



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

April 14, 2026

6:30pm

### AGENDA

**Note:**

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

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

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

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

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

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

your name and address and 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 March 10, 2026. (For possible action)
- IV. Approval of the Agenda for April 14, 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. **VS-26-0151-DEHARO, FREDDY GARCIA & MUNOZ, ALFREDO GARCIA: VACATE AND ABANDON** a portion of right-of-way being Tropical Parkway located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). AB/bb/kh (For possible action) **05/05/26 PC**
  - 2. **ET-26-400023 (WS-21-0701)-TCB ENTERPRISES NV, LLC SERIES FORT APACHE: WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** reduce lot area; **2)** reduce setbacks; **3)** reduce street intersection off-set; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for a single-family residential subdivision on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action) **05/06/26 BCC**
  - 3. **TM-26-500044-TCB ENTERPRISES NV, LLC SERIES FORT APACHE: TENTATIVE MAP** consisting of 6 single-family lots on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action) **05/06/26 BCC**
- 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: April 28, 2026.
- 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

March 10, 2026

### MINUTES

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of February 24, 2026, Minutes  
**Moved by: JOSEPH CRAPO**  
**Action: Approved subject minutes as submitted**  
**Vote: 5/0 -Unanimous**
- IV. Approval of Agenda for March 10, 2026  
**Moved by: JOSEPH CRAPO**  
**Action: Approved the agenda as submitted**  
**Vote: 5/0 - Unanimous**

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

- The Market at Mt. Crest - farmers market from 4p-8p every 2<sup>nd</sup> & 4<sup>th</sup> Friday
- Bunny Break, March 14<sup>th</sup>, from 3p-5p
- Country Fest, April 11<sup>th</sup> – More details to come at next CAC meeting

Ms. Baert also announced available applications for appointment of fall CDAC representative

VI. Planning & Zoning

1. **WS-26-0055-DANIEL PERLA ASSOCIATES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential development on 1.08 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of La Madre Way and west of Durango Drive within Lone Mountain. AB/sd/cv (For possible action)

**Action: DENIED Waiver #1 and APPROVED Waiver #2**

**Moved by: ALLISON BONANNO**

**Vote: 5/0 - Unanimous**

VI. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be March 31, 2026

X. Adjournment

The meeting was adjourned at 6:55 p.m.

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**VS-26-0151-DEHARO, FREDDY GARCIA & MUNOZ, ALFREDO GARCIA:**

**VACATE AND ABANDON** a portion of right-of-way being Tropical Parkway located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). AB/bb/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

125-30-704-001

**LAND USE PLAN:**

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

**BACKGROUND:**

The applicant is requesting to vacate and abandon a portion of right-of-way being Tropical Parkway to accommodate detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-25-0732	Waiver of development standards for off-site improvements	Approved by BCC	December 2025

**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 residential
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 meets the goals and purposes of Title 30.

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

**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**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropical Parkway improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FREDDY GARCIA

**CONTACT:** JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0151

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

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

Date 4/14/2026

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: 5/5/2026 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: 3/4/2026 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): 125-30-704-001

PROPERTY ADDRESS/ CROSS STREETS: Chieftain Street Tropical Parkway

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of ROW to Accomdate Detached Sidewalk on Tropical Parkway in conjunction with MSM 25-6000034

### PROPERTY OWNER INFORMATION

NAME: DEHARO FREDDY GARCIA and MUNOZ ALFREDO GARCIA

ADDRESS: 3232 Earnest Street

CITY: North Las Vegas STATE: NV ZIP CODE: 89032

TELEPHONE: \_\_\_\_\_ CELL 702-375-5161

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

NAME: DEHARO FREDDY GARCIA and MUNOZ ALFREDO GARCIA

ADDRESS: 3232 Earnest Street

CITY: North Las Vegas STATE: NV ZIP CODE: 89032

TELEPHONE: \_\_\_\_\_ CELL 702-375-5161 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: James Lopez - JPL Engineering Inc.


ADDRESS: 6725 S Eastern Avenue Suite 5

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: 702-898-6269 CELL 702-355-0163 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

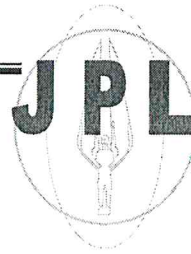
\*Correspondent will receive all project communication via the email entered in online application.

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

  
Property Owner (Signature)\*

Freddy Garcia  
Property Owner (Print)

1-23-26  
Date



January 30, 2026

Clark County – Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

**RE: Vacation of ROW  
APN 125-30-704-001  
MSM 25-600634/WS 25-0732**

On behalf of the applicants, Freddy Garcia Deharo and Alfredo Garcia Munoz (Owners), JPL Engineering Inc. respectfully requests a Vacation of 5' of ROW to accommodate a detached sidewalk for a standard 80' ROW street section. The 5' vacation will then be dedicated back to the County as easement.

The Vacation is consistent with the overall land use and development requirements of the area and will have no adverse impact on adjacent properties.

Should you have any questions regarding the project please don't hesitate to contact our office at (702) 898-6269.

Sincerely,

James P. Lopez  
Principal Engineer

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

**VS-26-0151/DEHARO FREDDY GARCIA & MUNOZ ALFREDO GARCIA**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Recommendation:

Approval.

Applied by: Keith Haywood

Date entered: 3/31/2026

**Preliminary Conditions**

- 30 days to coordinate with Public Works – Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropical Parkway improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording. /kh

Applied by: Keith Haywood

Date entered: 3/19/2026

**APN(s):**

125-30-704-001

05/06/26 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-26-400023 (WS-21-0701)-TCB ENTERPRISES NV, LLC SERIES FORT APACHE:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduce lot area; 2) reduce setbacks; 3) reduce street intersection off-set; and 4) alternative driveway geometrics.

**DESIGN REVIEW** for a single-family residential subdivision on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-31-803-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce net lot area to 11,484 square feet where 18,000 square feet is the minimum per Table 30.40-1 (a 36% reduction).
2. Reduce the rear yard setback to 15 feet where 30 feet is the minimum per Table 30.40-1 (a 50% reduction).
3. Reduce street intersection off-set to 74 feet where 125 feet is the minimum per Section 30.52.052 (a 41% reduction).
4. Reduce throat depth to 25 feet where 50 feet is the minimum per Uniform Standard Drawing 222.1 (a 50% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.9
- Project Type: Single-family residential subdivision
- Number of Lots: 6
- Density (du/ac): 1.5
- Gross Minimum/Maximum Lot Size (square feet): 22,225/30,108
- Net Minimum/Maximum Lot Size (square feet): 11,484/20,735

### History

A tentative map (TM-21-500197), waivers of development standards and a design review (WS-21-0701), and a vacation of patent easements (VS-21-0702) for a single-family residential development were approved for this site in February 2022 by the Board of County Commissioners, to commence by February 2, 2026. The tentative map has since expired and cannot be extended. A new tentative map is in process and is a companion item on this agenda. VS-21-0702 has been extended by 2 administrative extensions of time, ADET-24-900059 and ADET-26-900062. This request is the first extension of time for WS-21-0701.

### Site Plan

The approved plans depict a 6 lot single-family residential subdivision with a gated 54 foot wide private drive entrance from Verde Way on the north side of the site. The private drive transitions to 39 feet wide and terminates in a cul-de-sac near the southern portion of the site. A power pole will remain at the northwest corner of Fort Apache Road and Lone Mountain Road (southeast corner of the subject site), and a gated 30 foot wide public utility easement will connect from the cul-de-sac to Lone Mountain Road. All 6 lots are proposed to be accessed from the internal private street.

The waivers of development standards that were approved with the original application include reduced net lot area and reduced rear yard setback. The reduced net lot areas apply to Lots 3 and 4, located in the southern portion of the site, and the reduced rear setback applies only to Lot 3. A waiver of development standards was also approved to reduce the street intersection off-set for the entrance to the subdivision and the intersection of Verde Way and Fort Apache Road. Lastly, a waiver of development standards was approved to reduce the throat depth for the gated access to the subdivision.

### Landscaping

The approved plans depict a 6 foot wide landscape strip along Verde Way, Fort Apache Road, and Lone Mountain Road, excluding the street frontage around the power pole easements and site visibility zones. Also, a 6 foot wide landscape strip is included on either side of the gated entrance from Verde Way.

### Elevations and Floor Plans

Elevations and floor plans were not submitted as part of the original request because the development was proposed to consist of custom and semi-custom homes.

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0701:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- 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; 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 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Verde Way and associated spandrel;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Verde Way.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

**Applicant's Justification**

The applicant has made significant progress toward completion of the project. A drainage study was reviewed and approved, traffic mitigation requirements have been approved, BLM right-of-way has been approved, a restrictive covenant has been recorded, street names were approved, and a final map has been approved to mylar. These approvals demonstrate the applicant's continued diligence and commitment to advance the project in compliance with all applicable regulations and conditions of approval. The remaining items require additional time for agency coordination and final approvals, which are currently underway.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-21-500197	Tentative map approved for a 6 lot single-family residential subdivision - expired	Approved by BCC	February 2022
VS-21-0702	Vacation and abandonment of easements	Approved by BCC	February 2022
WS-21-0701	Waivers of development standards and a design review for a single-family residential subdivision	Approved by BCC	February 2022

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-26-500044	A tentative map for 6 single-family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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 finds that no substantial changes have occurred on the subject site or on surrounding properties, or any change in the laws, regulations, or policies affecting the subject property that would warrant the denial of the first extension of time request. The applicant has made progress since the project was approved in February 2022. This includes review and approval of a drainage study (PW21-15072) and traffic study (PW-22-10342). Since this is the first extension of time, staff can support this request.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- 4 years to commence to coincide with the expiration of TM-26-500044 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 and application for review; 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; 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 the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** TCB ENTERPRISES NV, LLC SERIES FORT APACHE

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



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** ET-26-400023 & TM-26-500044

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 04/14/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

**PLANNING COMMISSION (PC)**

Date: Click to enter a date. \_\_\_\_\_ 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. 05/06/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

**Please Note:**

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

APPLICATION PRE-REVIEW # 26-100152  
ASSESSOR PARCEL #(s): 125-31-803-007

PROPERTY ADDRESS/ CROSS STREETS: Fort Apache & Lone Mountain

### DETAILED SUMMARY PROJECT DESCRIPTION

6-lot single family residential subdivision- tentative map & waiver.  
Extension of Time for WS-21-0701

### PROPERTY OWNER INFORMATION

NAME: TCB Enterprises NV, LLC Series Fort Apache  
ADDRESS: 7432 Oak Grove Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89117  
TELEPHONE: 702-466-2264 CELL \_\_\_\_\_

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

NAME: TCB Enterprises NV, LLC Series Fort Apache  
ADDRESS: 7432 Oak Grove Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89117  
TELEPHONE: 702-466-2264 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Taney Engineering Attn: Emily Sidebottom  
ADDRESS: 6030 S. Jones Blvd.  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: 702-362-8844 CELL n/a ACCELA REFERENCE CONTACT ID # 217076

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

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

  
Property Owner (Signature)\*

Harry Scott Ghormley  
Property Owner (Print)

12/1/25  
Date

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

ET-26-400023/T C B ENTERPRISES NV L L C SERIES FORT APACHE

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

There have been no significant changes in this area. Staff has no objection to this extension of time.

Recommendation:

Approval.

Applied by: Keith Haywood

Date entered: 3/25/2026

**Preliminary Conditions**

- Compliance with previous conditions. /kh

Applied by: Keith Haywood

Date entered: 3/19/2026

**APN(s):**

125-31-803-007

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500044-TCB ENTERPRISES NV, LLC SERIES FORT APACHE:**

**TENTATIVE MAP** consisting of 6 single-family lots on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action)

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RELATED INFORMATION:

**APN:**

125-31-803-007

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.90
- Project Type: Single-family residential subdivision
- Number of Lots: 6
- Density (du/ac): 1.5
- Gross Minimum/Maximum Lot Size (square feet): 22,225/30,108
- Net Minimum/Maximum Lot Size (square feet): 11,484/20,735

History & Project Description

In February 2022 a tentative map (TM-21-500197) was approved on the subject site along with companion applications for waivers of development standards and a design review (WS-21-0701) and a vacation of patent easements (VS-21-0702) for a single-family residential development. An extension of time, ET-26-400023, is a companion item on this agenda to extend WS-21-0701. VS-21-0702 has been extended by 2 administrative extensions of time, ADET-24-900059 and ADET-26-900062. Tentative maps, however, are not eligible to receive an extension of time; therefore, this map expired in February 2026. The applicant has submitted a new tentative map which depicts the exact layout as the previously approved map.

The plan depicts a 6 lot single family residential subdivision with a gated 54 foot wide private drive entrance from Verde Way on the north side of the site. The gates were approved under the previous land use approvals. The private drive transitions to 39 feet wide and terminates in a cul-de-sac near the southern portion of the site. A power pole will remain at the northwest corner of Fort Apache Road and Lone Mountain Road (southeast corner of the subject site), and a gated 30

foot wide public utility easement will connect from the cul-de-sac to Lone Mountain Road. All 6 lots will be accessed from the internal private street.

Landscaping shows compliance with the previously approved landscape plan under WS-21-0701 and includes a 6 foot wide landscape strip with large trees and shrubs along Verde Way, Fort Apache Road, and Lone Mountain Road, excluding the street frontage around the power pole easements and site visibility zones. Also, a 6 foot wide landscape strip is included on either side of the gated entrance from Verde Way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-21-500197	Tentative map for a 6 lot single-family subdivision - expired	Approved by BCC	February 2022
VS-21-0702	Vacation and abandonment of easements	Approved by BCC	February 2022
WS-21-0701	Waivers of development standards and a design review for a single-family residential subdivision	Approved by BCC	February 2022

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
ET-26-400023 (WS-21-0701)	An extension of time for waivers of development standards and a design review is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed location, size, and design of the lots is consistent with the previous land use and tentative map approved on the site. For these reasons, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Comply with approved drainage study PW21-15072;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Verde Way and associated spandrel.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

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

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

**APPLICANT:** TCB ENTERPRISES NV, LLC SERIES FORT APACHE  
**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



**APPLICATION MEETING INFORMATION**  
**CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT**  
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** ET-26-400023 & TM-26-500044

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 04/14/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

**PLANNING COMMISSION (PC)**

Date: Click to enter a date. \_\_\_\_\_ 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. 05/06/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

**Please Note:**

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

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
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## TANEY ENGINEERING

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

February 9, 2026

Clark County  
Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Fort Apache & Lone Mountain  
APN: 125-31-803-007  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of TCB Enterprises NV, LLC, is respectfully submitting justification for a two-year Extension of Time (EOT) for WS-21-0701.

Significant progress has been made toward completion of the project. To date, the following key milestones have been achieved:

- The Drainage Study has been reviewed and approved
- Traffic mitigation requirements have been approved
- The BLM Right-of-Way has been recorded
- The Restrictive Covenant has been recorded
- Street names have been approved
- The Final Map has been approved to mylar.

These approvals demonstrate the applicant's continued diligence and commitment to advancing the project in compliance with all applicable regulations and conditions of approval. The remaining items require additional time for agency coordination and final approvals, which are currently underway.

The request for additional time is not due to inactivity, but rather the administrative and procedural timelines associated with completing the final steps of the approval process. Granting the requested extension will allow the project to be completed in an orderly and compliant manner without any changes to the approved scope or conditions.

Based on the substantial progress already achieved and the ongoing efforts to secure the remaining approvals, we respectfully request approval of this Extension of Time.

Thank you for your time and consideration. Please do not hesitate to contact me should you have any questions or require additional information.

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

Sincerely,



*Susan Florian*

Susan Florian  
Land Planner



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[Signature]  
Property Owner (Signature)\*

Harry Scott Ghormley  
Property Owner (Print)

12/1/25  
Date

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

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Applied by: Keith Haywood

Date entered: 3/25/2026

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