



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

May 26, 2026

6:30pm

****Meeting @ YMCA Durango Hills 3521 N Durango Drive, Las Vegas, NV 89129 – Classroom B****

AGENDA

Note:

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

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

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

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

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and 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 April 28, 2026. (For possible action)
- IV. Approval of the Agenda for May 26, 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. **WS-26-0205-CRDJ NV MANAGEMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) waive full off-site improvements; and 4) allow a second driveway in conjunction with a proposed single-family residence on 1.98 acres in an RS20 (Residential Single-Family 20) Zone and within the Neighborhood Protection (NPO) Overlay. Generally located north of Red Coach Avenue and west of Grand Canyon Drive within Lone Mountain. AB/ji/kh (For possible action) **06/03/26 PC**
 - 2. **ET-26-400043 (WS-20-0028)-702 CAPITAL GROUP, LLC: WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME** to allow proposed single-family residential lots to have direct access to a collector street (Grand Canyon Drive) 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/sd/ng (For possible action) **06/16/26 PC**
- VII. General Business
 - None
- 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: June 30, 2026. (*June 9th meeting canceled due to elections being held in meeting room*)
- 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

April 28, 2026

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of April 14, 2026, Minutes
Moved by: KIMBERLY BURTON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for April 28, 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

VI. Planning & Zoning

1. **WS-26-0185-PARHAM ELVIRA HERNANDEZ & CHRISTOPHER WAYNE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) modify Neighborhood Protection (NPO) Overlay standards for a proposed addition in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Lone Mountain Road and west of Sweetie Court within Lone Mountain. AB/tpd/cv (For possible action) **5/19/26 PC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: MATTHEW SCHRIEVER

Vote: 4/0 - Unanimous

- VI. General Business
None

- VIII. Public Comment
None

- IX. Next Meeting Date
The next regular meeting will be May 12, 2026

- X. Adjournment
The meeting was adjourned at 6:52 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0205-CRDJ NV MANAGEMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) waive full off-site improvements; and 4) allow a second driveway in conjunction with a proposed single-family residence on 1.98 acres in an RS20 (Residential Single-Family 20) Zone and within the Neighborhood Protection (NPO) Overlay.

Generally located north of Red Coach Avenue and west of Grand Canyon Drive within Lone Mountain. AB/ji/kh (For possible action)

RELATED INFORMATION:

APN:

138-06-104-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Red Coach Avenue where 6 feet of landscaping is required per Section 30.04.01D.7.
2. Increase retaining wall height to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase)
3. a. Waive full offsite improvements (curb, gutter, sidewalk, streetlights, and paving) along Red Coach Avenue where required per Section 30.04.08C.
b. Waive full offsite improvements (curb, gutter, sidewalk, streetlights, and paving) along Grand Cayon Drive where required per Section 30.04.08C.
4. Allow a second driveway where 1 is the maximum allowed per Uniform Standard Drawing 222.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4625 North Grand Canyon Drive
- Site Acreage: 1.98
- Project Type: Single-family residence

Site Plan

The site plan illustrates a proposed single-family residence with an accessory living quarters and an attached garage located within the rear yard. Primary vehicular access is provided from Grand Canyon Drive to the east. A secondary driveway is proposed for the attached garage to the accessory living quarters with connection to Red Coach Avenue to the south.

Landscaping

Along Grand Canyon Drive, 6-foot landscaping strip is proposed with planting material in compliance with code standards. A maximum 3 feet high retaining wall and a maximum 6 feet high decorative fence on top is proposed behind the street landscaping along Grand Canyon Drive.

Along Red Coach Avenue, a retaining wall is shown on the property line, which is 6 feet tall at its highest point. Following that retaining wall, there is a 6 feet wide landscaping consisting of large trees offset every 30 feet and shrubs, followed by another retaining wall which is 5 feet tall at its highest point and a 6 foot high decorative fence on top. The street landscaping along Red Coach Avenue will not be counted toward the required street landscaping because the landscape level sits as much as five feet above the street grade.

Applicant's Justification

The applicant is requesting approval for a second driveway to serve the proposed accessory garage located immediately west of the primary residence. The proposed second driveway would provide storage and personal vehicles in the accessory garage. Off-site requirements are being requested to be waived.

Surrounding Land Use

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

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

Due to the retaining wall being constructed along the property line, the required landscaping area sits approximately six feet above the street grade, which prevents it from functioning as true street level landscaping. Because it is elevated and visually separated from the public realm, it does not provide the intended shading, pedestrian-scale interaction, or streetscape continuity envisioned by Title 30. The retaining wall creates a hard vertical barrier, and the landscaping above it cannot be perceived as part of the street frontage. For these reasons, staff cannot support the request.

Waiver of Development Standards #2

The development code limits retaining walls to a maximum height of three feet to prevent excessive visual massing, maintain openness, and avoid abrupt grade transitions along property frontages. Alternatively, Title 30 allows tiered retaining walls for an unlimited height when a landscaped 3 foot horizontal offset is provided between each 3 feet of vertical height. The proposed retaining wall exceeds this height and would create a vertical condition that contributes to a "canyon effect," where tall, continuous walls visually narrow the area and alter the established neighborhood character. Additionally, within the Neighborhood Protection Overlay District, waivers for increased retaining wall height are strongly discouraged because taller walls intensify these impacts and create visual barriers. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request not to install off-site improvements on Red Coach Drive and Grand Canyon Drive. Full width paving, curb, and gutter allows for better traffic flow and drainage control, sidewalks on public streets provide safer pathways for pedestrians, and streetlights for better visibility.

Waiver of Development Standards #4

Staff cannot support the request to allow a secondary driveway on Red Coach Avenue. There is no reason why the applicant cannot provide sufficient space onsite with one driveway as the site is a raw parcel with multiple acres.

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, 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Red Coach Avenue, 40 feet for Grand Canyon Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that non-standard improvements are not allowed within the right-of-way.

Fire Prevention Bureau

- No comment.

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: BRIAN HOLMAN

CONTACT: BRIAN HOLMAN, LAS VEGAS, 410 S. RAMPART BLVD, SUITE 330, LAS VEGAS, NEVADA, NV 89145



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0205

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

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

Date 5/12/2026

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 or tap to enter a 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: 6/3/2026 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): 138-06-104-023

PROPERTY ADDRESS/ CROSS STREETS: N Grand Canyon Dr and Red Coach Ave

DETAILED SUMMARY PROJECT DESCRIPTION

The property is a modern single-family residence situated on a 2.5-acre lot with frontage along Red Coach Avenue. The main home is a modern design encompassing approximately 8,000 square feet of livable space. The structure is positioned on a sloping grade, allowing for an underground garage integrated into the site.

A separate but architecturally matching structure complements the primary residence, featuring a garage connected to a casita. Together, the buildings form a cohesive composition that balances functionality with modern aesthetics while taking advantage of the natural topography of the site.

PROPERTY OWNER INFORMATION

NAME: Paul DeHart

ADDRESS: 1215 S. Ft. Apache Rd. # 120

CITY: Las Vegas STATE: NV ZIP CODE: 89117

TELEPHONE: 7029406930 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Jennifer Knighton

ADDRESS: 1215 S. Ft. Apache Rd. # 120

CITY: Las Vegas STATE: NV ZIP CODE: 89117

TELEPHONE: 7029406930 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brian Holman

ADDRESS: 410 S Rampart Blvd Suite 330

CITY: Las Vegas STATE: NV ZIP CODE: 89143

TELEPHONE: 7029799900 CELL 7346452846 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.

Paul DeHart
Property Owner (Signature)*

Paul DeHart
Property Owner (Print)

10/2/2025
Date



March 13, 2026

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

Re: DeHart Residence
Justification Letter
Waiver of Development Standards: Driveways (Requesting 2nd Driveway)
Assessor's Parcel Number: 138-06-104-023

To Whom It May Concern:

On behalf of our client, please accept this application package for a new, single-family residence. The required application will include a Waiver of Development Standards. The proposed residence is located at the north west corner of Red Coach Avenue and Grand Canyon Drive with a lot area of approximately 2.5 acres. The residence will be two stories and have typical expected features of a custom single-family residence.

Waiver of Development Standards

- 1) Increase the number of allowable driveways from one to two.
- 2) No curb gutter, sidewalks, or street lights

Justification

Due to there being two proposed separate garage structures, our client requests a second driveway for the accessory garage structure located immediately west of the primary structure. The proposed second driveway would provide for the storage of our client's personal vehicle(s) in the accessory garage.

Please see the provided justification letter from the Civil Engineer regarding the lot configuration, improvement requirements, and retaining.

We appreciate your review and consideration of this request and we look forward to a positive recommendation of the application as submitted. Should you have any questions or need additional information, please don't hesitate to contact our office at (702) 979-9900.

Sincerely,

Brian Holman
Director
Perlman Architects

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400043 (WS-20-0028)-702 CAPITAL GROUP, LLC:

WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to allow proposed single-family residential lots to have direct access to a collector street (Grand Canyon Drive) 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/sd/ng (For possible action)

RELATED INFORMATION:

APN:

138-06-601-011

WAIVER OF DEVELOPMENT STANDARDS:

Allow single family residential lots to face and have direct access to a collector street (Grand Canyon Drive) where not permitted per Section 30.56.080.

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 approved plans depict a proposed single-family residential development consisting of 2 lots located on the northeast corner of Grand Canyon Drive and Stange Avenue. The original request was to allow access onto a collector street, Grand Canyon Drive, for both lots. The approved plans depict circular driveways for both lots that will allow access from Grand Canyon Drive.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400017 (WS-20-0028):

Comprehensive Planning

- Until March 3, 2026 to commence 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400126 (WS-20-0028):

Current Planning

- Until March 3, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-20-0028:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 40 feet for Grand Canyon Drive, 30 feet for Stange Avenue, and associated spandrel.

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 the applicant is advised to inquire with 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, or contact the Southern Nevada Health District with regard to a septic system.

Applicant's Justification

The applicant states that a new extension of time is requested as their original Engineer and Surveyor of record are no longer available to finish the project. The applicant states they have hired other professionals to bring this project to a conclusion.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400017 (WS-20-0028)	Second extension of time for single-family residential lots	Approved by PC	March 2024
DR-23-0188	Increased finished grade - expired	Approved by BCC	July 2023
ET-22-400126 (WS-20-0028)	First extension of time	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

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff cannot support the requested third extension of time as staff has reviewed the permitting history and found no significant progress since approval of the second Extension of time in March 2024. In addition, there have been significant changes to the Code since the original approval in 2020, and since no construction action has been taken yet, the project is expected to be reviewed against the new Code. The previously approved design review for increase in finished grade expired and will need to be reassessed possibly as a waiver if finished grade will be increased. As such, staff cannot support the requested third extension of time.

Public Works - Development Review

Although the drainage study and off-site improvement permits have been issued, the parcel map has not yet been approved and remains in the preliminary stages, with no significant progress to date. In addition, the previous parcel map expired and the new parcel map was recently submitted. 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:

- Until March 3, 2028 to commence 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 County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of applications; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Grand Canyon Drive, 30 feet for Stange Avenue, and associated spandrel,
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: BRIAN MINTER, 429 COLORFUL RAIN AVENUE, N. LAS VEGAS, NV 89031

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



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400043__

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

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

Date 5/26/2026

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: 6/16/2026 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>

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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:

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

SEARCHLIGHT

Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

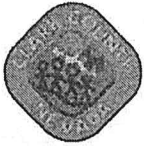
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



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

Extension of Time of WS-20-0028 for Improvement Plans on a 2 Lot Parcel Map

PROPERTY OWNER INFORMATION

NAME: 702 Capitol Group, LLC

ADDRESS: 429 Colorful Rain Ave.

CITY: North Las Vegas

STATE: Nev

ZIP CODE: 89031

TELEPHONE: _____ CELL 702 587-3355

APPLICANT INFORMATION (information must match online application)

NAME: Brian Minter

ADDRESS: 429 Colorful Rain Ave.

CITY: North Las Vegas

STATE: Nev

ZIP CODE: 89031

TELEPHONE: 702 587-3355 CELL 702 587-3355 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.

Brian Minter
Property Owner (Signature)*

Brian Minter
Property Owner (Print)

1-21-26
Date

Clark County Public Works
500 S. Grand Canyon Parkway
Las Vegas, Nevada, 89101

To Whom it may Concern;

I, Brian Minter, as agent for 702 Capitol Group LLC the property owner of the Parcel having assessor's parcel number 138-06-601-011, am applying for an administrative extension of time for WS-20-0028 (ET-24-400017). The justification for this request is that the original Engineer and Surveyor of record are no longer available to finish the project. I have now contracted other professionals, and my Project is now being completed. Due to the new applications and review times, I am not sure I will meet the expiration date of ET-24-400017, March 3, 2026.

Thank you,

Brian Minter

Bminter33@yahoo.com