



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

November 25, 2025

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
Joseph Crapo – Vice-Chair
Kimberly Burton
Deborah Earl
Matthew Schriever

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

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

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

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

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

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 October 28, 2025. (For possible action)
- IV. Approval of the Agenda for November 25, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
 - 2. Discussion of previous fiscal year budget requests which included more signage designating the RNP area, to mitigate excess lighting, and to fix metal landscaping (for discussion only)
- VI. Planning and Zoning

12/02/25 PC

- 1. **WS-25-0722-HOTROD FAMILY TRUST & WELLS GUY M & JODI M TRS: WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping in conjunction with an existing single-family residence on a portion of 2.97 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and south of El Campo Grande Avenue within Lone Mountain. AB/lm/kh (For possible action)

12/03/25 BCC

- 2. **WS-25-0732-DEHARO FREDDY GARCIA & MUNOZ ALFREDO GARCIA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) eliminate street landscaping; and 3) waive full off-site improvements **DESIGN REVIEW** for a single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and east of Chieftain Street within Lone Mountain. AB/nai/kh (For possible action)

12/16/25 PC

- 3. **VS-25-0718-BAGLEY CALVIN DEAN & KARISSA: VACATE AND ABANDON** easements of interest to Clark County located between Lone Mountain Road and Kraft Avenue, and Tee Pee Lane and Park Street within Lone Mountain (description on file). AB/my/cv (For possible action)

12/17/25 BCC

- 4. **WS-25-0750-JAKES PLACE 8525, LLC: WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements in conjunction with a single-family residential development on 2.04 acres in an RS40 (Residential Single-Family 40) Zone. Generally located south of Jakes Place and west of Bonita Vista Street within Lone Mountain. MK/jam/cv (For possible action)

VII. General Business

1. Approval of the draft calendar for 2026 TAB/CAC meeting dates (for possible action)

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

- IX. Next Meeting Date: December 9, 2025.

- X. Adjournment.

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



Lone Mountain Citizens Advisory Council

October 28, 2025

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:32 p.m.
- II. Public
Comment None
- III. Approval of October 14, 2025, Minutes
Moved by: JOSEPH CRAPO
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for October 28, 2025

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:

1. October 24, 2025 - The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p. Next Market date November 14th.

VI. Planning & Zoning

1. **WS-25-0705-FARMER, JUSTIN: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce building separation; 3) eliminate access gate setback; 4) allow modified driveway geometrics; 5) waive full off-site improvements; and 6) allow non-standard improvements in the right-of-way in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and west of Kevin Way within Lone Mountain. AB/jam/cv (For possible action) 11/19/25 BCC

Action: DENIED in agreement with staff comments

Moved by: JOSEPH CRAPO

Vote: 4-0

2. **WS-25-0712-CHURCH LDS PRESIDING BISHOP:WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce front setback; 2) reduce gross lot area; 3) reduce and eliminate street landscaping; and 4) allow an attached sidewalk to remain in conjunction with 2 proposed single-family residential lots on a portion of 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Solar Avenue and west of Conquistador Street within Lone Mountain. AB/dd/xx (For possible action) 11/19/25 BCC

Action: FAILED (Motion was to DENY the application based on the opinion that the project is a self-imposed hardship)

Moved by: ALLISON BONANNO

Vote: 3/1

VI. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be November 25, 2025

X. Adjournment
The meeting was adjourned at 7:49 p.m.

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0722-HOTROD FAMILY TRUST & WELLS GUY M & JODI M TRS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with an existing single-family residence on a portion of 2.97 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Fort Apache Road and south of El Campo Grande Avenue within Lone Mountain. AB/lm/kh (For possible action)

RELATED INFORMATION:

APN:

125-30-804-001; 125-30-804-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Fort Apache Road where 10 feet of landscaping shall be provided per Section 30.04.01D.7.
- b. Eliminate street landscaping along El Campo Grande Avenue where 10 feet of landscaping shall be provided per Section 30.04.01D.7.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9295 W. El Campo Grande Avenue
- Site Acreage: 2.97 (portion)
- Project Type: Single-family residence street landscaping
- Wall Height (feet): 4 foot decorative fence (north)/6 foot decorative wall (east)/4 foot decorative fence (east)/6 foot wall (south)

Site Plan

The plan depicts an existing single-family residence with accessory agricultural structures constructed on the west (APN 125-30-804-001). On the east (APN 125-30-804-002) the applicant proposes to construct new screen walls and decorative fences along the south, north, and east property lines. The existing wall separating the subject parcels will be removed.

Landscaping

The proposed design for the landscape areas along both Fort Apache Road and El Campo Grande Avenue includes decorative rock but no vegetation. The proposed landscape area behind the Fort

Apache Road right-of-way line varies in width from 5 feet to 9 feet, 3 inches which is covered in decorative rock. Fort Apache Road has been improved by Clark County to non-standard urban street design where off-sites were constructed with a 3 foot landscape area behind the curb, a 5 foot sidewalk, and another 3 foot landscape area behind the sidewalk and covered in decorative rock. El Campo Grande Avenue is constructed to rural paving standards. The northerly proposed decorative fence is located south of the required sight zone at the intersection of El Campo Grande Avenue and Fort Apache Road, and there is a 6 inch landscape area south of the El Campo Grande Avenue right-of-way line which is covered in decorative rock.

Elevations (decorative fence and walls)

The proposed decorative fence and walls are compatible with the existing decorative fence and walls located around the adjacent single-family residence on the western parcel.

East -

- The north 40 feet of the along the east property line will be a proposed 6 foot high decorative fence on top of a maximum 3 foot high retaining wall.
- The southern portion along the east property line is a proposed 6 foot high decorative wall on top of a maximum 3 foot high retaining wall.

North -

- A proposed 4 foot high decorative fence on top of a maximum 3 foot high retaining wall.

South -

- A proposed 6 foot high decorative wall on top of a maximum 3 foot high retaining wall.

Applicant's Justification

The applicant indicates that the proposed design is compatible with the surrounding area due to Fort Apache Road being constructed with sidewalks and rockscape, none of the existing 3 homes immediately south of the site provides landscaping along Fort Apache Road and with the existing residence on the westerly side of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0554 (ADET-19-900587)	First extension of time for a use permit for an accessory structure and waiver to increase accessory structure height	Approved by ZA	September 2019
UC-0554-18	Use permit for an accessory structure and waiver to increase accessory structure height	Approved by PC	September 2018
ZC-0296-01	Zone change to reclassify portions of Lone Mountain to establish the RNP-I Overlay District	Approved by BCC	September 2001

Surrounding Land Use

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

Waiver of Development Standards

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

Staff finds that providing street landscaping is important for the community because it offers necessary shading for nearby streets and future sidewalk infrastructure. The site includes adequate room to meet the required landscaping standards, particularly along Fort Apache Road where the wall is set back. This landscaping would also accommodate the proposed use of the site as an enclosed agriculture yard. Along Fort Apache Road, the properties to the south feature residential front yards that could be landscaped in the future, and the addition of street trees could enhance both the neighborhood and the street frontage. Furthermore, trees along the west side of the street alignment could help reduce development impact and fulfill Goal 3.6 of the Master Plan, which encourages using site features that provide shade to mitigate the urban heat island effect.

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 Statute

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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 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 that an interlocal agreement with City of Las Vegas will also be required.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOTROD FAMILY TRUST

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0722

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

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

Date 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 12/2/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a 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 # 25-100950

ASSESSOR PARCEL #(s): 125-30-804-002 and 125-30-804-001

PROPERTY ADDRESS/ CROSS STREETS: 9295 El Campo Grande Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Wavier for landscaping

PROPERTY OWNER INFORMATION

NAME: Hotrod Family Trust

ADDRESS: 9295 El Campo Grande Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Hotrod Family Trust

ADDRESS: 9295 El Campo Grande Avenue

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89149

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Jennifer Kazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

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

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

[Signature]
Property Owner (Signature)*

Guy Wells
Property Owner (Print)

7-24-2025
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

October 1, 2025

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

Re: *Justification Letter*
Waivers to (1) Eliminate Front & Side Yard Landscaping & (2) Increase Wall
Height
APNs: 125-30-804-001 & 002 (Fort Apache Road/El Campo Grande)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant owns property located at the southwest corner of Fort Apache Road and El Campo Grande Avenue, more particularly described as APNs: 125-30-804-001 and 002 (individually referred to as the "001 Parcel" and the "002 Parcel" and collectively referred to as the "Site"). The Applicant is proposing to construct a perimeter decorative fence along El Campo Grande Avenue and Fort Apache Road on the 002 Parcel. The Applicant is requesting waivers of development standards to eliminate front and side yard landscaping and increase wall height.

The proposed perimeter decorative fence will be setback a minimum of 5-feet from the right-of-way. The proposed decorative fence will match the existing decorative fence on the 001 Parcel. The 002 Parcel will be used for agricultural purposes (horses) in conjunction with the existing residence located on the 001 Parcel per Title 30.03.01(D)(3)(iii)(2). The existing wall between the 001 Parcel and the 002 Parcel will be removed.

WAIVERS

• **Landscaping**

The Applicant is required to provide street landscaping in front of the respective proposed wall on the 002 Parcel. The Applicant is requesting to eliminate the required landscaping based on the following circumstances:

- Fort Apache Road is already fully improved with an attached sidewalk. Like the Applicant's request to eliminate landscaping along Fort Apache, none of the existing 3 homes immediately south of the Site provide landscaping along Fort Apache Road.

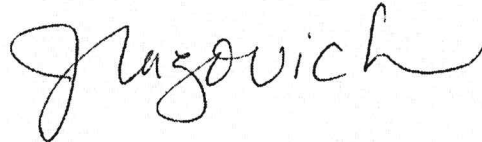
- Along El Campo Grande Avenue in lieu of landscaping, the Applicant proposes laying a ¾-inch decomposed Palamino Coral colored granite at a minimum of 2-inches deep that exist immediately to the west for the adjacent property.
- **Increase Wall Height**

Due to the natural terrain and slope of the Site from west to east, the Applicant is required to build a 9-foot wall consisting of a 6-foot screen wall and 3-foot retaining wall on the 002 Parcel. The Fort Apache Road right-of-way is below the Site and the retaining wall is needed to retain the Site.

Therefore, the proposed elimination of landscaping is compatible with the immediate area. We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0732-DEHARO FREDDY GARCIA & MUNOZ ALFREDO GARCIA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) eliminate street landscaping; and 3) waive full off-site improvements

DESIGN REVIEW for a single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within Neighborhood Protection (RNP) Overlay.

Generally located south of Tropical Parkway and east of Chieftain Street within Lone Mountain.
AB/nai/kh (For possible action)

RELATED INFORMATION:

APN:

125-30-704-001; 125-30-704-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the lot area to a minimum of 18,070 square feet where 20,000 square feet is the minimum required in an RS20 zone per Section 30.02.04.A (10 % reduction).
2.
 - a. Eliminate the street landscaping along a portion of the Tropical Parkway where a 6 foot wide landscape strip is required per Section 30.04.01.D
 - b. Eliminate the street landscaping along a portion of the Chieftain Street where a 6 foot wide landscape strip is required per Section 30.04.01.D
3.
 - a. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along Tropical Parkway where required per Section 30.04.08C.
 - b. Waive full off-site improvements (sidewalk, curb, gutter, 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 Acreage: 2.02
- Project Type: Single-family residential development
- Number of Lots: 4
- Lot Size (square feet): 19,097 (lot 1)/18,111 (lot 2)/18,070 (lot 3), and 26,864 (lot 4)
- Density (du/ac): 2
- Number of Stories: 1 (lot 1)/2 (lot 2 and 4)
- Building Height (feet): 24 feet 2 inches (lot 1)/27 feet 2 inches (lot 2)/25 feet 6 inches (lot 4)

- Square Feet: 5,718 (lot 1)/6,935 (lot 2)/6,534 (lot 4)

Site Plan

The plan depicts a proposed single-family residential development consisting of 4 lots. Lot 1, Lot 2, and Lot 3 will have access from Chieftain Street to the west, where Lot 4 will be accessed from Tropical Avenue to the north, a collector street. Lots 1 through 3 are subject to waiver to reduce the lot area where 20,000 is the minimum required. The plan shows that residences for Lots 1, 2, and 4 meet all the required setbacks. However, no plans have been submitted for Lot 3 at this time.

Landscaping

The plans depict a 6 foot wide landscape strip along a portion of Tropical Parkway, adjacent to Lot 4 and a portion of Lot 1. While the required number of trees along Tropical Parkway has been provided, the applicant is requesting a waiver to eliminate the required landscape strip along a portion of Tropical Parkway, adjacent to the western half of Lot 1. A total of 9 trees will be planted along the street including Blue Palo Verde and Seedless Hybrid Mesquite, 13 feet to 20 feet apart. Also, the required shrubs are planted along the street.

The plans also depict a 6 foot wide landscape along Chieftain Street. A total of 10 trees will be planted along the street including Blue Palo Verde and Seedless Hybrid Mesquite, 18 feet to 21 feet apart.

Elevations

The proposed building on Lot 1 will be a 1 story, 24 feet and 2 inches tall residence. The house will be made out of stucco, concrete roof tiles, and will have a decorative stone veneer wall along the front façade.

The proposed building on Lot 2 will be a 1 story, 27 feet and 2 inches tall residence. The house will be made from stucco and concrete roof tiles. The rear façade features an attached patio cover.

The proposed building on Lot 4 will be a two story, 25 feet and 6 inches tall residence. The house will be made from stucco and concrete roof tiles. The rear façade features two patio covers attached to the house.

Floor Plans

The total square footage of the house for Lot 1 is 5,718 square feet. It will have 5 bedrooms, 4 bathrooms, and an office.

The total square footage of the house for Lot 2 is 6,935 square feet. The first floor will have 2 bedrooms, 2 bathrooms, and an office. The second floor will have 2 rooms and 2 bathrooms.

The total square footage of the house for Lot 4 is 6,534 square feet. The first floor will have 4 bedrooms, 4 bathrooms, and an office. The second floor will house a loft area.

Applicant's Justification

The applicants want to subdivide 2 existing parcels into four lots. Lots 1, 2, and 4 currently have 3 proposed custom homes. Lot 3 will be developed in the future and is not included in this submittal. The applicant also wants to waive full-offsites including curb, gutter, streetlights, sidewalk, and partial paving. This is because the general area does not have any sidewalks installed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassify various parcels within Lone Mountain from R-U and RE to RE (RNP-I) and from R-A to R-A (RNP-I) and R-A (RNP-II)	Approved by BCC	August 2001

Surrounding Land Use

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

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.

Waiver of Development Standards #1

The applicant is requesting a reduction of Lot #1, Lot #2, and Lot #3 to a minimum of 18,070 square feet where 20,000 square feet is the minimum size. All three lots will meet the minimum net lot size requirement. Staff finds that a similar request was approved for the development to the northwest of the proposed subdivision, which was for the reduction of lot sizes to 18,000 square feet. Also, the reduction request is minimal (less than 10%), and staff is not concerned

that the reduction will negatively impact the neighborhood. Additionally, the proposed development meets the density. However, since staff is not supporting the other requests, staff cannot support this request.

Waiver of Development Standards #2a & #2b

Staff cannot support the request to partially waive the required landscape strip. Although the applicant is planting the required number of trees along Tropical Parkway and Chieftain Street, there is a portion along each street that does not have the required 6 foot wide landscape strip. Having the required landscape surface plays a vital role in reducing the urban heat island effect. Therefore, staff cannot support this request.

Design Review

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

The proposed design of the homes incorporates design elements including recessed windows and garage doors, variable roof lines and building materials and parapet walls. Each of the homes do not exceed the maximum permissible height and are typical of other residential subdivisions within the County. However, staff is concerned with Lot 4 having access from Tropical Avenue to the north, which is a collector street. This is not in compliance with Section 30.04.09 of the code which states single-family residential access to any arterial or collector street is not permissible, and single-family residential shall face into a subdivision or front a local street and shall not face, front, or have direct driveway access to an arterial or collector street without an intervening street or access easement. The subdivision could be redesigned to satisfy these requirements; therefore, it is a self-imposed hardship. Additionally, staff is not supporting the waiver requests, and therefore, recommends denial.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support this request to not install full off-site improvements on Chieftain Street and Tropical Parkway when there are existing full off-site improvements to the east of the site. Tropical Parkway is a collector road which accommodates a high volume of traffic; therefore, compliance with the standard is of utmost importance. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot detached concrete path along Chieftain Street and Tropical Parkway.

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; for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

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

APPLICANT: ALFREDO GARCIA

CONTACT: ADRIAN PLATA, PLATA DESIGN, PO BOX 401296, LAS VEGAS, NV 89140



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0732

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

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: _____

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: 12/3/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
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- 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.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-704-001

PROPERTY ADDRESS/ CROSS STREETS: N Chieftain St and W Tropical Pkwy

DETAILED SUMMARY PROJECT DESCRIPTION

CONSTRUCT A 4-LOT SUBDIVISION COMPRISED OF FOUR NEW CUSTOM SINGLE FAMILY RESIDENCES

PROPERTY OWNER INFORMATION

NAME: FREDDY GARCIA DE HARO

ADDRESS: 3232 ERNEST ST

CITY: NORTH LAS VEGAS

STATE: NV

ZIP CODE: 89032

TELEPHONE: 702.375.5161

CELL _____

EMAIL: FREDDYGDH14@ICLOUD.COM

APPLICANT INFORMATION (must match online record)

NAME: FREDDY GARCIA DE HARO

ADDRESS: 3232 ERNEST ST

CITY: NORTH LAS VEGAS

STATE: NV

ZIP CODE: 89032

REF CONTACT ID # _____

TELEPHONE: 702.375.5161

CELL _____

EMAIL: FREDDYGDH14@ICLOUD.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: PLATA DESIGN CO ADRIAN PLATA

ADDRESS: PO BOX 401296

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89140

REF CONTACT ID # _____

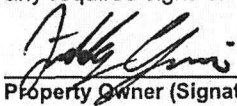
TELEPHONE: 702.931.9227

CELL _____

EMAIL: PERMITS@PLATADESIGN.COM

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

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


Property Owner (Signature)*

Freddy Garcia De Haro
Property Owner (Print)

07/30/2025
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

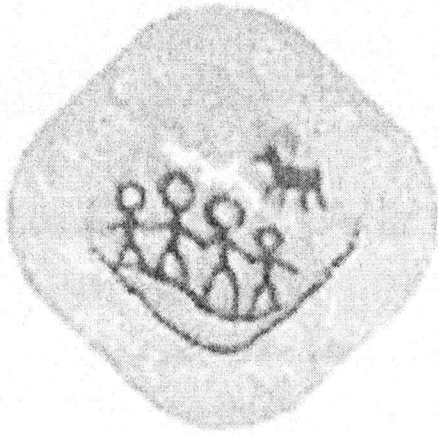
BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Departn



ASSESSOR PARCEL #(s): 125-30-704-002

PROPERTY ADDRESS/ CROSS STREETS: N Chiefta

CONSTRUCT A 4-LOT SUBDIVISION
RESIDENCES

NAME: EFRAIN AND ANGELICA LOI



Thursday, August 28, 2025

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for a Design Review and Two Waivers of Development Standards For a 4-Lot Subdivision comprised of Three New Custom Single Family Residences Located at the corner of W Tropical Pkwy and N Chieftain St
APN: 125-30-704-001 and 002
Zoned: R-E

This project consists of a 4-Lot Subdivision, Lots 1, 2, and 4 currently have 3 proposed custom homes. Lot 3 will be for future development and not included in this submittal. These homes range from 1 to 2 stories and from 3,000-4,000 square feet. The property owners are looking to waive the offsites required for subdividing their project. These off-sites would include the curb, gutter, streetlights and sidewalk with no vacation of ROW (right-of-way). Instead, we propose rural paving only at a maximum of 32' wide.

The neighborhood to the West is rural in nature and does not have any sidewalks installed. Not only would this make a more cohesive look to the neighborhood, but it would also give the property owners usable area and save costs especially since the residential lots are rural in nature.

As part of this application, we are applying for:

1. Design review for a 3-lot single family subdivision per Section 30.06.05.B
2. Waiver of development standard to waive full offsites per Section 30.04.08.C.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

Adrian A. Plata, Residential Designer #408-RD
Phone: 702.931.9227
Email: adrian@platadesign.com

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0718-BAGLEY CALVIN DEAN & KARISSA:

VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Kraft Avenue, and Tee Pee Lane and Park Street within Lone Mountain (description on file). AB/my/cv (For possible action)

RELATED INFORMATION:

APN:

138-06-502-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plan shows a parcel on the southwest corner of Lone Mountain Road and Tee Pee Lane. The parcel contains an existing single-family residence. To the west of the residence and along the property boundary is a 33 foot wide patent easement that the applicant is seeking to vacate.

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 residences

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CALVIN BAGLEY

CONTACT: JASON FACKRELL, MHP LIMITED, 6440 SKY POINTE DRIVE, SUITE 140-385, LAS VEGAS, NV 89131



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0718

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 11/25/25

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. 12/16/25 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. _____ 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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- 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:

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- 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.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-06-502-002

PROPERTY ADDRESS/ CROSS STREETS: LONE MOUNTAIN ROAD AND TEE PEE LANE

DETAILED SUMMARY PROJECT DESCRIPTION

Want to vacate the Patent Easement

PROPERTY OWNER INFORMATION

NAME: CALVIN BAGLEY

ADDRESS: 4775 N TEE PEE LANE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: CALVIN BAGLEY

ADDRESS: 4775 N TEE PEE LANE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Jason Fackrell

ADDRESS: 6440 Sky Pointe Dr #140-385

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-334-1331 EMAIL: _____

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

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

Property Owner (Signature)*

Calvin Bagley
Property Owner (Print)

8-25-2025
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

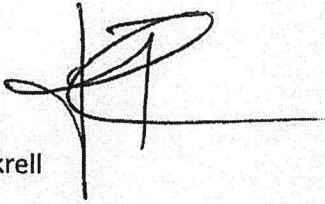
August 2, 2025

To Whom It My Concern;

This correspondence is to petition the Vacation of a portion of the original Patent Number #1209778 being in T. 20 S., R. 60 E., Section 6. The Patent reserves out 33 feet for roadway and public utilities purposes, to be located along the boundaries of said land. We are requesting to vacate the West 33 feet of lot 1 of Parcel Map File 24, page 76.

Thank you for your time and consideration,

Sincerely,

A handwritten signature in black ink, appearing to be 'JF', with a long horizontal line extending to the right.

Jason Fackrell

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0750-JAKES PLACE 8525, LLC:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a single-family residential development on 2.04 acres in an R840 (Residential Single-Family 40) Zone.

Generally located south of Jakes Place and west of Bonita Vista Street within Lone Mountain.
MK/jam/cv (For possible action)

RELATED INFORMATION:

APN:

125-05-707-002

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Jakes Place where required per Section 30.04.08C.

LAND USE PLAN:

LONE MOUNTAIN - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8525 Jakes Place
- Site Acreage: 2.04
- Project Type: Single-family residential minor subdivision
- Number of Lots: 2
- Density (du/ac): 1
- Minimum/Maximum Lot Size (square feet): 43,545/44,331

Site Plan

The plan depicts a 2.04 acre lot at the southwest corner of Jakes Place and Bonita Vista Street. The applicant is currently processing a minor subdivision parcel map (MSM-24-600086) to subdivide the 2.04 acres into 2 lots. Per the parcel map, Lot 2 is an undeveloped lot to the west and has an overall area of 44,331 square feet located south of Jakes Place. Lot 1 is located to the east of Lot 2, and has an existing single-family residence on the lot, the overall area of Lot 1 is 43,545 square foot. Lot 1 has an existing a concrete driveway leading to the attached garage fronting Jakes Place.

Landscaping

Lot 1 includes existing desert landscaping within the front yard which features shrubs and a palm tree. Several large trees are in the rear yard of Lot 1 adjacent to Bonita Vista Street to the east. Three large trees and 9 shrubs are proposed within a 6 foot landscape strip along the front yard of Lot 2.

Applicant's Justification

The applicant is requesting to waive the requirement for full off-site improvements required for the minor subdivision of the site into 2 separate lots. The area is rural and the adjacent residential communities similarly lack off-site improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0989-01	Vacation and abandonment (Four Views Street) - recorded	Approved by PC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Edge Neighborhood	RS40	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

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.

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).

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 125-05-707-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management, and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is greater than 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs to contact the City of Las Vegas.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: STEVE WERNER

CONTACT: STEVE WERNER, 101 E. MILWAUKEE STREET, SUITE 301, JANESVILLE, WI 53545



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0750

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 11/25/25

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. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 12/17/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-05-707-002

PROPERTY ADDRESS/ CROSS STREETS: Jakes Pl. & Bonita Vista St.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for a proposed 2.04 gross acre, 1-lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Jakes Place 8525 LLC
ADDRESS: 101 E. Milwaukee St., Ste. 301
CITY: Janesville STATE: WI ZIP CODE: 53545
TELEPHONE: 608-728-8443 CELL: _____ EMAIL: swerner@kaiserllc.com

APPLICANT INFORMATION (must match online record)

NAME: Jakes Place 8525 LLC
ADDRESS: 101 E. Milwaukee St., Ste. 301
CITY: Janesville STATE: WI ZIP CODE: 53545 REF CONTACT ID # _____
TELEPHONE: 608-728-8443 CELL: _____ EMAIL: swerner@kaiserllc.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Robert Cunningham
ADDRESS: 6030 S. Jones Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: NicoleC@taneycorp.com

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

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

Todd Kaiser
Property Owner (Signature)*

Todd Kaiser
Property Owner (Print)

July 17, 2025
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

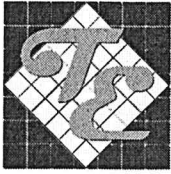
DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

August 25, 2025

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

Re: Jakes & Bonita Vista
APR-25-100959
APN: 125-05-707-002
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Jakes Place 8525 LLC, is respectfully submitting justification for a Waiver of Development Standards for a proposed 2.04 gross acre, 1-lot single-family residential subdivision.

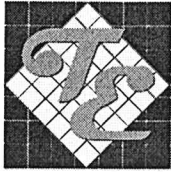
Tentative Map

The subject site is 2.04 gross acres and located south of Jakes Place and west of Bonita Vista Street. This is a request to allow for the development to be divided into 2 parcels. This 1-lot single-family residential subdivision has a density of 0.98 dwelling units per acre. The site is currently zoned RS40 (Residential Single-Family 40) with a planned land use of EN (Edge Neighborhood). There will not be any modifications for the zoning or Planned Land Use.

The request is to waive full off-site improvements including curb, gutter, detached sidewalk, and streetlights.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
North (Developed)	Edge Neighborhood (EN)	Residential Single- Family 40 (RS40)
South (Developed)	Edge Neighborhood (EN)	Residential Single- Family 40 (RS40)
East (Developed)	Edge Neighborhood (EN)	Residential Single- Family 40 (RS40)
West (Developed)	Edge Neighborhood (EN)	Residential Single- Family 40 (RS40)



Waiver of Development Standards – Full Offsite Improvements

This request is to waive Section 30.04.08.C requiring full off-site improvements on Jakes Place to include curb, gutter, sidewalks, streetlights and partial paving. This waiver is to not install offsite improvements. The proposed development is zoned RS40 (Residential Single-Family 40) and EN (Edge Neighborhood) with an NPO/ RNP overlay district and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, sidewalks, or streetlights.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner