



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

September 30, 2025

6:30pm

REVISED 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.
 - 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
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
William Covington, 702-455-2540, 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 September 9, 2025. (For possible action)
- IV. Approval of the Agenda for September 30, 2025, 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. **WS-25-0604-GORDON JAMES PATRICK & RICHARDSON ALYSSA C: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an existing single-family residence on 0.53 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Rosada Way and east of Dapple Gray Road within Lone Mountain. AB/tpd/cv (For possible action) **10/21/25 PC**
 - 2. **VS-25-0645-GOLDENSITES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Eula Street, and between Bright Angel Way (alignment) and Tropical Parkway within Lone Mountain. AB/rg/cv (For possible action) **10/22/25 BCC**
 - 3. **WS-25-0644-GOLDENSITES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** increase retaining wall height; **3)** increase fill; and **4)** waive full off-site improvements. **DESIGN REVIEW** for a proposed single-family residential development on 4.83 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and east of Hualapai Way within Lone Mountain. AB/rg/cv (For possible action) **10/22/25 BCC**
 - 4. **TM-25-500159-GOLDENSITES, LLC: TENTATIVE MAP** consisting of 9 single-family residential lots on 4.83 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and east of Hualapai Way within Lone Mountain. AB/rg/cv (For possible action) **10/22/25 BCC**
- VII. General Business
 - 1. Nominate representative for Community Development Advisory Council (CDAC) (For possible action)
- 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: October 14, 2025.
- X. Adjournment.

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

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



Lone Mountain Citizens Advisory Council

September 9, 2025

MINUTES

Board Members:	Allison Bonanno – Chair Joseph Crapo – Vice-Chair (EXCUSED) Kimberly Burton Deborah Earl Matthew Schriever
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com
Town Liaison:	Michelle Baert, Michelle.Baert@clarkcountynv.gov William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:32 p.m.
- II. Public
Comment None
- III. Approval of August 12, 2025, Minutes
Moved by: KIMBERLY BURTON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for September 9, 2025

Moved by: ALLISON BONANNO
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

1. Beginning September 12, 2025 - The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p. The inaugural farmers market will feature peaches.
2. September 23, 2025 – Mt. Crest Neighborhood Community Services Center from 11:30a – 1p for Lunch and Learn, an event partnered with UNR to inform seniors about available programs and services. Lunch will be provided at this seminar focusing on healthy aging.
3. October 4, 2025 – Free microchipping will be offered (while supplies last) at Mt. Crest from 9a-11a

VI. Planning & Zoning

1. **DR-25-0556-WOODSIDE HOMES OF NEVADA, LLC: DESIGN REVIEW** to add new models for a previously approved single-family residential development on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Elkhorn Road and east of Rainbow Boulevard within Lone Mountain. MK/dd/cv (For possible action) **9/16/25 PC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: DEBORAH EARL

Vote: 4-0

2. **VS-25-0534-T AND T VENTURE PARTNERS, LLC: VACATE AND ABANDON** portions of a right-of-way being Rainbow Boulevard located between Racel Street and Jo Marcy Drive within Lone Mountain. MK/tpd/cv (For possible action) **9/16/25 PC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 4-0

VI. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be September 30, 2025

X. Adjournment
The meeting was adjourned at 7:50 p.m.

10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0604-GORDON JAMES PATRICK & RICHARDSON ALYSSA C:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single-family residence on 0.53 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Rosada Way and east of Dapple Gray Road within Lone Mountain.
AB/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

125-32-301-029

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for a proposed addition to 6 feet where 30 feet is required per Section 30.02.04 (an 80% reduction).
- b. Reduce the side interior setback for a proposed addition to 5 feet where 10 feet is required per Section 30.02.04 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

2. Site Address: 9090 W. Rosada Way
3. Site Acreage: 0.53
4. Project Type: Addition to single-family dwelling
5. Number of Stories: 1
6. Building Height (feet): 18
7. Square Feet: 1,849 (garage)/ 384 (home office/gym)

Site Plan

The plans depict an existing single-family residence with access provided via a private drive off of Rosada Way. There is a proposed addition for an RV garage and a home office/gym that will be added to the northwest corner of the subject parcel. The addition will be 5 feet from the north property line and 6 feet from the west property line.

Landscaping

There is no new landscaping proposed with this request.

Elevations

The plans depict an addition that will be 18 feet in height. The addition will be constructed to match the existing residence in colors and materials. There will be windows on the north and west elevations, a folding door on the south elevation, and an RV roll-up door on the east elevation. The garage portion of the addition will have a flat roof with a stucco exterior. The home office/gym portion will have a pitched shingle roof with a stucco exterior.

Floor Plans

The plans depict a garage addition that will be 1,849 square feet. There will be 2 car lifts inside of the garage. An opening will provide interior access between the existing garage and the proposed addition. Additionally, there will be a 384 square foot home office/gym constructed on the southwest side of the garage addition. A folding door will provide exterior access to the rear yard. The office/gym area will have internal access to the proposed garage through a man door.

Applicant's Justification

The applicant would like to construct a garage and a home office/gym addition to their existing residence. The addition will be set back 5 feet from the north property line and 6 feet from the west property line. This addition is necessary to increase the usefulness of the subject property. The addition will not have a negative impact on health or safety on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to reclassify various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I)	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residence

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

Waiver 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 finds that setbacks are intended to promote safety and aesthetically pleasing neighborhoods. Even though the addition will be constructed to match the existing residence, staff finds the request to be a self-imposed hardship. The proposed addition is massive in nature and may have a negative impact on the adjacent property owners. Additionally, this parcel is located in the NPO-RNP area which requires setbacks for primary structures to be maintained in accordance with the applicable district standards, and any allowable exceptions. Therefore, staff cannot support this request.

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:

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES PGORDON

CONTACT: JAMES GORDON, 9090 W. ROSADA WAY, LAS VEGAS, NV 89149

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0604

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

TAB/CAC: Lone Mountain CAC Time: 6:30 p.m.

Date: 9/30/2025

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: 10/21/2025 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: n/a Time: n/a

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 # 25-100675
ASSESSOR PARCEL #(s): 125-32-301-029

PROPERTY ADDRESS/ CROSS STREETS: 9090 W ROSADA WAY

DETAILED SUMMARY PROJECT DESCRIPTION

Reduce setback for additional Attached Structure

PROPERTY OWNER INFORMATION

NAME: James P Gordon
ADDRESS: 9090 W ROSADA WAY
CITY: LV STATE: NV ZIP CODE: 89149
TELEPHONE: _____ CELL 702 813 1941

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 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.

James P Gordon
Property Owner (Signature)*

James P. Gordon
Property Owner (Print)

7-14-25
Date

James P. Gordon

Owner

9090 W Rosada Way

Las Vegas, NV 89149

Pat.gordon@gmail.com

702.813.1941

May 6, 2025

To:

Clark County Comprehensive Planning Department

500 S. Grand Central Pkwy.

Las Vegas, NV 89106

Subject: Request for Waiver of Building Standard – Primary Structure Setback minimums

I am writing to formally request a waiver of development standards for a primary structure side interior and primary structure rear setback minimum for a primary structure as stated in section '30.02.04 RS20: Residential Single-Family 20' portion of the Title 30: Unified Development Code.

This request pertains to the property located at 9090 W Rosada Way, LV NV 89149.

Justification:

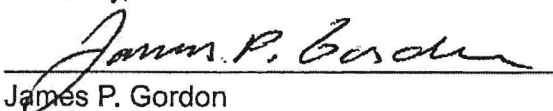
I would like to construct an RV garage to the North and West of the existing house and attach the new construction to the existing home garage to maximize the usefulness of the property. In addition, building under the accessory structure setback minimums greatly reduces the size and usefulness of the addition and eliminates the use as an RV garage.

I am requesting the Waiver of Development Standards for Primary structure minimum setbacks to be reduced to match the Accessory structure minimum setbacks of 5' for the side interior setback and 5' for the rear setback.

I am committed to ensuring that the building will continue to meet the intent of the code and will not compromise health, safety, or accessibility.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "James P. Gordon". The signature is written in a cursive style and is positioned above a horizontal line.

James P. Gordon

Owner

10/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0645-GOLDENSITES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Eula Street, and between Bright Angel Way (alignment) and Tropical Parkway within Lone Mountain (description on file). AB/rg/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-201-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of existing patent easements within the subject site. The patent easements are no longer needed for the proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0179-17	Vacated the 45 foot wide portion of Hualapai Way located on the west property line of parcel number 125-30-201-013 - recorded	Approved by PC	May 2017
VS-0809-13	Vacated a portion of public right-of-way being Hualapai Way	Denied by BCC	March 2014
VS-0819-03	Vacated a portion of public right-of-way being - expired	Approved by PC	July 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0644	Waivers of development standards and design review for a proposed single-family residential development is a companion item on this agenda.
TM-25-500159	Tentative map for 9 single-family residential lots 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 4 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

- Drainage study and compliance;
- Right-of-way dedication to include 40 feet for Tropical Avenue and 30 feet for Bright Angel Way;
- Applicant to construct a 5 foot concrete detached path along Hualapai Way, Bright Angel Way and Tropical Parkway;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropical Parkway improvement project;

- 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;
- Grant any necessary easements;
- 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

- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0644, VS-25-0645 & TM-25-500159

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

TAB/CAC: Lone Mountain CAC Time: 6:30 p.m.

Date: 9/30/2025

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 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:

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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.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-201-013

PROPERTY ADDRESS/ CROSS STREETS: Hualapai & Tropical

DETAILED SUMMARY PROJECT DESCRIPTION

9 lot single family residential subdivision, applying for tentative map

PROPERTY OWNER INFORMATION

NAME: GoldenSites, LLC

ADDRESS: 9225 W Flamingo Rd. Suite 190

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702-228-0720 CELL _____

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes

ADDRESS: 9225 W Flamingo Rd. Suite 190

CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____

TELEPHONE: 702-228-0720 CELL _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Robert Cunningham

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: 702-362-8844 CELL _____

*Correspondent will receive all communication on submitted application(s).

(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)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0644, VS-25-0645 & TM-25-500159

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

TAB/CAC: Lone Mountain CAC Time: 6:30 p.m.

Date: 9/30/2025

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 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.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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- 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.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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- 2) To forward the concerns or problems of residents for resolution by County staff.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-201-013

PROPERTY ADDRESS/ CROSS STREETS: Hualapai & Tropical

DETAILED SUMMARY PROJECT DESCRIPTION

9 lot single family residential subdivision, applying for vacation

PROPERTY OWNER INFORMATION

NAME: GoldenSites, LLC

ADDRESS: 9225 W Flamingo Rd. Suite 190

CITY: Las Vegas

STATE: NV ZIP CODE: 89147

TELEPHONE: 702-228-0720

CELL _____

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes

ADDRESS: 9225 W Flamingo Rd. Suite 190

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # _____

TELEPHONE: 702-228-0720

CELL _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Robert Cunningham

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL _____

*Correspondent will receive all communication on submitted application(s).

(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)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 13, 2025

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Hualapai & Tropical
APR-25-100717
APN: 125-30-201-013
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, is respectfully submitting justification for the vacation of a patent easements.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the east property boundaries and a 3-foot-wide portion of patent easement located on the north and west property boundaries of APN: 125-30-201-013.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

10/22/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500159-GOLDENSITES, LLC:

TENTATIVE MAP consisting of 9 single-family residential lots on 4.83 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Tropical Parkway and east of Hualapai Way within Lone Mountain.
AB/rg/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-201-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.83
- Project Type: Single-family residential development
- Number of Lots: 9
- Density (du/ac): 1.86
- Minimum/Maximum Lot Size (square feet): 20,009 (gross)/25,532 (gross)/18,107 (net)/20,086 (net)

Project Description

The proposed 9 lot single-family residential subdivision is located on the northeast corner of Hualapai Way and Tropical Parkway. The proposed subdivision features a 39 foot wide internal private street with roll curbs on both sides and serves 6 lots. Access to the private street is from Tropical Parkway along the southern property line and terminates as a cul-de-sac to the north. The remaining 3 lots (Lot 4, Lot 5, and Lot 6) will have direct access from Bright Angel Way, a public street north of the proposed subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0179-17	Vacated the 45 foot wide portion of Hualapai Way located on the west property line of parcel number 125-30-201-013 - recorded	Approved by PC	May 2017
VS-0809-13	Vacated a portion of public right-of-way being Hualapai Way - expired	Denied by BCC	March 2014

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0819-03	Vacated a portion of public right-of-way being - expired	Approved by PC	July 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0644	Waivers of development standards and design review for single-family residential development is a companion item on this agenda.
VS-25-0645	Vacation and abandonment to vacate patent 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**

This site is located within the Lone Mountain Interlocal Agreement Area, where the recommended net lot area is 18,000 square feet, with a target of 18,500 square feet. The proposed lot size complies with the recommended net lot area. Additionally, the lots adhere to the provisions in Title 30 regarding net lot sizes, which are to be along collector and arterial streets.

The development fulfills most of the subdivision design standards. However, since staff does not support the companion waiver of development standards and design review, staff does not support the tentative map.

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:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 40 feet for Tropical Avenue and 30 feet for Bright Angel Way;
- Applicant to construct a 5-foot concrete detached path along Hualapai Way, Bright Angel Way and Tropical Parkway;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropical Parkway improvement project;
- 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.

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 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: PINNACLE HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0644, VS-25-0645 & TM-25-500159

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- 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.
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- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-201-013

PROPERTY ADDRESS/ CROSS STREETS: Hualapai & Tropical

DETAILED SUMMARY PROJECT DESCRIPTION

9 lot single family residential subdivision, applying for tentative map

PROPERTY OWNER INFORMATION

NAME: GoldenSites, LLC

ADDRESS: 9225 W Flamingo Rd. Suite 190

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-228-0720

CELL _____

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes

ADDRESS: 9225 W Flamingo Rd. Suite 190

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # _____

TELEPHONE: 702-228-0720

CELL _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Robert Cunningham

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL _____

*Correspondent will receive all communication on submitted application(s).

(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.

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

10/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0644-GOLDENSITES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** increase retaining wall height; **3)** increase fill; and **4)** waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development of 4.83 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Tropical Parkway and east of Hualapai Way within Lone Mountain.
AB/rg/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-201-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 20 feet where 40 feet is required per Section 30.02.04 (a 50% reduction).
2.
 - a. Increase retaining wall height to 7 feet along the west property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 133% increase).
 - b. Increase retaining wall height to 6 feet along the south property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 100% increase).
 - c. Increase retaining wall height to 6 feet along the east property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 100% increase).
3. Increase fill to 4 feet along the east property line of Lot 7 where 3 feet is allowed within 5 feet of a shared property line per Section 30.04.06F (a 33% increase).
4.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Bright Angel Way where off-site improvements are required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Hualapai Way where off-site improvements are required per Section 30.04.08C.
 - c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Tropical Parkway where 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: 4.83
- Project Type: Single-family residential development
- Number of Lots: 9
- Density (du/ac): 1.86
- Minimum/Maximum Lot Size (square feet): 20,009 (gross)/25,532 (gross)/18,107 (net)/20,086 (net)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 3,658 to 4,464

Site Plan

The proposed 9 lot single-family residential subdivision is located on the northeast corner of Hualapai Way and Tropical Parkway. The proposed subdivision features a 39 foot wide internal private street with roll curbs on both sides and serves 6 lots. Access to the private street is from Tropical Parkway along the southern property line and terminates as a cul-de-sac to the north. The remaining 3 lots (Lot 4, Lot 5, and Lot 6) will have direct access from Bright Angel Way, a public street north of the proposed subdivision.

The waiver of development standards has been requested to reduce the front yard setback for the proposed lots to 20 feet, where 40 feet is the minimum required setback per Section 30.02.06 for all of the lots within the proposed subdivision.

In addition, a waiver is requested to increase the height of the proposed retaining wall to 7 feet where a maximum of 3 feet is permitted per Title 30. Also, a waiver is requested to increase the fill height to 4 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 5 foot wide drainage easement is proposed along the east property lines of Lots 6, 8, and 9. West of the drainage easement (more than 5 feet from the east property line) the proposed increase fill reaches up to 6 feet in height, which is allowed per Code since no more than 6 feet of fill for a distance of 20 feet from a shared property line is permissible.

Requests for waivers to increase retaining wall height are proposed at the following locations:

- West property line (Lots 1 to 3): A maximum retaining wall height of 7 feet is proposed within the interior of the development. The wall will be located behind a 6 foot wide landscape easement and below Hualapai Way.
- East property line (Lots 7 and 9): A maximum retaining wall height of 6 feet is proposed along this portion of the boundary.
- East property line (Lot 8): A maximum retaining wall height of 5 feet is proposed along this portion of the boundary.

- South property line (Lots 1 and 9):
 - Lot 1: A maximum retaining wall height of 4 feet is proposed within the interior side of the development.
 - Lot 9: A maximum retaining wall height of 6 feet is proposed above the finished grade of the Tropical Parkway right-of-way.

The applicant requests a waiver to permit an increase in grade fill up to 4 feet along the east boundary line of Lot 7, within 5 feet of the shared property line.

Landscaping

A 10 foot wide landscape easement is provided along Tropical Parkway (south property line) and Bright Angel Way (north property line). The plan indicates that large trees will be planted in accordance with Title 30 standards. A 6 foot wide landscape easement is also provided along Hualapai Way (west property line). The applicant is proposing not to install full off-site improvements, which necessitates an additional waiver of development standards.

Elevations

The plans depict 4, two-story homes with an overall height of 25 feet. The elevations on all 4 sides consist of a concrete tile roof, stucco exterior, variable rooflines, window trim, covered patio, stone veneer, and patterned garage doors.

Floor Plans

The plans depict models with 3 to 5 bedrooms and 2.5 to 4.5 bathrooms. With optional guest suite, multi-generation suite, and studio in various options. Each home will have a 2 to 4 car garage and an RV garage as options. The submitted floor plans show a minimum area of 3,658 square feet to 4,464 square feet.

Applicant's Justification

The applicant is requesting a waiver to reduce the front setback to accommodate the functional and aesthetic requirements of the project. Due to the width, maintaining the standard front setback of 40 feet would significantly restrict the buildable space on the property. To ensure that the house fits within the lot boundaries while still meeting the design intent. The waiver requests for increased fill and retaining wall height are necessary to maintain adequate drainage. The request to waive the off-site improvements on Hualapai Way, Tropical Parkway, and Bright Angel Way because the existing road has minimal paving and the area follows rural street standards that have been previously accepted. The adjacent residential communities to the north, south, and west similarly lack the off-site improvements (no curb, gutter, sidewalks, or streetlights), which establishes a precedent for the current development. The existing infrastructure standards in the surrounding area mean implementing off-site improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the community framework, maintaining a uniform development standard across neighboring properties.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-17-0179	Vacated the 45 foot wide portion of Hualapai Way located on the west property line of parcel number 125-30-201-013 - recorded	Approved by PC	May 2017
VS-0809-13	Vacated a portion of public right-of-way being Hualapai Way	Denied by BCC	March 2014
VS-0819-03	Vacated a portion of public right-of-way being expired	Approved by PC	July 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-25-0645	Vacation and abandonment to vacate patent easements is a companion item on this agenda.
TM-25-500159	Tentative map for 9 single-family residential lots 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

Staff finds that the reduction of the front setback is simply due to the footprint of the homes being too large for the proposed lots. A reduction in square footage would eliminate the need for a waiver of development standards. The proposed reduction in setbacks does not comply with the

Rural Neighborhood Preservation (NPO) rules in Title 30, Chapter 30.02.26(F), which states that main buildings in NPO areas must follow the district rules that require a 40 foot front setback in the RS20 zoning district. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood over time as well as the character of the surrounding area. For these reasons, staff cannot support this request.

Waivers of Development Standards #2 & #3

The applicant is requesting waivers to exceed the standard limits for retaining wall height and grade fill in several areas of the development. However, staff does not support the requests because the applicant has not provided sufficient justification for the proposed deviations. Title 30 generally favors tiered retaining walls over single, tall walls to reduce visual impact, improve stability, and maintain compatibility with surrounding properties. The proposed wall heights and grade changes could negatively affect adjacent lots by creating abrupt elevation differences, drainage concerns, and a less cohesive streetscape. Without a clear need or alternative solutions presented, staff recommends denial of the waiver requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes and accessory structures meet the minimum design required by Title 30. However, approval of this request is contingent upon approval of the waivers of development standards, which staff does not support.

Public Works - Development Review

Waiver of Development Standards #5

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 and for children to walk to school. 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 4 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

- Drainage study and compliance;
- Right-of-way dedication to include 40 feet for Tropical Avenue and 30 feet for Bright Angel Way;
- Applicant to construct a 5-foot concrete detached path along Hualapai Way, Bright Angel Way and Tropical Parkway;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropical Parkway improvement project;
- 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.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.

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 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: PINNACLE HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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- 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.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-201-013

PROPERTY ADDRESS/ CROSS STREETS: Hualapai & Tropical

DETAILED SUMMARY PROJECT DESCRIPTION

9 lot single family residential subdivision, applying for waivers of development standards and design review

PROPERTY OWNER INFORMATION

NAME: GoldenSites, LLC

ADDRESS: 9225 W Flamingo Rd. Suite 190

CITY: Las Vegas

STATE: NV ZIP CODE: 89147

TELEPHONE: 702-228-0720 CELL _____

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes

ADDRESS: 9225 W Flamingo Rd. Suite 190

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # _____

TELEPHONE: 702-228-0720 CELL _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Robert Cunningham

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844 CELL _____

*Correspondent will receive all communication on submitted application(s).

(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)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 27, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Hualapai & Tropical
APR-25-100717
APN: 125-30-201-013
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.83 gross acre, 9-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 4.83 gross acres and located east of Hualapai Way and north of Tropical Parkway. A Tentative Map is requested to allow for the development of a 9-lot single-family residential subdivision with a density of 1.86 dwelling units per acre. The lots range in size from 20,009 gross square feet (18,107 net square footage) to 25,532 gross square feet (20,086 net square footage), with an average lot size of 22,020 gross square feet (19,313 net square footage). The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). This site is located within an RNP/NPO Overlay District. There will be no modifications to the Zoning and Planned Land Use at this time.

Hualapai Way, Tropical Parkway, and Bright Angel Way will remain in their current rural state. It will include minimum paving. The applicant will not be installing curb, gutter, sidewalk, partial paving, and streetlights. Lots 1-3 and 7-9 will be accessed via a 39-foot-wide private street that terminates in a cul-de-sac. Lots 4-6 will be fronting Bright Angel Way.

A 6-foot landscape buffer will be provided along Hualapai Way, and 6-foot landscape buffer will be provided on Tropical Parkway for Bright Angel Way the Landscaping will be relocated to the front of the homes.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood – up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	RN (Ranch Estates Neighborhood – up to 2 du/ac)	Residential Single-Family 20 (RS20)



South (Developed)	RN (Ranch Estates Neighborhood – up to 2 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	RN (Ranch Estates Neighborhood – up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	RN (Ranch Estates Neighborhood – up to 2 du/ac)	Residential Single-Family 3.3 (RS3.3)

Narrative – NRP/NPO Overlay District

Development Proposal Compliance with RNP/NPO Overlay District Standards

Our proposed development aligns with the objectives of the Residential Neighborhood Preservation (RNP) and Neighborhood Preservation Overlay (NPO) Districts. These districts aim to maintain and enhance the unique architectural, cultural, historical, and environmental characteristics of existing neighborhoods, areas, sites, and structures. By adhering to these guidelines, our project contributes to the preservation of the physical attributes that define the neighborhood's identity.

Density and Lot Configuration

The development consists of nine residential lots, each designed to comply with the density requirements of the RNP/NPO Overlay District, which permits a maximum of two dwelling units per acre. The area in question contains a less than ten lots of similar character, ensuring that our project maintains the established neighborhood fabric.

Subdivision Design and Access

In accordance with the applicable codes, our subdivision layout is designed to integrate seamlessly with the surrounding area. The subdivision is not gated, and since it comprises more than five lots, it provides direct access to a residential street for the northernly 3 lots, facilitating connectivity and accessibility.

Waiver of Off-Site Improvements

We are requesting a waiver for off-site improvements, specifically concerning the surrounding area. This request is based on the project's adherence to the existing neighborhood standards and the preservation of its character.

Drainage Considerations and Retaining Wall Requirements

While our development does not fully meet the standard requirements for fill and retaining walls, these elements are essential for effective drainage management. The inclusion of fill and retaining walls is necessary to ensure proper site grading and to manage stormwater runoff, thereby protecting the integrity of the development and the surrounding environment.



Waiver of Development Standards – Street Landscaping

This request seeks to waive Section 30.04.01(D)(7)(i) to allow for a 6-foot landscape strip along Hualapai Way. Alternatively, we are placing the required number of trees in a 6-foot landscape easement where 10 feet are required. The trees are selected from the Regional Plant List and will meet code requirements. The fee-in-lieu will be zero, as we plan to reduce the landscape strip only not remove the trees. Hualapai Way will have a 6-foot landscape strip 20 trees are required, and we are providing 20 trees. Reducing the landscape strip from 10 feet to 6 feet is not expected to result in a negative impact, as the landscape design incorporates large canopy trees that are appropriately spaced in accordance with code requirements. The planting plan has been thoughtfully designed to ensure that even within the reduced width, the selected tree species will have sufficient room to grow and thrive. By using drought-tolerant, deep-rooting species suitable for narrower spaces, and maintaining the required spacing between trees, the visual quality, shade coverage, and buffering intent of the original landscape standard will still be achieved. We find the impact will be negligible.

Waiver of Development Standards- Front Setbacks

This request is to waive Section 30.02.06 B to allow 20- foot street front setbacks on lots 1-3 and 7-9 where a 40- foot side setback is required from property line. It is essential to accommodate the functional and aesthetic requirements of the project. Given this width, maintaining the standard front setback of 40 feet significantly restricts the available buildable space on the property. To ensure that the house fits properly within the lot boundaries while still meeting the design intent, we are requesting a reduction in the front setback from 40 feet to 20 feet. This will all be internal to the site. The reduction in setback will not affect the adjacent developments. We are also intending to utilize Section 30.02.25.D.3.ii.(b) The front setback for 50% of the primary structure width may be reduced by 12 feet if enhanced decorative features are provided, such as bay windows or stucco pop-outs” 30.02.25. D.3. ii. (b) for lots 4-6. We believe the impact to be negligible.

Waiver of Development Standards – Excess Fill

This request is for a waiver to allow for a maximum excess fill of 6-foot-high fill where 3-foot maximum is allowed per Section 30.04.06(F)(1). For lot 7 we are asking for 4 feet of fill along the east side. The Cross Sections show 3.2 feet of fill in section B, but we are asking for more as a buffer. Lot 8 will need 4 feet of fill along the west side. The Cross Sections show 3.8 feet of fill-in section O, but we are asking for more as a buffer. Lot 9 will need 5.5 feet of fill. The Cross Sections show 5.2 feet of fill in section P, but we are asking for more as a buffer. Lot 9 will also need 6 feet of fill along the western boundary line. The Cross Sections show 5.7 feet of fill, but we are asking for more as a buffer. This fill is need to maintain adequate drainage along the site.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow a maximum of 6.5 retaining wall where 3 foot retaining wall is allowed. For lot 1 we will need a 4.5 retaining wall along the west side. The Cross Sections show a 4.3 retaining wall in section I but we are asking for more as a buffer. It will have a 4’-8” masonry wall on top and a 1’-4” of decorative wrought iron. Lot 1 will also need 4.5 feet



retaining wall along the western boundary line. The Cross Sections show 4.2 feet retaining wall in section C, but we are asking for more as a buffer. This will have a 6-foot CMU Screen wall. Lot 2 will need a retaining wall of 5.5 feet of retaining wall along the west side. The Cross Sections show 5.2 feet of retaining wall in section J, but we are asking for more as a buffer. This will have a 1'-4" decorative wrought iron on top of it. Lot 3 will need a retaining wall of 6.5 feet of retaining along the west side. The Cross Sections are showing 6 feet in section K, but we are asking for more as a buffer. This will have a 1'-4" feet of wrought iron fence on top of it. Lot 3 will also need 6.5 feet of retaining wall along the western boundary line. The Cross Sections are showing 6.3 in section C, but we are asking for more as a buffer. This will have a 4'-8" of masonry screen wall and 1'-4" Decorative wrought iron fence. Lot 3 will also need a retaining wall of 6.5 feet along the northern property line. The Cross Sections show 6 feet in section A, but we are asking for more as a buffer. This will have a 6-foot CMU screen wall. Lot 6 will need 4.5 feet retaining wall along the eastern boundary line. The Cross Sections show 4.3 in section D, but we are asking for more as a buffer. This will have a 6-foot CMU wall on top. Lot 7 will need a 4.5 retaining wall along the eastern side. The Cross Sections show 3.9 feet of retaining in section N & D, but we are asking for more as buffer. This will have a 6-foot CMU screen wall on top. Lot 7 will also need a retaining wall of 4 feet of retaining along the east to west side. The Cross Sections show 3.7 feet of retaining in section B, but we are asking for more as a buffer. This will have a 6-foot CMU wall on top of it. Lot 8 will need 4 feet of retaining wall along the east side. The Cross Sections show 3.7 feet of retaining wall in section O, but we are asking for more as a buffer. This will have a 6-foot CMU screen wall on top. Lot 8 will also need 3.8 feet of retaining wall. The Cross Sections show 3.8 feet of retaining wall in section D but we are asking for more as a buffer. This will also have a 6-foot CMU screen wall on top. This will have a 6-foot retaining wall. Lot 9 will need a retaining wall of 6 feet along the eastern side. The Cross Sections show 5.4 feet of retaining wall in section P, but we are asking for more as a buffer. There will be a 6-foot CMU screen wall on top. Lot 9 will also need 5.5 feet of retaining wall. The Cross Sections show 5.1 feet of retaining in section D, but we are asking for more as a buffer. All these retaining walls are within the 5-foot of shared property line. The increase is necessary so that the site maintains adequate drainage and so that we can match into the existing right-of-way.

Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C where full off-site improvements on Hualapai Way, Tropical Parkway, and Bright Angel Way to include curb, gutter, sidewalks, streetlights and partial paving. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with an NPO Overlay District and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, sidewalks, or streetlights.

Design Review – Architecture

This request is for a design review for 10 architectural floor plans and elevations. The one-story detached single-family homes range from 3,658 square feet to 4,464 square feet in size. The exterior of the homes consists of



large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater; this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plans	Square Footage	Stories	Height	Garages
Plan 3658	3,658	1 Story	23'-6 ¼"	4 car garage total
Plan 3685	3,685	1 Story	21'-8"	3 car garage total
Plan 3825	3,825	1 Story	20'-8"	2 car garage + super garage
Plan 4125	4,125	1 Story	23'-8"	3 car garage total
Plan 4189	4,189	1 Story	24'-7"	4 car garage total
Plan 4190	4,190	1 Story	19'-6"	4 car garage total
Plan 4211	4,211	1 Story	18'-11 ¼"	4 car garage total
Plan 4286	4,286	1 story	21'-11 ¼"	3 car garage total
Plan 4350	4,350	1 story	20'-9 ½"	4 car garage total
Plan 4464	4,464	1 story	22'-6"	4 car garage total

Plan Name	Project Number	Architectural Features
3658	Mid- Century	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
3658	Prairie	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim



		<p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Variable Roof Line
3658	Contemporary	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet - Decorative Awning <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim - Parapet <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Sectional Garage Door - Parapet <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
3685	Farmhouse	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Decorative Awning <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
3685	Mid- Century	Front Elevation:



		<ul style="list-style-type: none"> - Variable Roof line - Parapet - Window Trim - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Sectional Garage Door - Stone Veneer <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Parapet - Window Trim - Stone Veneer <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Over Foam - Window Trim - Covered Patio
3685	Prairie	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim - Variable Roof Line <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Variable Roof Line - Sectional Garage Door
3685	Contemporary	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet - Decorative Awning <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Parapet <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line



		<ul style="list-style-type: none"> - Parapet - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Variable Roof Line - Parapet
3685	Farmhouse	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Stucco Exterior Finish - Variable Roof Line - Sectional Garage Door <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Vertical Fiber Cement Siding - Variable Roof Line - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Window Trim - Variable Roof Line
3825	Mid-Century	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Variable Roof Line - Sectional Garage Door
3825	Prairie	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim



		<ul style="list-style-type: none"> - Covered Patio - Stucco Exterior Finish <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line - Sectional Garage Door
3825	Contemporary	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Parapet <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Parapet - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line - Parapet - Sectional Garage Door
3825	Farmhouse	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Vertical Fiber Cement Siding - Variable Roof Line - Window Trim <p>Right Side Elevation:</p>



		<ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line - Parapet - Sectional Garage Door
4125	Mid-Century	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Foam Trim - Window Trim - Variable Roof Line
4125	Prairie	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4125	Contemporary	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet - Sectional Garage Door



		<p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Parapet <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Parapet - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line - Parapet
4125	Farmhouse	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Decorative Awning - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4189	Mid-Century	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim - Variable Roof Line <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line



		<ul style="list-style-type: none"> - Window Trim Right Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4189	Prairie	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim - Variable Roof Line Left Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Window Trim Right Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4190	Mid-Century	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim Left Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Variable Roof Line - Window Trim Right Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4190	Prairie	Front Elevation:



		<ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4190	Contemporary	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Parapet <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Parapet - Window Trim - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line - Parapet
4190	Farmhouse	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Decorative Awning - Vertical Fiber Cement Siding



		<ul style="list-style-type: none"> - Sectional Garage Door Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish Left Side Elevation: <ul style="list-style-type: none"> - Variable Roof Line - Window Trim - Sectional Garage Door Right Side Elevation: <ul style="list-style-type: none"> - Stucco Exterior Finish - Window Trim - Variable Roof Line
4211	Mid-Century	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim - Stone Veneer Left Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Variable Roof Line - Window Trim Right Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4211	Prairie	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim - Stone Veneer Left Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Window Trim - Sectional Garage Door Right Side Elevation:



		<ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4211	Contemporary	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Parapet <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Parapet - Window Trim - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line - Parapet
4211	Farmhouse	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Decorative Awning - Vertical Fiber Cement Siding <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Variable Roof Line <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Exterior Finish - Window Trim - Variable Roof Line
4286	Mid-Century	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line



		<ul style="list-style-type: none"> - Window Trim - Stone Veneer - Covered Entry - Parapet - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
4286	Prairie	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4286	Contemporary	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Parapet



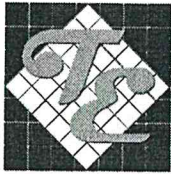
		<p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Parapet - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line - Parapet
4286	Farmhouse	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Decorative Awning - Vertical Fiber Cement Siding - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim - Stucco Exterior Finish <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Exterior Finish - Window Trim - Variable Roof Line - Sectional Garage Door
4350	Mid- Century	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim



		<ul style="list-style-type: none"> - Window Trim - Variable Roof Line
4350	Prairie	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim - Variable Roof Line <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Window Trim - Stone Veneer - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Exterior Finish - Window Trim - Variable Roof Line
4350	Contemporary	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Parapet - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line - Parapet
4350	Farmhouse	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer



		<ul style="list-style-type: none"> - Covered Entry - Decorative Awning - Vertical Fiber Cement Siding - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Variable Roof Line <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim - Stucco Exterior Finish - Stone Veneer <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Exterior Finish - Window Trim - Variable Roof Line - Vertical Fiber Cement Siding
4464	Mid-Century	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Variable Roof Line <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Exterior Finish - Window Trim - Variable Roof Line
4464	Prairie	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio



		<ul style="list-style-type: none"> - Stucco Exterior Finish - Variable Roof Line <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Window Trim - Stone Veneer - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Exterior Finish - Window Trim - Variable Roof Line - Stone Veneer
4464	Contemporary	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet - Sectional Garage Door - Metal Awning <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Parapet - Window Trim - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Exterior Finish - Window Trim - Variable Roof Line - Parapet
4464	Farmhouse	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Decorative Awning - Vertical Fiber Cement Siding - Sectional Garage Door <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Exterior Finish - Variable Roof Line



		<p>Left Side Elevation:</p> <ul style="list-style-type: none">- Variable Roof Line- Window Trim- Stucco Exterior Finish <p>Right Side Elevation:</p> <ul style="list-style-type: none">- Stucco Exterior Finish- Window Trim- Variable Roof Line- Vertical Fiber Cement Siding
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We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner