# Lone Mountain Citizens Advisory Council

**Mountain Crest Neighborhood Services Center**
**4701 N. Durango Drive**
**Las Vegas, NV. 89129**
September 29, 2026
6:30pm

## 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<br>Joseph Crapo – Vice-Chair<br>Kimberly Burton<br>Deborah Earl<br>Matthew Schriever |
| Secretary: | Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com<br>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<br>William Covington, 702-455-2540, William.covington@clarkcountynv.gov<br>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 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 8, 2026. (For possible action)

IV. Approval of the Agenda for September 29, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

**1.** Announcements of upcoming county or community meetings and events (for discussion only)

VI. Planning and Zoning

1. **TA-26-0567-BSR 6276, LLC ET. AL.: TEXT AMENDMENT** to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) **10/20/26 PC**

2. **UC-26-0577-STEWART VINCENT T SR & DEETRA L: USE PERMIT** for a daycare in conjunction with an existing single-family residence on 0.4 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Torrey Pines Drive and south of Jo Marcy Drive within Lone Mountain. MK/jl/cv (For possible action) **10/20/26 PC**

3. **WS-26-0581-MAD ROSS FAMILY TRUST & ROSS DAVID ALLEN & ANGELA K TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce the side setback for a detached garage in conjunction with an existing single-family residence on 0.54 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Hickam Avenue and west of Butler Street within Lone Mountain. AB/jud/cv (For possible action) **10/20/26 PC**

4. **VS-26-0554-KOUPAL SHARLENE PHYLLIS: VACATE AND ABANDON** easements of interest to Clark County located between Azure Drive and Bright Angel Way, and Chieftain Street and Fort Apache Road within Lone Mountain. AB/rp/cv (For possible action) **10/21/26 BCC**

5. **WS-26-0553-KOUPAL SHARLENE PHYLLIS: WAIVER OF DEVELOPMENT STANDARDS** to waive full off-site improvements in conjunction with a minor subdivision map on 2.07 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Chieftain Street and south of Azure Drive within Lone Mountain. AB/rp/cv (For possible action) **10/21/26 BCC**

6. **WS-26-0545-702 CAPITAL GROUP, LLC: WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements in conjunction with a proposed residential development on 2.5 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Stange Avenue and east of Grand Canyon Drive within Lone Mountain. AB/jm/cv (For possible action) **10/21/26 BCC**

7. **WS-26-0559-ADRIAN IRREVOCABLE TRUST & RODRIGUEZ ADRIAN TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate full off-site improvements; and **2)** allow 3 driveways in conjunction with an existing single-family residence on 1.08 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Tenaya Way and south of Rosada Way within Lone Mountain. AB/dd/cv (For possible action) **10/21/26 BCC**

VII. General Business

1. Finalize requests for the next Fiscal Year budget. (For possible action)
2. Applications being accepted to serve on the CAC for the next 2 years. (For discussion only)

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

IX. Next Meeting Date: October 13, 2026.

X. Adjournment.

XI. **POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129

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 8, 2026**

**MINUTES**

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

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: The meeting was called to order at 6:35 p.m.

II. Public Comment
None

III. Approval of September 8 , 2026, Minutes

**Moved by: JOSEPH CRAPO**
**Action: Approved subject minutes as submitted**
**Vote: 4/0 -Unanimous**

IV. Approval of Agenda for September 8, 2026

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

V. Informational Items
Michelle Baert announced the following upcoming events in District C:

- The Market at Mt. Crest - farmers market from 4p-8p every 2nd & 4th Friday
- October 23rd – Movie in the Park
- Applications being accepted to serve on the CAC board for 2 years

VI. Planning & Zoning

1. **WS-26-0505-NOYA, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase the height of retaining walls in conjunction with a single-family residence on 0.51 acres within an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of La Madre Way and west of Grand Canyon Drive within Lone Mountain. AB/jl/kh (For possible action) **10/6/26 PC**

**Action: APPROVED as submitted, subject to applicant providing documentation of an existing structural permit and construction plans for existing wall**
**Moved by: JOSEPH CRAPO**
**Vote: 4/0 Unanimous**

2. **VS-26-0521-KANG HYE KYONG: VACATE AND ABANDON** easements of interest to Clark County located between Ann Road and Stephen Avenue and between Ruffian Road and Egan Crest Drive (alignment) within Lone Mountain. AB/jm/kh (For possible action) **10/7/26 BCC**

**Action: APPROVED as submitted, subject to staff conditions**
**Moved by: ALLISON BONANNO**
**Vote: 4/0 Unanimous**

3. **WS-26-0522-KANG, HYE KYONG: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** reduce street intersection off-set. **DESIGN REVIEW** for a single-family residential development on 4.20 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Ruffian Road and south of Ann Road within Lone Mountain. AB/jm/kh (For possible action) **10/7/26 BCC**

**Action: DENIED waiver #1, APPROVED waivers # 2 & 3 and Design Review**
**Moved by: ALLISON BONANNO**
**Vote: 4/0 Unanimous**

4. **TM-26-500121-KANG, HYE KYONG: TENTATIVE MAP** consisting of 8 single-family residential lots and common lots on 4.20 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Ruffian Road and south of Ann Road within Lone Mountain. AB/jm/kh (For possible action) **10/7/26 BCC**

**Action: APPROVED as submitted, subject to staff conditions**
**Moved by: ALLISON BONANNO**
**Vote: 4/0 Unanimous**

VI. General Business

1. Reviewed previous year's fiscal budget requests which included more code enforcement activity, timely clean-up after storms, and reduction of light pollution. (For discussion only)

VIII. Public Comment

Ms. Anderson voiced concerns regarding increased traffic and speeding on Hualapai between Ann Road and Lone Mountain. She stated there is a need for increased enforcement as there is no speed limit sign posted and less area for pedestrians to safely walk on.

IX. Next Meeting Date

The next regular meeting will be September 29, 2026

X. Adjournment

The meeting was adjourned at 7:32 p.m.

10/20/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**TA-26-0567-BSR 6276, LLC ET. AL.:**

**TEXT AMENDMENT** to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

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RELATED INFORMATION:

**BACKGROUND:**
**Project Description**
Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
iv. A body of water which stores water used in a mining reclamation project.
v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

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

i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
iv. A body of water which stores water used in a mining reclamation project.
v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**
**Comprehensive Planning**
According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry, " making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

**Staff Recommendation**
Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

DRAFT

**PRELIMINARY STAFF CONDITIONS:**

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

- No comment.

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

**APPLICANT:** BSR 6276 LLC
**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE. 650, LAS VEGAS, NV 89135

DRAFT

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** TA-26-0567

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 09/29/26

Location: *Refer to listing on other side*

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

*https://clarkcountynv.gov/TABCACInformation*

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 10/20/26 Time: 7:00 PM

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

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

*https://clarkcountynv.gov/agendas*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 11/18/26 Time: 9:00 AM

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

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

*https://clarkcountynv.gov/agendas*

**Please Note:**

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

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

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

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02-011-002 to -020 and 174-02-095-003

PROPERTY ADDRESS/ CROSS STREETS: Bonni eSprings Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

## PROPERTY OWNER INFORMATION

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____

## APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

NAME: Bob Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Joel Lamb
Property Owner (Print)

1/5/26
Date

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

## PROPERTY OWNER INFORMATION

NAME: Alan L Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: _____ CELL _____

## APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927085 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Alan L Molasky — Property Owner (Signature)*

Alan L. Molasky — Property Owner (Print)

4/7/26 — Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

Robert J. Gronauer
rgronauer@kcnvlaw.com
D: 702.792.7039

August 25, 2026

**VIA HAND DELIVERY**

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

***Re: Justification Letter – Text Amendment***

Dear Jason:

This firm represents BSR6276, LLC (the "Applicant") in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor's Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the "Property").

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry ("NDF") to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:

   i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.

   ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.

   iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.

   iv. A body of water which stores water used in a mining reclamation project.

   v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

   vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

KAEMPFER
CROWELL

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL

Bob J. Gronauer

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**UC-26-0577-STEWART VINCENT T SR & DEETRA L:**

**USE PERMIT** for a daycare in conjunction with an existing single-family residence on 0.4 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Torrey Pines Drive and south of Jo Marcy Drive within Lone Mountain. MK/jl/cv (For possible action)

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RELATED INFORMATION:

**APN:**
125-14-510-007

**LAND USE PLAN:**
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: 6321 Lauren Ashton Avenue
- Site Acreage: 0.4
- Project Type: Daycare (up to 12 children)

Plans & Request
The plans show an existing single-family residence centrally located on the property with access from the north via Lauren Ashton Avenue. The applicant requests a daycare for up to 12 children within the existing residence, which requires a use permit. No modifications to the site are proposed.

Applicant's Justification
The applicant states that the childcare program will serve up to 12 children and operate between 7:30 a.m. and 4:30 p.m. The program does not create unreasonable noises or hazards and will follow state licensing requirements. The applicant adds that compliance with local zoning regulations is required to obtain necessary childcare licensing from the State.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| WS-0509-03 | Waiver of development standards and waiver of conditions (UC-0155-03) for off-site improvements | Approved by BCC | May 2003 |

DRAFT

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| TM-500062-03 | Tentative map for a single-family residential subdivision | Approved by PC | May 2003 |
| UC-0155-03 | Use permit for a single-family residential planned unit development | Approved by BCC | April 2003 |

**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 |

**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**
Use Permit
A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed daycare is an appropriate use in conjunction with a residence. The proposed daycare will help provide essential childcare services to the community while maintaining the established residential character of the neighborhood. No site modifications are proposed, so the existing home will maintain its residential appearance. Given the large lot sizes within the subdivision, staff does not anticipate adverse impacts to neighbors. The existing driveway provides adequate space for multiple vehicles which can accommodate drop-off and pick-up times. Therefore, staff can support this request.

**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.

DRAFT

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 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)**

- No comment.

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

**APPLICANT:** DEETRA STEWART
**CONTACT:** DEETRA STEWART, 6321 LAUREN ASHTON AVENUE, LAS VEGAS, NV 89131

DRAFT

# Comprehensive Planning
# Application Meeting Information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** UC-26-0577

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 9/29/26

Location: 4701 N. Durango Dr., Las Vegas

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

*https://clarkcountynv.gov/TABCACInformation*

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

**PLANNING COMMISSION (PC)**

Date: 10/20/26 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:~~ ~~Time: 9:00 AM~~

~~Location: *500 S. Grand Central Pkwy, Commission Chambers*~~

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

~~*https://clarkcountynv.gov/agendas*~~

**Please Note:**

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

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

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

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 125-14-510-007

PROPERTY ADDRESS/ CROSS STREETS: 6321 Lauren Ashton Ave., (N. Torrey Pines and Grand Teton)

## DETAILED SUMMARY PROJECT DESCRIPTION

Dee's Play N Learn Christian Academy is a licensed home-based child care program that is operated within the Owner's private residence. A designated portion of the home and property is used for the operation of the child care program. Hours of operation is generally between 7:30 a.m. and 4:30 p.m., Monday through Friday. The Owner/Applicant operates in compliance with Nevada child care licensing requirements and applicable health and safety standards. The Owner/Applicant program is operating in a manner that is safe, orderly and compatible with the surrouning neightobhood. The Owner/Applicant is committed to responsible property maintenance, appropriate supervision, safe drop-off and pick-up procedures, reasonable noise management, and posiitive communication with neighbors.

## PROPERTY OWNER INFORMATION

NAME: Vincent T. Stewart Sr. & Deetra L. Stewart

ADDRESS: 6321 Lauren Ashton Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89131

TELEPHONE: _____ CELL 510-551-5129

## APPLICANT INFORMATION (information must match online application)

NAME: Deetra Stewart

ADDRESS: 6321 Lauren Ashton Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89131

TELEPHONE: _____ CELL 510-551-5129 ACCELA REFERENCE CONTACT ID # _____

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

NAME: Deetra Stewart

ADDRESS: 6321 Lauren Ashton Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89131

TELEPHONE: _____ CELL 510-551-5129 ACCELA REFERENCE CONTACT ID # _____

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

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

Deetra S

**Property Owner (Signature)***

Deetra Stewart

**Property Owner (Print)**

August 21, 2026

**Date**

Dee's Play 'n Learn Christian Academy

Deetra Stewart
Dee's Play 'N Learn Christian Academy
6321 Lauren Ashton Ave.
Las Vegas, NV 89131

August 18, 2026

Jennifer Leslie
Clark County Comprehensive Planning Department
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Dear Jennifer:

I am the property owner requesting approval of a Special Use Permit for APN 125-14-510-007, located at 6321 Lauren Ashton Ave., Las Vegas, NV 89131. The property is in the R-E Zone District, and the Planned Land Use Category is Ranch Estate Neighborhood (RN).

I am requesting this Special Use Permit to operate a licensed family home childcare program at my residence. The permit is required to obtain a Nevada childcare license. In accordance with state licensing requirements, the program will serve up to 12 children and operate from 7:30 a.m. to 4:30 p.m.

My childcare program follows comprehensive safety procedures, including appropriate supervision, childproofing, sanitation and cleaning protocols, safe food handling, emergency preparedness, fire safety procedures, evacuation planning, and maintenance of a safe indoor and outdoor environment.

On-site parking is available, and families are instructed to park responsibly during drop-off and pick-up, avoiding neighboring driveways, fire lanes, or any prohibited areas. The program does not use amplified outdoor music or equipment that would create unreasonable noise for surrounding properties.

I will comply with all Clark County regulations applicable to family childcare operations, including any conditions placed on the Special Use Permit. Approval of this request will allow Dee's Play 'N Learn Christian Academy to continue providing licensed, high-quality childcare in a manner that is safe, orderly, and compatible with the surrounding neighborhood.

Thank you for considering my request. Please contact me if you need any additional information.

Sincerely,

Deetra Stewart
Owner/Director

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0581-MAD ROSS FAMILY TRUST & ROSS DAVID ALLEN & ANGELA K TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side setback for a detached garage in conjunction with an existing single-family residence on 0.54 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Hickam Avenue and west of Butler Street within Lone Mountain. AB/jud/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
138-04-301-041

**WAIVER OF DEVELOPMENT STANDARDS:**
Reduce the side interior setback for detached garage to 1 foot where 5 feet is required per Section 30.02.04B (an 80% reduction).

**LAND USE PLAN:**
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**
**Project Description**
General Summary
- Site Address:4235 N. Butler Street
- Site Acreage: 0.54
- Project Type: Setbacks
- Building Height (feet): 19
- Square Feet: 847

Site Plan
The site plan depicts a detached garage on the north side of an existing single-family residence. Access to the site is provided from a private cul-de-sac street on the east side of Butler Street. The addition will be set back 1 foot from the north property line, 63 feet from the east property line, 6.5 feet from the west property line, and 6 feet away from the existing residence.

Landscaping
There is no landscaping proposed with this request.

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Elevations
The plan depicts a 19 foot high detached garage constructed with stucco, with a color and finish matching the existing residence. The garage has a roll-up door facing toward the east property line and a flat roof with the same design as the existing residence.

Floor Plans
The plan depicts an 847 square foot detached garage with an open floor plan layout.

Applicant's Justification
The applicant states the RV garage width needs to be 20 feet wide to accommodate the garage door and structure. Additionally, there are multiple existing RV garages in the area and RV garages are popular in the RS20 Zone and RNP Overlay. Therefore, the RV garage is compatible with the area.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| VS-0998-06 | Vacated and abandoned patent easements | Approved by PC | September 2006 |
| VS-0672-00 | Vacated and abandoned patent easements - expired | Approved by BCC | June 2000 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North, South & East | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residential |
| West | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS10 | Single-family residential |

**Clark County Public Response Office (CCPRO)**
CE25-03868 is an active violation for building without permits.

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**
**Comprehensive Planning**
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.

Setbacks are intended to promote safety and aesthetically pleasing neighborhoods, and the applicant has not provided a compelling justification as to why the structure could not be redesigned to meet the required setbacks. There is enough space on the lot to comply with Title 30 setback requirements and the proposed garage may have a negative impact on the adjacent properties. The request is also a self-imposed hardship as the garage was constructed without building permits or land use approval. 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:

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

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

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

DRAFT

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

**APPLICANT:** MAD ROSS FAMILY TRUST & ROSS DAVID ALLEN & ANGELA K TRS
**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT

# Comprehensive Planning
# Application Meeting Information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WS-26-0581

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 9/29/26

Location: 4701 N. Durango Dr., Las Vegas

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

*https://clarkcountynv.gov/TABCACInformation*

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

**PLANNING COMMISSION (PC)**

Date: 10/20/26 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: 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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- 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**

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# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100948
ASSESSOR PARCEL #(s): 138-04-301-041

PROPERTY ADDRESS/ CROSS STREETS: 4235 N. Butler St

## DETAILED SUMMARY PROJECT DESCRIPTION

WS for sideyard setback reduction for a detached garage.

## PROPERTY OWNER INFORMATION

NAME: MAD ROSS FAMILY TRUST
ADDRESS: 4235 N BUTLER ST
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: 702-656-0812 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: DAVID ROSS
ADDRESS: 4235 N BUTLER ST
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: 702-656-0812 CELL ACCELA REFERENCE CONTACT ID #

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

NAME: RICHARD GALLEGOS - D.C. PETERSEN PROFESSIONAL CONSULTANTS
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

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

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

**Property Owner (Signature)*** DAVID ROSS **Property Owner (Print)** 8-18-2026 **Date**

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

August 18, 2026

***VIA EMAIL***

CLARK COUNTY
DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter – Waiver of Development Standards for Detached RV Garage***
***4235 N. Butler (APN: 138-04-301-041)***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is the owner of a single-family residential home located at 4235 N. Butler Street. The property is more particularly described as APN: 138-04-301-041 (the "Site"). The Site is zoned Residential Single-Family 20 ("RS20") and is in the RNP Overlay. The Applicant is requesting a design review to construct an RV garage and along with a setback waiver.

There is an existing house on the Site. The house occupies approximately 26.68% of the Site. The Applicant is requesting to add a detached RV garage. Here, the Applicant is requesting to construct an 18-foot 7-inch tall RV garage and storage area. The proposed RV garage will be approximately 20-feet wide and 55-feet deep. The detached RV garage and house's lot coverage would increase from approximately 26.68% to approximately 31% of the Site. The RV garage will be located along the north property line and in the rear of the Site. The garage will have a 14-foot-tall garage door at the front elevation. The design and materials of the RV garage will match the existing home on the Site.

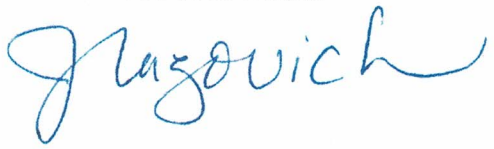
The Applicant is requesting a waiver to reduce the side yard setback. The required side yard setback is 5-feet. The Applicant is proposing a 1-foot 6-inch side yard setback. While the Applicant is requesting a reduced side yard setback, the setback reduction is along the north property line away from Hickam Avenue and Butler Street, the two public rights-of-way. The RV garage width needs to be 20-feet to accommodate the garage door and structure. Additionally, there are multiple existing RV garages in the area and RV garages are extremely popular in the RS20 zone district and RNP Overlay. Therefore, a detached RV garage is compatible with the area and appropriate.

KAEMPFER
CROWELL

We thank you for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**VS-26-0554-KOUPAL SHARLENE PHYLLIS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Azure Drive and Bright Angel Way, and Chieftain Street and Fort Apache Road within Lone Mountain (description on file). AB/rp/cv (For possible action)

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RELATED INFORMATION:

**APN:**
125-30-601-010

**LAND USE PLAN:**
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**
**Project Description**
The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site.

**Surrounding Land Use**

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

**Related Applications**

| Application Number | Request |
|---|---|
| WS-26-0553 | A waiver of development standards for full off-site improvements 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.

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**Staff Recommendation**
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

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

**Public Works - Development Review**
- Drainage study and compliance;
- 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 is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

**Clark County Water Reclamation District (CCWRD)**
- No objection.

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

**APPLICANT:** SHARLENE KOUPAL
**CONTACT:** SHARLENE KOUPAL, 7909 ASTRAL AVENUE, LAS VEGAS, NV 89149

DRAFT

# Comprehensive Planning
# Application Meeting Information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** VS-26-0554

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 9/29/26

Location: 4701 N. Durango Dr., Las Vegas

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

*https://clarkcountynv.gov/TABCACInformation*

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

**PLANNING COMMISSION (PC)**

Date: _____ Time: 7:00 PM

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

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

*https://clarkcountynv.gov/agendas*

**BOARD OF COUNTY COMMISSIONERS (BCC)**

Date: 10/21/26 Time: 9:00 AM

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

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

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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.

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101049
ASSESSOR PARCEL #(s): 125-30-601-010

PROPERTY ADDRESS/ CROSS STREETS: N. Chieftain St. and /W. Azure Drive

## DETAILED SUMMARY PROJECT DESCRIPTION

1. Minor subdivision to split parcel 125-30-601-010 into three RS20 residential lots- see OSP attached. Requesting a Waiver of Development Standards of Title 30 off-site improvements (incl. sidewalks and streetlights, etc.) matching the established, existing rural character of the surrounding neighborhood. This request is related to active Public Works Record Number 26-600063 MSM. 2. Requesting to vacate portions of the patent easement reserved by the United States of America pursuant to Patent No. 1218527, recorded September 23, 1971, in Book 165 as Instrument No. 131720, Official Records of Clark County, Nevada as it is no longer needed due to the already dedicated public rights of way that already exist along the north and west boundaries of the property.

## PROPERTY OWNER INFORMATION

NAME: Sharlene Koupal
ADDRESS: 7909 Astral Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89149
TELEPHONE: 408-858-4747 CELL 408-858-4747

## APPLICANT INFORMATION (information must match online application)

NAME: Sharlene Koupal
ADDRESS: 7909 Astral Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89149
TELEPHONE: 408-858-4747 CELL 408-858-4747 ACCELA REFERENCE CONTACT ID # 341044

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

NAME: Sharlene Koupal
ADDRESS: 7909 Astral Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89149
TELEPHONE: 408-858-4747 CELL 408-858-4747 ACCELA REFERENCE CONTACT ID # 341044

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

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

Sharlene Koupal
**Property Owner (Signature)***

Sharlene Koupal
**Property Owner (Print)**

07/21/2026
**Date**

**Sharlene Koupal**
7609 Astral Avenue
Las Vegas, NV 89149
(408) 858-4747

**July 21, 2026**

**Clark County Comprehensive Planning**
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

**Re: Justification for Patent Easement Vacation**
**APN 125-30-601-010**
**Application No. APR-26-101049**

To Whom It May Concern:

I, **Sharlene Koupal**, am the owner of APN 125-30-601-010 and respectfully submit this letter in support of my request to vacate portions of the patent easement reserved by the United States of America pursuant to Patent No. 1218527, recorded September 23, 1971, in Book 165 as Instrument No. 131720, Official Records of Clark County, Nevada.

The patent easement was created when the Bureau of Land Management conveyed an original five-acre parcel under the above-referenced federal patent in 1971. As was common practice at the time, the United States reserved patent easements to preserve flexibility for the future construction of public roads and utilities as the area developed.

Over the ensuing decades, the original patented property has been subdivided into multiple parcels, including the subject property. While the parcel boundaries have changed, the original patent easement reservations have remained. As a result, portions of those easements now exist on parcels whose configuration and relationship to the surrounding roadway system are substantially different from the original five-acre tract for which the reservations were created.

Today, dedicated public rights-of-way exist along the west and north boundaries of the subject property, providing access to the parcel and serving the surrounding neighborhood. The public street network in this area has developed independently of the patent easement segments proposed for vacation.

The portions of the patent easement requested to be vacated—the east 33 feet, the south 3 feet of the north 33 feet, and the east 3 feet of the west 33 feet—no longer appear to serve the purpose for which they were originally reserved. They are remnants of the original 1971 patent and are no longer necessary to accommodate the existing or planned public roadway system. Because the surrounding street network has already been established, these easement areas do not provide a logical roadway connection or extension and are not needed to provide access to adjacent properties.

The subject property remains undeveloped and is currently proposed for residential development. The continued existence of these obsolete patent easement segments unnecessarily encumbers the property and complicates site planning without providing a corresponding public benefit. Approval of this request will allow the property to be developed in an orderly manner while leaving all existing public rights-of-way and public access unchanged.

The requested vacation will not eliminate any existing street, reduce public access, interfere with existing utilities, or adversely affect neighboring properties. Rather, it will remove easement reservations that have become obsolete due to changes in parcel configuration and the completion of the surrounding public roadway system over more than fifty years since the original federal patent was issued.

For these reasons, I respectfully request approval of the Patent Easement Vacation.

Should you require any additional information, please feel free to contact me. Thank you for your time and consideration of this request.

Respectfully submitted,

Sharlene Koupal

**Sharlene Koupal**
Property Owner

10/21/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0553-KOUPAL SHARLENE PHYLLIS:**

**WAIVER OF DEVELOPMENT STANDARDS** to waive full off-site improvements in conjunction with a minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Chieftain Street and south of Azure Drive within Lone Mountain. AB/rp/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
125-30-601-010

**WAIVER OF DEVELOPMENT STANDARDS:**
1. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Azure Drive where required per Section 30.04.08C.
   b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Chieftain Street where required per Section 30.04.08C.

**LAND USE PLAN:**
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 2.07
- Project Type: Off-site improvements
- Number of Lots: 3
- Density (du/ac): 1.45
- Minimum/Maximum Lot Size (square feet): 22,500/45,000 (gross)/20,700/44,100 (net)

Site Plan
The plan depicts a 2.07 acre lot located at the southeast corner of Azure Drive and Chieftain Street. The applicant is currently processing a minor subdivision map (MSM-24-600063) to subdivide the site into three lots with a density of 1.45 units per acre. Lots 1 and 2 are in the northwest and northeast portions of the site, respectively. Lot 3 is located on the southern portion of the site.

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Landscaping

The landscape plan indicates a 6 foot wide landscape strip that will be provided along Azure Drive and Chieftain Street in accordance with Title 30 standards.

Applicant's Justification

The applicant states that off-site improvements are not present in the surrounding area, which has a rural character. The installation of sidewalks would not connect to any existing sidewalks and would result in highly fragmented infrastructure, disrupting the visual continuity of the neighborhood. Street landscaping will be provided along Azure Drive and Chieftain Street.

**Surrounding Land Use**

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

**Related Applications**

| **Application Number** | **Request** |
|---|---|
| VS-26-0553 | A vacation and abandonment of easements is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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.

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.

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**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**

- Drainage study and compliance:
- Execute a Restrictive Covenant Agreement (deed restrictions):
- Applicant to construct a 5 foot asphalt path along Chieftain Street and Azure Drive.

**Fire Prevention Bureau**

- Applicant is advised that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

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

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

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

**APPLICANT:** SHARLENE KOUPAL
**CONTACT:** SHARLENE KOUPAL, LAS VEGAS, 7909 ASTRAL AVENUE, LAS VEGAS, NV 89149

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# Comprehensive Planning
# Application Meeting Information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WS-26-0553

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 9/29/26

Location: 4701 N. Durango Dr., Las Vegas

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

*https://clarkcountynv.gov/TABCACInformation*

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

**PLANNING COMMISSION (PC)**

Date: _____ Time: 7:00 PM

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

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

*https://clarkcountynv.gov/agendas*

**BOARD OF COUNTY COMMISSIONERS (BCC)**

Date: 10/21/26 Time: 9:00 AM

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

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

*https://clarkcountynv.gov/agendas*

**Please Note:**

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

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

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

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101049

ASSESSOR PARCEL #(s): 125-30-601-010

PROPERTY ADDRESS/ CROSS STREETS: N. Chieftain St. and /W. Azure Drive

## DETAILED SUMMARY PROJECT DESCRIPTION

1. Minor subdivision to split parcel 125-30-601-010 into three RS20 residential lots- see OSP attached. Requesting a Waiver of Development Standards of Title 30 off-site improvements ~~for~~ incl. sidewalks and streetlights, etc., matching the established, existing rural character of the surrounding neighborhood. This request is related to active Public Works Record Number 26-600063 MSM. 2. Requesting to vacate portions of the patent easement reserved by the United States of America pursuant to Patent No. 1218527, recorded September 23, 1971, in Book 165 as Instrument No. 131720, Official Records of Clark County, Nevada as it is no longer needed due to the already dedicated public rights of way that already exist along the north and west boundaries of the property.

## PROPERTY OWNER INFORMATION

NAME: Sharlene Koupal

ADDRESS: 7909 Astral Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89149

TELEPHONE: 408-858-4747 CELL 408-858-4747

## APPLICANT INFORMATION (information must match online application)

NAME: Sharlene Koupal

ADDRESS: 7909 Astral Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89149

TELEPHONE: 408-858-4747 CELL 408-858-4747 ACCELA REFERENCE CONTACT ID # 341044

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

NAME: Sharlene Koupal

ADDRESS: 7909 Astral Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89149

TELEPHONE: 408-858-4747 CELL 408-858-4747 ACCELA REFERENCE CONTACT ID # 341044

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

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

Sharlene Koupal
**Property Owner (Signature)***

Sharlene Koupal
**Property Owner (Print)**

07/21/2026
**Date**

Date: June 4, 2026

To:
Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Subject: Justification Letter for a Waiver of Development Standards (Off-Site Improvements)
Property APN: 125-30-601-010

APR 26-101049
Parcel Map Application - 26-600063 MSM
Current Zoning: RS20 (Residential Suburban 20)
Project Type: Minor Subdivision Parcel Map

To Whom It May Concern,

This letter is submitted in support of a Land Use Application for a Waiver of Development Standards associated with a proposed Minor Subdivision Parcel Map application 26-600063MSM for APN 125-30-601-010. I am requesting a waiver from the standard Title 30 off-site infrastructure requirements to **fully waive all off-site improvements including curb, gutter, sidewalks, streetlights and partial paving on the streets named W. Azure Drive and N. Chieftain St.**

The project proposes to divide an existing 2-acre parcel into three (3) single-family residential lots: one (1) 1-acre parcel, and two (2) 0.5-acre parcels. I intend to retain the 1-acre parcel to construct my primary single-family residence and sell the remaining two half-acre parcels.

Per Clark County Unified Development Code provisions regarding off-site improvements for low-density residential subdivisions, I request this waiver based on the following justifications:

1. Preservation of Existing Neighborhood Character:
The subject property is located within an RS20 zoning district characterized by large, semi-rural residential estates. A comprehensive review of the immediate surrounding area reveals that none of the adjacent properties, nor any of the larger residential developments in the direct vicinity, feature urban off-site improvements such as curbs, gutters, sidewalks, partial paving or streetlights.

2. Prevention of Disjointed Infrastructure:
Installing isolated sidewalks, curb, gutter, partial paving and streetlights strictly along the frontage of this 3-lot minor split would create a "sidewalk to nowhere." It would result in highly fragmented infrastructure that does not connect to any existing public pedestrian paths or uniform street lighting systems, disrupting the established visual continuity of the neighborhood.

3. Sufficient Street Frontage & Access related to N. Chieftain and W. Azure Drive:
All three (3) newly created parcels will maintain direct, compliant street frontage and safe physical access. The proposed subdivision requires no new public streets, and the waiver will not negatively impact public safety, traffic flow, or neighborhood connectivity.

4. No Adverse Impacts:
Granting this waiver will not result in any detriment to the public health, safety, or general welfare, nor will it injure the property or improvements of adjacent landowners. The development will remain entirely harmonious with the low-density residential landscape.

5. I intend to comply with the requirement to grant a 6 foot wide street landscape easement on the perimeter of the property (on N. Chieftain and W. Azure Drive) shown on the attached map parcel split in green dotted lines. I have indicated the gross square footage and net buildable area of each lot as well.

I understand and agree that a Restrictive Covenant Running with the Land may be required by the Public Works Department to ensure future participation should a localized special assessment district for off-site improvements ever be established.

Thank you for your time and consideration of this request. Please feel free to contact me if you require any additional information.

Sincerely,
Sharlene Koupal
Sharlene Koupal
408-858-4747
sharlenekoupal@gmail.com or sharleneabrams@gmail.com

10/21/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0545-702 CAPITAL GROUP, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements in conjunction with a proposed residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Stange Avenue and east of Grand Canyon Drive within Lone Mountain. AB/jm/cv (For possible action)

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RELATED INFORMATION:

**APN:**
138-06-601-011

**WAIVER OF DEVELOPMENT STANDARDS:**
Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Stange Avenue and Grand Canyon Drive where required per Section 30.04.08C.

**LAND USE PLAN:**
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 2.5
- Project Type: single-family residential
- Number of Lots/Units: 2

Site Plans
The plans depict a proposed single family residential development consisting of 2 lots located on the corner of Grand Canyon Drive and Stange Avenue. The applicant is subdividing the existing lot into 2 lots with Minor Subdivision Map (MSM- 19-600099). The request is to waive full off-site improvements along Stange Avenue and Grand Canyon Drive.

Applicant's Justification
The applicant states similar adjacent residential communities lack off-site improvements, due to the character of the area located within a Ranch Estates Neighborhood. The granting of this waiver will result in a development which is compatible with adjacent development.

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**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ET-24-400043 (WS-20-0028) | Third extension of time of a waiver of development standards for single-family residential lots | Approved by PC | July 2026 |
| ET-24-400017 (WS-20-0028) | Second extension of time of a waiver of development standards for single-family residential lots | Approved by PC | March 2024 |
| DR-23-0188 | Design review for an increased finished grade - expired | Approved by BCC | July 2023 |
| ET-22-400126 (WS-20-0028) | First extension of time of waiver of development standards for a single-family residential | Approved by PC | January 2023 |
| WS-20-0028 | Waiver of development standards for single-family residential lots | Approved by PC | March 2020 |

**Surrounding Land Use**

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

**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**
**Public Works - Development Review**
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.

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.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**
If approved:

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

**Public Works - Development Review**

- Comply with previously approved drainage study PW21-18022;
- Right-of-way dedication to include 40 feet for Grand Canyon Drive and 30 feet for Stange Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Grand Canyon Drive and Stange Avenue.

**Fire Prevention Bureau**

- Applicant is advised that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

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

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

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

**APPLICANT:** CROCKETT WIRTHLIN
**CONTACT:** CROCKETT WIRTHLIN, 10032 SCENIC WALK AVENUE, LAS VEGAS, NV 89149

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# Comprehensive Planning
# Application Meeting Information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WS-26-0545

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 9/29/26

Location: 4701 N. Durango Dr., Las Vegas

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

*https://clarkcountynv.gov/TABCACInformation*

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

**PLANNING COMMISSION (PC)**

Date: _____ Time: 7:00 PM

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

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

*https://clarkcountynv.gov/agendas*

**BOARD OF COUNTY COMMISSIONERS (BCC)**

Date: 10/21/26 Time: 9:00 AM

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

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

*https://clarkcountynv.gov/agendas*

**Please Note:**

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

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

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

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 138-06-601-011

PROPERTY ADDRESS/ CROSS STREETS: Grand Canyon Dr. and Stange Ave.

## DETAILED SUMMARY PROJECT DESCRIPTION

2 Lot Parcel Map

## PROPERTY OWNER INFORMATION

NAME: Decatur-Silverado Industrial LLC

ADDRESS: 4750 Copper Sage Street,

CITY: Las Vegas STATE: Nev ZIP CODE: 89115

TELEPHONE: 702 658-7195 CELL _____

## APPLICANT INFORMATION (information must match online application)

NAME: Ladd Gilbert

ADDRESS: 4750 Copper Sage Street,

CITY: Las Vegas STATE: Nev ZIP CODE: 89115

TELEPHONE: 702 658-7195 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

NAME: Crockett Wirthlin

ADDRESS: 10032 Scenic Walk Ave

CITY: Las Vegas STATE: Nev ZIP CODE: 89149

TELEPHONE: _____ CELL 702 379-9362 ACCELA REFERENCE CONTACT ID # crockettwirthlin

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

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

Ladd Gilbert
**Property Owner (Signature)***

Ladd Gilbert
**Property Owner (Print)**

8-12-26
**Date**

Clark County Public Works

500 S. Grand Canyon Parkway

Las Vegas, Nevada, 89101

To Whom it may Concern;

I, Ladd Gilbert, as agent for Decatur-Silverado Industrial LLC, the property owner of the Parcel having assessor's parcel number 138-06-601-011, am applying for a wavier of development standards for my 2 Lot Parcel Map (MSM-25-600096). I am asking for a waiver of curbs, gutters, detached sidewalks, and streetlights on both Stange Avenue and Grand Canyon Drive. This Parcel lies within a Ranch Estates Neighborhood Master Plan, with characteristics of modified paving sections, and limited streetlights and sidewalks. This full improvement requirement would not comply with the Master Plan development specifics.

Thank you,

Ladd Gilbert

ladd@vtconstruction.org

Note:

ET-26-40043 (WS-20-0028) was approved 6-25-2026 therefore no street landscaping is required. No changes are being made to the originally approved plans.

10/21/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0559-ADRIAN IRREVOCABLE TRUST & RODRIGUEZ ADRIAN TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate full off-site improvements; and **2)** allow 3 driveways in conjunction with an existing single-family residence on 1.08 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Tenaya Way and south of Rosada Way within Lone Mountain. AB/dd/cv (For possible action)

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RELATED INFORMATION:

**APN:**
125-34-310-053; 125-34-310-061

**WAIVERS OF DEVELOPMENT STANDARDS:**
1. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Tenaya Way where required per Section 30.04.08C.
   b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Rosada Way where required per Section 30.04.08C.
2. Allow 3 driveways where 1 driveway is allowed per Uniform Standard Drawing 222 (a 200% increase).

**LAND USE PLAN:**
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: 5065 & 5081 N. Tenaya Way
- Site Acreage: 1.08
- Project Type: Single-family residential subdivision

Site Plan & Request
The active minor subdivision map MSM-26-600107 will combine the two subject parcels into 1 lot. The applicant is requesting to waive the off-site improvement requirements to allow MSM-26-600069 to be recorded so that the site can be developed in the future.

The site plan depicts an existing single-family residence located on the west side of Tenaya Way. The residence is accessible via a residential driveway in the southeast corner of the site. The applicant is proposing to eventually expand the existing residence north onto APN 125-34-310-053, and is also proposing the installation of two new driveways. The first new driveway will be

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on Rosada Way in the northwest corner of the site, and the second new driveway will be centrally located on Tenaya Way. The addition of these two driveways facilitates the need for a waiver of development standards for Uniform Standard Drawing 222.

Landscaping
The applicant has indicated that landscaping will be installed per Title 30 standards.

Applicant's Justification
The applicant states that there are no other offsite improvements in the immediate area, and that their waiver will help the property to confirm with others in the neighborhood. Additionally, the applicant states their request for 3 driveways stems from the size and layout of the site, and the extra driveways will allow for more convenient access to the different buildings on the site.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| VS-26-0316 | Vacation and abandonment of right-of-way | Approved by BCC | July 2026 |
| VS-1578-05 | Vacation and abandonment of a portion of Tenaya Way - expired | Approved by PC | November 2005 |
| ZC-0296-01 | Zone change to add the RNP I overlay to the site | Approved by BCC | September 2001 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North, South, & West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residential |
| East | City of Las Vegas | R-PD5 | Single-family residential |

**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**
**Public Works - Development Review**
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
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.

Waiver of Development Standards #2
Staff does not object to the request for the additional driveway it has no direct impact on any improvements or within the public right-of-way.

**Staff Recommendation**
Approval of waiver of development standards #2; denial of waiver of development standards #1.

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**

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

**Fire Prevention Bureau**

- Applicant is advised that fire protection may be required for structure and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant

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Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

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

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

**APPLICANT:** ERIC STAFFORD
**CONTACT:** JESSICA WALESA, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

# Comprehensive Planning
# Application Meeting Information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WS-26-0559

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 9/29/26

Location: 4701 N. Durango Dr., Las Vegas

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

*https://clarkcountynv.gov/TABCACInformation*

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

~~**PLANNING COMMISSION (PC)**~~

~~Date:~~ _____ ~~Time:~~ ~~7:00 PM~~

~~Location:~~ ~~*500 S. Grand Central Pkwy, Commission Chambers*~~

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

*https://clarkcountynv.gov/agendas*

**BOARD OF COUNTY COMMISSIONERS (BCC)**

Date: 10/21/26 Time: 9:00 AM

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

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

*https://clarkcountynv.gov/agendas*

**Please Note:**

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

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

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

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100630
ASSESSOR PARCEL #(s): 125-34-310-053

PROPERTY ADDRESS/ CROSS STREETS: Rosada Way & Tenaya Way

**DETAILED SUMMARY PROJECT DESCRIPTION**

Waiver for Offsite Improvements

**PROPERTY OWNER INFORMATION**

NAME: Rio Hondo Holdings LLC
ADDRESS: 5015 N. Tenaya Way
CITY: Las Vegas STATE: NV ZIP CODE: 89149
TELEPHONE: 702-202-2713 CELL

**APPLICANT INFORMATION (information must match online application)**

NAME: Fox Homes
ADDRESS: PO Box 60621
CITY: Boulder City STATE: NV ZIP CODE: 89006
TELEPHONE: 702-202-2713 CELL ACCELA REFERENCE CONTACT ID #

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

NAME: Taney Engineering, Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 CELL ACCELA REFERENCE CONTACT ID #

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

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

| Property Owner (Signature)* | Javier Rodriguez<br>Property Owner (Print) | 03/20/2026<br>Date |
|---|---|---|

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100630
ASSESSOR PARCEL #(s): 125-34-310-061

PROPERTY ADDRESS/ CROSS STREETS: Rosada Way & Tenaya Way

**DETAILED SUMMARY PROJECT DESCRIPTION**

Waiver for Offsite Improvements

**PROPERTY OWNER INFORMATION**

NAME: Adrian Irrevocable Trust
ADDRESS: 5015 N. Tenaya Way
CITY: Las Vegas STATE: NV ZIP CODE: 89149
TELEPHONE: 702-202-2713 CELL

**APPLICANT INFORMATION (information must match online application)**

NAME: Fox Homes
ADDRESS: PO Box 60621
CITY: Boulder City STATE: NV ZIP CODE: 89006
TELEPHONE: 702-202-2713 CELL ACCELA REFERENCE CONTACT ID #

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

NAME: Taney Engineering, Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 CELL ACCELA REFERENCE CONTACT ID #

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

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

| Property Owner (Signature)* | Adrian Rodriguez<br>Property Owner (Print) | 03/20/2026<br>Date |
|---|---|---|

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

June 18, 2026

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

**Re: Rosada & Tenaya SWC**
**APR-26-1006030**
**APN: 125-34-310-053 & 125-34-310-061**
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fox Homes, is respectfully submitting justification for Waiver of Development Standards, for a proposed 1.08 gross acre, 1-lot single-family residential subdivision.

**Proposed Single-Family Residential Subdivision**

The subject site is 1.08 gross acres and located south of Rosada Way and west of Tenaya Way. This project consists of two parcels, APNs 125-34-310-053 and 125-34-310-061. A Parcel Map will be processed to merge the two parcels into a single lot. The lot has a square footage of 46,936 and a net square footage of 46,851. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within a RNP/NPO Overlay District. We are not modifying the Zoning or Master Plan Amendment at this moment.

Rosada Way and Tenaya Way will stay in their rural conditions. The applicant is planning to waive offsite improvements. The entrance to the houses and garage will have 3 entrances on Tenaya Way and 1 entrance on Rosada Way. There will be 3 driveways leading to the main entrance on Tenaya Way. 1 on Rosada Way.

The proposed development will comply with the applicable provisions of Title 30 landscaping requirements to the extent feasible for the site. Any required perimeter landscaping will be provided in accordance with code standards.

| ***Surrounding Property*** | ***Planned or Special Land Use Designation*** | ***Existing Zoning District*** |
|---|---|---|
| Subject Property (Developed) | Ranch Estates Neighborhood (RN) (NPO) | Residential Single-Family 20 (RS20) |
| North (Undeveloped) | Ranch Estates Neighborhood (RN) (NPO) | Residential Single-Family 20 (RS20) |
| South (Developed) | Ranch Estates Neighborhood (RN) (NPO) | Residential Single-Family 20 (RS20) |

| | | |
|---|---|---|
| East (Developed) | Ranch Estates Neighborhood (RN) (NPO) | Residential Single-Family 20 (RS20) |
| West (Developed) | Park/ Recreation/ Open Space (PR-OS) | Residential Planned Development (R-PD5) |

**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 one residential lot, it is designed to comply with the density requirements of the RNP/NPO Overlay District, which permits a maximum of two dwelling units per acre. In this case, the developer is proposing to utilize the lot for the construction of a single-family residence. are only developing one lot. The area in question contains a minimum of ten lots of similar character, ensuring that our project maintains the established neighborhood fabric.

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.

**Waiver of Development Standards – Off-Site Improvements (Tenaya Way)**

This request is to waive Section 30.04.08.C requiring full off-site improvements on Tenaya Way to include curb, gutter, detached sidewalks, streetlights and partial paving where required per Section 30.04.08.C. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with a RNP/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, detached sidewalks, streetlights and patrial paving.

**Waiver of Development Standards – Off-Site Improvements (Rosada Way)**

This request is to waive Section 30.04.08.C requiring full off-site improvements on Rosada Way to include curb, gutter, detached sidewalks, streetlights and partial paving where required per Section 30.04.08.C. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-

Family 20) and RN (Ranch Estates Neighborhood) with a RNP/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, detached sidewalks, streetlights and patrial paving.

**Waiver of Development Standards- Driveway Access**

The applicant respectfully requests a waiver from Uniform Standard Drawing 222 to permit three (3) driveways in lieu of the single driveway typically required. This request is necessary due to the site's unique configuration, which includes three separate buildings requiring independent and practical access. In addition, the applicant seeks to provide access from Rosada Way to support site circulation, safety, and functionality. Allowing four driveways will ensure adequate ingress and egress for each building, improve internal traffic flow, and enhance overall site accessibility without adversely impacting surrounding infrastructure. Accordingly, approval of this waiver is requested. The applicant respectfully requests a waiver from Uniform Standard Drawing 222 to permit three (3) driveways in lieu of the single driveway typically required. This request is necessary due to the site's unique configuration, which includes three separate buildings requiring independent and practical access. In addition, the applicant seeks to provide access from Rosada Way to support site circulation, safety, and functionality. Allowing four driveways will ensure adequate ingress and egress for each building, improve internal traffic flow, and enhance overall site accessibility without adversely impacting surrounding infrastructure. Accordingly, approval of this waiver is requested.

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

Susan Florian
Land Planner