surrounding area are RE and RS20 Rual, RNP-1, and Lone Mountain
- \* **Animal Control** Inspection Form – Pass Inspection
- \* **Business License-** Bording and Group 7 for horseback riding date start 2023 to current. With RS20 zone approved
- \* **Building Permit** Number 00-37229 for Building, patio and cover
- \* **2017 Public Hearing** regards to building and approved application UC-0238-05, VS-1134-04 and ZC-0296-01 on second page. (Past owner)
- \* **2017 Approval letter** from Comprehensive Planning reference UC-0319-17 with attach sight plan, pictures and approval ( past owner)

## **JUSTIFICATION LETTER**

**Property Location: 6185 Elkhorn Road, Las Vegas, NV 89131**

**Assessor's Parcel Number (APN): 125-23-502-001**

**Current Zoning: Residential Single-Family 20 (RS20)**

**Request: Administrative Determination of Legal Non-Conforming Structure Status / Waiver of Development Standards**

**Dear Clark County Comprehensive Planning Department,**

**I am writing to request a formal Zoning Verification Letter to officially recognize and confirm the legal non-conforming status of three (3) existing physical structures on my property. These long-standing improvements were fully built by 2004 by the previous property owner. They predated the current development standards and were fully compliant with the Title 30 regulations in effect at the time they were constructed and waiver of development standards to reduce the building separation between accessory structures to 2 feet where 6 feet are required per Section 30.02.04..**

**I purchased this property in 2023. Prior to my ownership, the previous owner continuously utilized the 864-square-foot building as a saddle shop and actively kept horses within the existing corral structures. In 2017, Clark County stamped the property site plan as a "Planner Copy," officially confirming that the County reviewed and acknowledged the placement of these improvements. The structures have remained completely unchanged, without expansion, relocation, or interruption, for over twenty (20) consecutive years across both ownerships. To the extent necessary under current dimensional setback rules, I request a Waiver of Development Standards under Title 30 Chapter 30.48 (Waivers and Variances) to allow these historical structures to remain permanently in their current, functional locations.**

**This request applies strictly to the existing physical footprint of the following improvements, as illustrated on the attached 2017 stamped site plan:**

- **Structure A: (1) 864-Square-Foot Accessory Building. This is a single-story, detached structure measuring approximately 24 feet by 36 feet. It was historically used as a custom saddle workshop by the previous owner and is currently used for private residential storage.**
- **② Structure B: One (1) Attached Carport. This is an open-air, covered vehicle parking structure used for private residential utility vehicles. It is physically attached as an addition to the primary single-family residence, a design utilized to ensure structural stability against high desert winds.**

- **Structure C: Private Horse Corrals.** This consists of pipe-rail fencing and open-air animal-keeping enclosures located in the side and rear yard areas of the property that have continuously housed horses for over two decades.

The property is located within the semi-rural Residential Single-Family 20 (RS20) district. While the overall size, height, and agricultural/residential uses of these structures are permitted, their specific physical placement does not comply with modern Title 30 property line setback lines.

Pursuant to Clark County Code Chapter 30.76 (Nonconformities), these improvements are legally entitled to remain in place as "Legal Non-Conforming Structures" because they meet the following county criteria:

- **Lawful Establishment (Section 30.76.040):** The structures were built in accordance with all development standards active in 2004.
- **No Expansion:** I am not requesting any new construction, structural alterations, expansions, or increases to the existing footprints.
- **Continuous Maintenance:** The structures have been actively maintained and have never been abandoned, removed, or left inactive for a period exceeding six (6) consecutive months during the transition of ownership
- **Relocating or reconstructing these buildings today would create an extreme financial hardship and unnecessary construction costs without providing any measurable public benefit. Their current placement is safe, functional, and completely consistent with the wide-open, rural character of the neighborhood. These structures have existed harmoniously for more than two decades without causing negative impacts to neighboring properties, local drainage patterns, or community traffic.**

Furthermore, these structures directly support the historical and intended agricultural use of the property. I hold a valid, active **Clark County horse boarding license issued in 2023**, confirming that the County has officially approved the animal-related uses of this specific parcel. The existing corrals, constructed in 2004, directly support this licensed activity and comply with the core intent and spirit of **Title 30 Chapter 30.44 (Animal and Agricultural Uses)**.

To satisfy the burden of proof required by the Comprehensive Planning Department, I have attached the following historical evidence:

1. **2017 "Planner Copy" Site Plan:** The official stamped layout plan from Clark County reviewing the structure placement.
2. **Chronological Aerial Photographs:** A series of dated, historical satellite and aerial maps spanning the last 20 consecutive years, visually proving that the

**footprints of the 864 sq ft building, attached carport, and corrals have not moved or changed.**

- 3. County Licensing Records: A copy of the active 2023 Clark County horse boarding license.**

**For these reasons, I respectfully request approval of this administrative request so these long-standing residential and animal-keeping improvements may remain in their current locations.**

**Sincerely,**

**Ranee Werner Bass  
Property Owner / Applicant**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0617-HORIZONTE HOME, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and between Al Carrison Street and Tomsik Street within Lone Mountain (description on file). AB/bb/kh (For possible action)

RELATED INFORMATION:

**APN:**

138-04-304-001

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

This is a request to vacate patent easements which are no longer needed.

**Prior Land Use Requests**

| Application Number | Request                         | Action         | Date         |
|--------------------|---------------------------------|----------------|--------------|
| VS-22-0625         | Vacation of easements - expired | Approved by PC | January 2023 |

**Surrounding Land Use**

|                     | Planned Land Use Category                 | Zoning District (Overlay) | Existing Land Use         |
|---------------------|-------------------------------------------|---------------------------|---------------------------|
| North               | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)            | Undeveloped               |
| South, East, & West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)            | Single-family residential |

**Related Applications**

| Application Number | Request                                                                                                                                                      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WS-26-0615         | A waiver of development standards for increased fill height and off-site improvements related to a minor subdivision map is a companion item on this agenda. |

## **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

#### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Comply with approved drainage study PW26-11994;
- Right-of-way dedication to include 30 feet for Al Carrison Street, 30 feet for Helena Avenue, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** PHILIP WAKEFIELD

**CONTACT:** ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILLESPIE STREET, SUITE 120, LAS VEGAS, NV 89183

DRAFT



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0617

## TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 10/13/26

Location: 4701 N. Durango Dr., Las Vegas

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website:

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

## PLANNING COMMISSION (PC)

Date: \_\_\_\_\_ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website:

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website:

<https://clarkcountynv.gov/agendas>

### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR26-100751

ASSESSOR PARCEL #(s): 138-04-304-001

PROPERTY ADDRESS/ CROSS STREETS: Helena Ave & Al Carrison St

## DETAILED SUMMARY PROJECT DESCRIPTION

Property is being sub-divided via the Parcel Map Process but needs additional fill, which requires waiver of development standards in conjunction with a design review

Waiver of Development Standards to Residential Adjacency per Section 30.04.06 where it is required not to place more than 3 feet of fill a minimum 5 feet from a shared property line. The maximum fill height is 5.10 feet.

## PROPERTY OWNER INFORMATION

NAME: HORIZONTE HOME, LLC - Series 31

ADDRESS: 7975 Helena Avenue

CITY: Las Vegas STATE: NV ZIP CODE: 89129

TELEPHONE: 702.202.2713 CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: BLUE DIAMOND CIVIL ENGINEERING/ PHIL WAKEFIELD

ADDRESS: 9816 GILESPIE STREET, STE 120

CITY: LAS VEGAS STATE: NV ZIP CODE: 89183

TELEPHONE: 702.478.8580 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: BLUE DIAMOND CIVIL ENGINEERING/ Angela Baca

ADDRESS: 9816 GILESPIE STREET, STE 120

CITY: LAS VEGAS STATE: NV ZIP CODE: 89183

TELEPHONE: 702.478.8580 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # 177619

\*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Manuel Rodriguez  
Property Owner (Signature)\*

Manuel Rodriguez  
Property Owner (Print)

5/14/2026  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR26-100751

ASSESSOR PARCEL #(s): 138-04-304-001

PROPERTY ADDRESS/ CROSS STREETS: Helena Ave & Al Carrison St

## DETAILED SUMMARY PROJECT DESCRIPTION

Request to vacate patent easement that is no longer needed for this property

Patent Number 1215437, Recorded October 20, 1961 in Book 324, Instrument Number 261671  
of Official Clark County, Nevada Records.

## PROPERTY OWNER INFORMATION

NAME: HORIZONTE HOME, LLC - Series 31

ADDRESS: 7975 Helena Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: 702.202.2713

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: BLUE DIAMOND CIVIL ENGINEERING/ PHIL WAKEFIELD

ADDRESS: 9816 GILESPIE STREET, STE 120

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89183

TELEPHONE: 702.478.8580

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: BLUE DIAMOND CIVIL ENGINEERING/ Angela Baca

ADDRESS: 9816 GILESPIE STREET, STE 120

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89183

TELEPHONE: 702.478.8580

CELL

ACCELA REFERENCE CONTACT ID # 177619

\*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Manuel Rodriguez  
Property Owner (Signature)\*

Manuel Rodriguez  
Property Owner (Print)

5/14/2026  
Date



August 10, 2026

Clark County Development Services  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Helena and Al Carrison - APR-26-100751  
Vacate Patent Easement**

To Whom It May Concern:

Blue Diamond Civil Engineering, on behalf of our client, is respectfully submitting this letter of justification to vacate the government patent easement that encumbers the parcel located on the SEC of Helena Avenue and Al Carrison Street. We submit this request in conjunction with a waiver of development standards and a design review.

As the site is being developed, right-of-way will be dedicated to Clark County where necessary, making the patent easement no longer necessary. The details of the patent easement to be vacated is as follows:

Patent Number 1215437, Recorded October 20, 1961 in Book 324, Instrument Number 261671 of Official Clark County, Nevada Records.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-478-8580.

Sincerely,

**Blue Diamond Civil Engineering**

Angela Baca  
Sr. Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0615-HORIZONTE HOME, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fill height; and 2) waive full off-site improvements in conjunction with a minor subdivision map on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Helena Avenue and east of Al Carrison Street within Lone Mountain.  
AB/bb/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

138-04-304-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase fill height to 6 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
2. a. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Helena Avenue where full off-site improvements are required per Section 30.04.08C.  
b. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Al Carrison Street where full off-site improvements are required per Section 30.04.08C.

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential development
- Number of Lots: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 23,146/25,255 (gross)/19,988/22,656 (net)

**Site Plan**

The site plan depicts a 4 lot subdivision at the southeast corner of Al Carrison Street and Helena Avenue. Access is shown as a 39 foot wide private street with a cul-de-sac connecting to Helena

Avenue on the north side of the property. The cul-de-sac is oriented north to south with individual lot access from the private street.

#### Landscaping

The plan depicts 6 feet of street landscaping along both street frontages.

#### Elevations and Floor Plans

The future homes will be custom designs to be determined by individual builders.

#### Applicant's Justification

The applicant is processing a parcel map for 4 lots for custom home development in the future. The property will be served by public sewer from Helena Avenue and requires a positive slope and grading. The proposed fill is necessary to ensure proper drainage and to allow the site to connect to the public sewer. Waiving full off-sites will preserve the rural character of the area without adversely impacting the surrounding area.

#### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                  | <b>Action</b>  | <b>Date</b>  |
|---------------------------|---------------------------------|----------------|--------------|
| VS-22-0625                | Vacation of easements - expired | Approved by PC | January 2023 |

#### **Surrounding Land Use**

|                     | <b>Planned Land Use Category</b>          | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|---------------------|-------------------------------------------|----------------------------------|---------------------------|
| North               | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)                   | Undeveloped               |
| South, East, & West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)                   | Single-family residential |

#### **Related Applications**

| <b>Application Number</b> | <b>Request</b>                                                              |
|---------------------------|-----------------------------------------------------------------------------|
| VS-26-0617                | A vacation and abandonment of easements is a companion item on this agenda. |

#### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

#### **Analysis**

##### **Comprehensive Planning**

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

Requests to increase fill height should include evidence that there are no negative impacts on the surrounding properties and all attempts have been made to minimize the increase in wall height. Existing adjacent residential property includes 2 large lots east of this site and 2 large lots on the south side of the development. Staff understand the increase in fill height is the result of drainage considerations, however, there are several alternatives that are provided within Title 30 that can be utilized to either minimize or completely remove this waiver. More could be done to redesign the affected portions of the site to spread out the impact of required fill and reduce the impact on the existing residences to the east and south. For these reasons, staff cannot support these requests.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

#### **Staff Recommendation**

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Comply with approved drainage study PW26-11994;

- Right-of-way dedication to include 30 feet for Al Carrison Street, 30 feet for Helena Avenue, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Al Carrison Street and Helena Avenue.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0077-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PHILIP WAKEFIELD

**CONTACT:** ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0615

## TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 10/13/26

Location: 4701 N. Durango Dr., Las Vegas

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website:

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

## PLANNING COMMISSION (PC)

Date: \_\_\_\_\_ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website:

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website:

<https://clarkcountynv.gov/agendas>

### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:  

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR26-100751

ASSESSOR PARCEL #(s): 138-04-304-001

PROPERTY ADDRESS/ CROSS STREETS: Helena Ave & Al Carrison St

## DETAILED SUMMARY PROJECT DESCRIPTION

Property is being sub-divided via the Parcel Map Process but needs additional fill, which requires waiver of development standards in conjunction with a design review

Waiver of Development Standards to Residential Adjacency per Section 30.04.06 where it is required not to place more than 3 feet of fill a minimum 5 feet from a shared property line. The maximum fill height is 5.10 feet.

## PROPERTY OWNER INFORMATION

NAME: HORIZONTE HOME, LLC - Series 31

ADDRESS: 7975 Helena Avenue

CITY: Las Vegas STATE: NV ZIP CODE: 89129

TELEPHONE: 702.202.2713 CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: BLUE DIAMOND CIVIL ENGINEERING/ PHIL WAKEFIELD

ADDRESS: 9816 GILESPIE STREET, STE 120

CITY: LAS VEGAS STATE: NV ZIP CODE: 89183

TELEPHONE: 702.478.8580 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: BLUE DIAMOND CIVIL ENGINEERING/ Angela Baca

ADDRESS: 9816 GILESPIE STREET, STE 120

CITY: LAS VEGAS STATE: NV ZIP CODE: 89183

TELEPHONE: 702.478.8580 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # 177619

\*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

manuel Rodriguez  
Property Owner (Print)

5/14/2026  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR26-100751

ASSESSOR PARCEL #(s): 138-04-304-001

PROPERTY ADDRESS/ CROSS STREETS: Helena Ave & Al Carrison St

## DETAILED SUMMARY PROJECT DESCRIPTION

Request to vacate patent easement that is no longer needed for this property

Patent Number 1215437, Recorded October 20, 1961 in Book 324, Instrument Number 261671  
of Official Clark County, Nevada Records.

## PROPERTY OWNER INFORMATION

NAME: HORIZONTE HOME, LLC - Series 31

ADDRESS: 7975 Helena Avenue

CITY: Las Vegas STATE: NV ZIP CODE: 89129

TELEPHONE: 702.202.2713 CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: BLUE DIAMOND CIVIL ENGINEERING/ PHIL WAKEFIELD

ADDRESS: 9816 GILESPIE STREET, STE 120

CITY: LAS VEGAS STATE: NV ZIP CODE: 89183

TELEPHONE: 702.478.8580 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: BLUE DIAMOND CIVIL ENGINEERING/ Angela Baca

ADDRESS: 9816 GILESPIE STREET, STE 120

CITY: LAS VEGAS STATE: NV ZIP CODE: 89183

TELEPHONE: 702.478.8580 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # 177619

\*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Manuel Rodriguez  
Property Owner (Signature)\*

Manuel Rodriguez  
Property Owner (Print)

5/14/2026  
Date



August 10, 2026

Clark County Development Services  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Helena and Al Carrison - APR-26-100751  
Vacate Patent Easement**

To Whom It May Concern:

Blue Diamond Civil Engineering, on behalf of our client, is respectfully submitting this letter of justification to vacate the government patent easement that encumbers the parcel located on the SEC of Helena Avenue and Al Carrison Street. We submit this request in conjunction with a waiver of development standards and a design review.

As the site is being developed, right-of-way will be dedicated to Clark County where necessary, making the patent easement no longer necessary. The details of the patent easement to be vacated is as follows:

Patent Number 1215437, Recorded October 20, 1961 in Book 324, Instrument Number 261671 of Official Clark County, Nevada Records.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-478-8580.

Sincerely,

**Blue Diamond Civil Engineering**

Angela Baca  
Sr. Project Coordinator