



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

January 13, 2026

6:30pm

AGENDA

Note:

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

Board/Council Members: Allison Bonanno - Chair
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 December 9, 2025. (For possible action)
- IV. Approval of the Agenda for January 13, 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

01/21/26 PC

- 1. **VS-25-0819-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS: VACATE AND ABANDON** easements of interest to Clark County located between Michelli Crest Way and Egan Crest Drive, and Bright Angel Way and Azure Drive within Lone Mountain. AB/jam/cv (For possible action)
- 2. **WS-25-0820-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) eliminate street landscaping; 5) waive full off-site improvements; 6) increase driveway width in conjunction with proposed single-family residences on 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action)
- 3. **WS-25-0821-TOLL NORTH LV, LLC: WAIVER OF DEVELOPMENT STANDARDS** to waive off-site improvements (streetlights) in conjunction with a previously approved single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action)

02/03/26 PC

- 4. **VS-25-0858-TROTTER MARGRETANN REVOCABLE TRUST & TROTTER MARGRETANN & GERALD TRS: VACATE AND ABANDON** easements of interest to Clark County located between Rosada Way and Washburn Road, and between Durango Drive and Bonita Vista Street within Lone Mountain. AB/my/kh (For possible action)

02/04/26 BCC

- 5. **WS-25-0798-CLARK PAT GST TRUST & CLARK PAT TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce and eliminate street landscaping; 2) increase building height; 3) reduce building separation; 4) increase retaining wall height; 5) modify residential adjacency standards; and 6) waive full off-site improvements in conjunction with a proposed single-family residence on 2.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Kraft Avenue and west of Grand Canyon Drive within Lone Mountain. AB/bb/kh (For possible action)

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: January 27, 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

December 9, 2025

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:32 p.m.
- II. Public Comment
None
- III. Approval of November 25, 2025, Minutes
Moved by: DEBORAH EARL
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for December 9, 2025
Moved by: ALLISON BONANNO
Action: Approved the agenda noting that items #2 & #3 would not be voted on
(one member abstained resulting in a lack of quorum for vote)
Vote: 3/0 - Unanimous

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

- December 12, 2025 – Special Holiday Market with a visit from Santa from 4p-8p
- Ms. Baert reminded neighbors about Clark County Fix-It, a platform that allows constituents to report issues observed throughout the county. The service is accessible via the Clark County website or through a mobile app.
- Ms. Baert shared the latest newsletter from Commissioner Becker's district and noted that a paper copy with a QR code is available for accessing future newsletters online.

VI. Planning & Zoning

1. **WS-25-0785-LAM MARSHA M FAMILY TRUST & LAM MARSHA M TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed balcony 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 north of Kraft Avenue and east of Jace Canyon Court within Lone Mountain. AB/nai/kh (For possible action) **1/6/26 PC**

Action: APPROVED as submitted, subject to staff conditions.

Moved by: ALLISON BONANNO

Vote: 3-0 Unanimous

2. **VS-25-0807-GRAND REGINA ESTATES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Park Street, and Regena Avenue and Centennial Parkway within Lone Mountain. AB/lm/kh (For possible action) **01/7/26 BCC**

Action: NO ACTION (one member abstained resulting in a lack of quorum for vote)

3. **WS-25-0806-GRAND REGINA ESTATES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; and **2)** waive full off-site improvements. **DESIGN REVIEW** for a single-family residential development on 2.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and north of Regena Avenue within Lone Mountain. AB/lm/kh (For possible action) **01/7/26 BCC**

Action: NO ACTION (one member abstained resulting in a lack of quorum for vote)

VI. General Business

1. Discussion of previous fiscal year budget request which included more code enforcement activity, timely clean-up after storms, and reduction of light pollution.

VIII. Public Comment
None

IX. Next Meeting Date

The next regular meeting will be January 13, 2026

X. Adjournment

The meeting was adjourned at 7:30 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0819-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

VACATE AND ABANDON easements of interest to Clark County located between Michelli Crest Way and Egan Crest Drive, and Bright Angel Way and Azure Drive within Lone Mountain (description on file). AB/jam/cv (For possible action)

RELATED INFORMATION:

APN:

126-25-601-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements which are no longer necessary for the development of the site.

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)	Single-family residential
East & West	City of Las Vegas	U (RNP)	Undeveloped

Related Applications

Application Number	Request
WS-25-0820	A waiver of development standards with a design review for a proposed shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Applicant to construct a 5 foot asphalt detached path along Michelli Crest Way and Bright Angel Way;
- 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: ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS
CONTACT: PATCHETT DESIGN GROUP, 2655 S. RAINBOW BOULEVARD #310, LAS VEGAS, NV 89146



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0819

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 01/13/26

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. 01/21/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 25-100821

ASSESSOR PARCEL #(s): 126-25-601-002

PROPERTY ADDRESS/ CROSS STREETS: Bright Angel Way & Michelli Crest Way

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation Abandonment of Patent Easement for two proposed single family residential homes with two accessory buildings. Proposed water and sewer utilities and associated grading.

PROPERTY OWNER INFORMATION

NAME: ST ANTHONY NV TRUST AND FOUTZ JEFFREY D TRS

ADDRESS: 6625 Weather View Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

TELEPHONE: 702.364.8027

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: ST ANTHONY NV TRUST AND FOUTZ JEFFREY D TRS

ADDRESS: 6625 Weather View Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

TELEPHONE: 702.364.8027

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Patchett Design Group

ADDRESS: 2655 S Rainbow Blvd, Suite 310

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702.357.1553

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

JEFF FOUTZ
Property Owner (Print)

8-11-25
Date



September 10th, 2025

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

Subject: Vacation Abandonment of Patent Easement Application for Bright Angel Way &
Michelli Crest Way
APN: 126-25-601-002

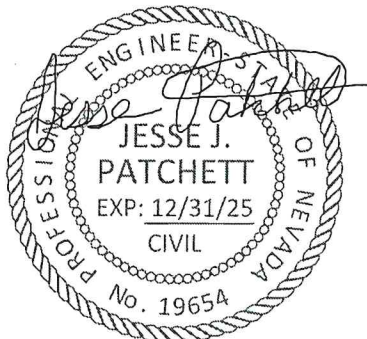
Clark County Planning:

We request the vacation of the Government Patent easement described in Book 599, Instrument Number 558339, Patent Number 1158536. The easement area is located along the west property line 3.00 feet wide, south property line 3.00 feet wide, and east property line 33.00 feet wide, containing approximately 11,722 square feet. This easement is no longer necessary for its original intended public use. Vacating will allow optimal lot layout, efficient grading, and improved site functionality. The vacation will not interfere with existing public access, utilities, or infrastructure.

Should you have any questions or require additional information, please do not hesitate to contact us. Thank you for your consideration.

Respectfully,

Jesse J. Patchett, P.E., CFM
Principal Engineer
702.357.1553
jpatchett@pdg-nv.com



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0820-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) eliminate street landscaping; 5) waive full off-site improvements; 6) increase driveway width in conjunction with proposed single-family residences on 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action)

RELATED INFORMATION:

APN:

126-25-601-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the side interior setback to 5 feet where 10 feet is the minimum required per Section 30.02.04B (a 50% reduction).
b. Reduce the side street setback to 10 feet where 15 feet is the minimum required per Section 30.02.04B (a 33% reduction).
2. Increase the retaining wall height up to 4 feet along the north and east property lines where a maximum of 3 feet is allowed per Section 30.04.03C (a 33% increase).
3. a. Increase fill height to 3.5 feet along the east property line of the north lot where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 17% increase).
b. Increase fill height to 9.5 feet along the north property line of the north lot where a maximum of 9 feet is allowed to be placed within 50 feet of a shared residential property line per Section 30.04.06F (a 6% increase).
4. a. Eliminate street landscaping along Bright Angel Way where 10 feet of landscaping shall be provided per Section 30.04.01D.7.
b. Eliminate street landscaping along Michelli Crest Way where 10 feet of landscaping shall be provided per Section 30.04.01D.7.
5. a. Waive full off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving) along Bright Angel Way where required per Section 30.04.08C.
b. Waive full off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving) along Michelli Crest Way where required per Section 30.04.08C.

6. Increase the width of the single-family residential driveway for Lot 1 to 32 feet where 28 feet is the minimum required per Uniform Standard Drawing 222 and Section 30.04.08C (a 14% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.13
- Project Type: Single-family residential
- Number of Lots: 2
- Lot Size (square feet): 49,658 (north)/43,124 (south)

Site Plans

The plans depict 2 future lots for 2 proposed single-family residences. The northerly lot (Lot 1) will consist of 49,658 square feet with access to Michelli Crest Way. The southerly lot (Lot 2) will consist of 43,124 square feet with access also to Michelli Crest Way. These lots are currently under review via an active parcel map MSM-25-600036. Access to both proposed lots will be from Michelli Crest Way. Lot 2 will

The submitted plan shows both proposed residences will be constructed on the west half of the lots, and proposed accessory structures will be constructed on the east half of the site within the rear yard. The applicant is requesting to reduce the side interior setback of the proposed residence on Lot 1 to 5 feet where 10 feet is the minimum required per Title 30. Furthermore, the applicant is also requesting to reduce the side street setback of the proposed accessory structure on Lot 2 to 10 feet where 15 feet is the minimum required per Title 30.

In addition, the applicant is requesting to increase the proposed retaining wall height up to 4 feet along the north and east property lines where 3 feet is the maximum allowed per Section 30.04.03C.

The plans also depict increase for fill height to 3.5 feet along the northeast property line of Lot 1 (northern lot) where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F. Furthermore, the applicant is also requesting to increase the fill height to 9.5 feet along the north property line of Lot 1 where a maximum of 9 feet is allowed to be placed within 50 feet of a shared residential property line per Section 30.04.06F.

Lastly, the applicant is requesting to eliminate off-site improvements along Michelli Crest Way and Bright Angel Way. The applicant is also requesting to increase the proposed driveway for Lot 1 to 32 feet where 28 feet is the minimum required.

Landscaping

No landscaping is proposed along Michelli Crest Way and Bright Angel Way, therefore a waiver of development standards is requested by the applicant.

Floor Plans and Elevations

The anticipated residential footprints are provided for site access purposes and have not yet been fully designed. Future elevations plans were not provided at this time.

Applicant's Justification

The applicant states that the waivers for off-site improvements and street landscaping allow the site to remain consistent with the surrounding neighborhood and help preserve the rural aesthetic of the Rural Neighborhood Preservation designated area. The applicant will provide a tree fee-in-lieu consistent with County standards. The increased driveway width waiver is necessary to provide safe and efficient vehicle access. Additionally, the applicant states that the increased fill and retaining walls are a result of drainage and site grading constraints but will not negatively impact surrounding properties. The interior side setback waiver is due to a 10 foot drainage easement and 14 foot driveway adjacent to the north property line of the north lot which shifts the proposed residence to 5 feet from the future interior lot line between the north and south lot. Lastly, the street side setback waiver is needed to accommodate the detached garage while maintaining compliance with all other applicable codes.

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)	Single-family residential
East & West	City of Las Vegas	U (RNP)	Undeveloped

Related Applications

Application Number	Request
VS-25-0819	A vacation of abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. The requested setback reductions are a self-imposed hardship that could be mitigated with alternate designs. Staff does not typically support requests to reduce setbacks and therefore, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties and all attempts have been made to minimize the increase in wall height. APNs 126-25-601-001 and 126-25-501-006 are the only adjacent lots being affected by the retaining wall height increase and at a maximum increase of .75 feet above allowable standards. Staff finds that the proposed retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed development. Additionally, staff finds the modest increase of the retaining wall height does not negatively impact the adjacent lots. For these reasons, staff can support this request.

Waiver of Development Standards #3

Staff has no objection to the proposed increases to fill, as the unique and natural topography of the subject site results in the rear areas that are set at a lower grade than the adjacent street and due to the drainage requirements. Staff finds that the increased fill will have minimal impact and are unlikely to have any adverse effects on the adjacent properties or the surrounding area. Therefore, staff can support this request.

Waiver of Development Standards #4

The purpose of street landscaping is to provide shade for streets and sidewalks to mitigate the urban heat island effect. Regardless of the lack of street landscaping immediately adjacent to the proposed development, staff finds that providing street landscaping along Michelli Crest Way and Bright Angel Way would improve the area as a whole. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #6

The site is located within the Neighborhood Protection Overlay (NPO), and the applicant intends to maintain non-urban development standards for the property. In addition, the residential

driveways meet all other minimum requirements in Uniform Standard Drawing 222. Therefore, staff has no objection to the increased driveway widths.

Staff Recommendation

Approval of waivers of development standards #2, #3, and #6; denial of waivers of development standards #1, #4, and #5.

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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt detached path along Michelli Crest Way and Bright Angel 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; 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: ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS
CONTACT: PATCHETT DESIGN GROUP, 2655 S. RAINBOW BOULEVARD #310, LAS
VEGAS, NV 89146

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0820

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 01/13/26

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. 01/21/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 25-100821

ASSESSOR PARCEL #(s): 126-25-601-002

PROPERTY ADDRESS/ CROSS STREETS: Bright Angel Way & Michelli Crest Way

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation Abandonment of Patent Easement for two proposed single family residential homes with two accessory buildings. Proposed water and sewer utilities and associated grading.

PROPERTY OWNER INFORMATION

NAME: ST ANTHONY NV TRUST AND FOUTZ JEFFREY D TRS

ADDRESS: 6625 Weather View Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

TELEPHONE: 702.364.8027

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: ST ANTHONY NV TRUST AND FOUTZ JEFFREY D TRS

ADDRESS: 6625 Weather View Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

TELEPHONE: 702.364.8027

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Patchett Design Group

ADDRESS: 2655 S Rainbow Blvd, Suite 310

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702.357.1553

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

JEFF FOUTZ
Property Owner (Print)

8-11-25
Date



September 10, 2025

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

Subject: Design Review and Waiver of Development Standards for Bright Angel Way & Michelli Crest Way
APN: 126-25-601-002, MSM 25-600036

Clark County Planning:

On behalf of our client and property owner, St. Anthony NV Trust and Foutz Jeffery D TRS, we respectfully submit this request for multiple Waivers of Development Standards for the above-referenced project.

The site, located on APN 126-25-601-002, is currently undeveloped. The proposal includes the construction of two single-family residential homes with two accessory structures, utilities, and associated grading. Each parcel will be approximately one acre. These requests are intended to preserve the Rural Neighborhood Preservation (RNP) character of the area, address site-specific design needs, and ensure functional, safe development.

1. Waiver of Off-Site Improvements

We request to eliminate the requirement to construct curb, gutter, sidewalk, streetlight, and partial pavement improvements along Michelli Crest Way and Bright Angel Way. The subject property is located within an RNP-designated area where surrounding developed parcels do not have these improvements. Installing such infrastructure would create visual and functional inconsistency in the neighborhood. Granting this waiver preserves the rural aesthetic while maintaining public safety and access.

2. Driveway Width Waiver

We request an increase in driveway width from 28 feet, as specified in Uniform Standard Drawing 222, to 32 feet. This increase is necessary to provide safe and efficient vehicle access, especially for larger vehicles and trailers common in rural residential areas. It also accommodates turning radii and accessibility requirements while avoiding adverse impacts to the public right-of-way or adjacent properties.

3. Setback Reduction – Side Yard of the Single-Family Residence on the North Lot

We request a reduction in the required side yard setback from 10 feet to 5 feet along the south property line of the single-family residence on the north lot, pursuant to Clark County Title 30, Section 30.02.04. Along the north property line, there is a proposed 10-foot drainage easement as well as a 14-foot driveway to allow access to the accessory structure on the east side of the site. This reduction allows optimal placement of the proposed residence while complying with all other setbacks, height, use, and drainage requirements, while also providing driveway access to the accessory structure. The request is limited in scope and will not adversely affect adjacent properties.

4. Setback Reduction – Street-Side (Corner) of the Accessory Structure on the South Lot

We request a reduction in the required street-side setback from 15 feet to 10 feet along the south property line of the accessory structure on the south lot, pursuant to Clark County Title 30, Section 30.02.04. This modification is needed to accommodate the detached garage while maintaining compliance with all other applicable standards. Approval will not impact public access or the character of the neighborhood.

5. Design Review for Front Yard Decorative Fence

We request approval to permit a 6-foot tall decorative fence along the front yards of both the north and south lot single-family residences per Section 30.04.03B3.1.i.a and NPO standards 30.02.26F.4. The proposed decorative fence along the north lot line fully complies with the requirement that fencing remain at least 50% open. For the adjacent south lot, the open space provided is 1,313 square feet, which is deficient by only 15 square feet compared to the 1,328 square feet required. This represents a deviation of less than one percent (49% where 50% is allowed). Given the minimal nature of this deficiency and the overall intent of the code being met, we respectfully request administrative approval of this item.

6. Perimeter Retaining Wall Height Waiver – Along North, East, and Interior Property Lines

We request an increase in the maximum allowable retaining wall height from 3.0 feet, as specified in Section 30.04.03C, to 4.5 feet along the interior property line, 3.75 feet along the north property line, and 3.5 feet along the east property line. This increase is necessary due to the site's existing topographic conditions and grading needs. The proposed retaining walls will reduce land disturbance, improve slope stability, and ensure proper drainage. In addition, drainage and grading requirements as well as natural topography constraints have caused the site to have 8-foot high interior retaining walls between the single-family residential homes and the accessory structures limiting the perimeter retaining wall heights as much as possible. The retaining walls will be designed in accordance with all applicable structural and safety standards and will not negatively impact neighboring parcels.

7. Fill Height Waiver – Single-Family Residence on the North Lot

We are requesting a fill-height waiver to increase fill to 3.5-feet where 3-feet is allowed at 5 feet from a shared property line and 9.5-feet where 9 feet is allowed at 50 feet from a shared property line, per Section 30.04.06F. The increase in fill of 3.5-feet is located along the east property line of the north lot and the increase in fill of 9.5-feet is located along the north property line of the north lot. This request results from site grading and drainage constraints and will not negatively impact surrounding properties.

8. Street Landscaping Waiver – Michelli Crest Way and Bright Angel Way

We request elimination of street landscaping requirements along Michelli Crest Way and Bright Angel Way per Section 30.04.01. In lieu of on-site landscaping, we propose to provide a tree fee-in-lieu consistent with County standards. The fee-in-lieu will be based on 16 trees (Street frontage $579.56' - (14' \text{ D/W} + 32' \text{ D/W} + 26' \text{ D/W} + 25' \text{ D/W} + 10' \text{ public DE}) / 30' = 472.56 / 30 = 15.75 = 16$ required trees at \$980 per tree).

9. Development Standards and NPO Discussion

Development standards recommended for the Title 30 Neighborhood Protection Overlay (“NPO”) for Site and Structure Standards, the proposed project (APR25-100821) are as follows:

- Density is roughly one (1) dwelling unit per acre. The South lot (Lot #1) is .99 acres and the North lot (Lot #2) is 1.14 acres, and the overall lot coverage is 26%, or approximately 23,343sf.
- Building and Structure Heights are under the allowed maximum height of 35 feet and vary from 22' to 24'.
- Both lots include an accessory garage structure that have matching finishes to the residences.
- The proposed use is residential.
- All fencing is proposed and designed to meet the criteria as outlined in Title 30 for this use.
- Both Lot #1 and Lot #2 achieve and exceed the parking requirements of two (2) spaces per resident structures.

Architectural Standards for both Lot #1 and Lot #2 are considered Modern or Contemporary architectures, and the Building Elevations emphasize simplicity, openness, and a strong connection between indoors and outdoors. All proposed structures are wood framed smooth stucco and stone veneer finishes with architectural accents. The South lot (Lot #1) has a multi-elevation pitched tile roof with grand entry, architectural garage doors with glass which will match the architectural windows of the main house structure. The North lot (Lot #2) has a multi-elevation flat roof with two (2) chimneys with custom architectural chimney caps, and a grand front entry.

Conclusion

These requests are consistent with RNP standards, will not create adverse impacts on surrounding properties, and are necessary to accommodate site-specific conditions while preserving neighborhood character.

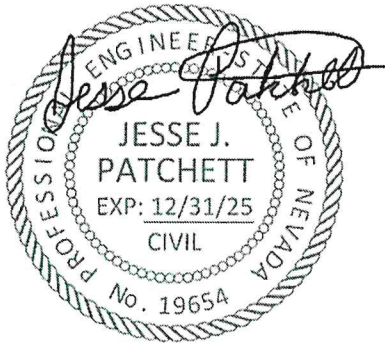
Thank you for your consideration.

Should you have any questions or require additional information, please do not hesitate to contact us.

Respectfully,



Jesse J. Patchett, P.E., CFM
Principal Engineer
702.357.1553
jpatchett@pdg-nv.com



PDG
PATCHETT
DESIGN GROUP

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0821-TOLL NORTH LV, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (streetlights) in conjunction with a previously approved single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain.
AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

138-05-601-021; 138-05-601-022

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (streetlights) along Riley Street where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential subdivision

History, Site Plan, & Request

In July of 2025, an 8 lot single-family residential subdivision was approved via WS-25-0415. The approved plans depict the development as being located on the north side of Craig Road, the west side of Bonita Vista Street, and the east side of Riley Street. The approved plans depict the overall site as being 5.0 acres with all lots will be accessed from Bonita Vista Street via a 37 foot wide private street that will run east to west and terminate in a cul-de-sac. As part of the approval of WS-25-0415, off-site improvements were waived on Craig Road and Bonita Vista Street. The applicant is now requesting to waive streetlights along Riley Street.

Landscaping

No changes to the previously approved landscape plan are proposed or required with this application.

Applicant's Justification

The applicant states that they are still proposing the installation of half-street improvements, including asphaltic concrete pavement, curb, gutter, and an attached sidewalk, and that nothing from the previous approval is changing. The applicant also notes that previous waivers for off-site improvements on Bonita Vista Street and Craig Road were already approved, and that this is a similar request.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500097	Tentative map for an 8 lot single-family residential subdivision	Approved by BCC	July 2025
VS-25-0416	Vacation and abandonment of patent easements	Approved by BCC	July 2025
WS-25-0415	Waiver of development standards and a design review for an 8 lot single-family residential subdivision	Approved by BCC	July 2025

Surrounding Land Use

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

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.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to not install streetlights on Riley Street. Streetlights not only provide safety for motorists, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels.

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

- Install conduit and pull boxes for streetlights.

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; 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: TOLL NORTH LV, LLC

CONTACT: RICK ENGINEERING, 1050 E. FLAMINGO DRIVE, SUITE S305, LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0821

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

TAB/CAC: No TAB/CAC

Date: N/A (Lone Mountain Cancelled)

Location: N/A

Draft staff reports: N/A

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: N/A Time: N/A

Location: N/A

Staff reports: N/A

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 1/21/2026 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

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101739

ASSESSOR PARCEL #(s): 138-05-601-021 & 138-05-601-022

PROPERTY ADDRESS/ CROSS STREETS: NEC of N. Riley St. & W. Craig Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

8 lot Single Family Residential

PROPERTY OWNER INFORMATION

NAME: Toll North LV LLC

ADDRESS: 1140 North Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702-216-7436

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Toll North LV LLC

ADDRESS: 1140 North Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702-216-7436

CELL 702-824-6014

ACCELA REFERENCE CONTACT ID # 196956

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RICK Engineering- Kelsey Barber

ADDRESS: 1050 E. Flamingo Rd. STE S305

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-250-1167

CELL

ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*

Isaac Summers

Property Owner (Print)

10/31/25

Date



RICK

702-827-0650
rickengineering.com

1050 E. Flamingo Road #S305
Las Vegas, NV 89119

November 24, 2025

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

**SUBJECT: *Justification Letter for
Waiver of Standards
APR#25-101739
APN 138-05-601-021 & 022
CRAIG AND RILEY***

Dear Planning Manager,

Thank you for the opportunity to bring this Toll Brothers community to Clark County (CC). We look forward to working with you and CC staff to make this community and project a success.

On behalf of the Developer, Toll Brothers, we respectfully submit this letter for your review as the justification for the proposed Waiver of Standards for this project.

Off-Site Improvements Discussion

Riley Street

This project proposes to dedicate the 30' right-of-way (ROW) for the eastern portion of Riley Street along the western frontage of the subject parcel. This project proposes to construct full half-street improvements with asphaltic concrete (AC) pavement, curb, gutter, and an attached sidewalk along Riley Street to match the existing improvements north of the project site.

Previous waivers (WS 25-0415) were approved for the attached sidewalk and reduced landscape strip. Nothing from the previous land use approvals is changing.

This new waiver request is for a waiver of the streetlights along Riley Street. WS25-0415 waived the streetlights for both Craig Road and Bonita Vista Street. This area does not have any existing streetlights and is rural in nature.

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

Waivers of Standards Requested

WS#1 – Riley Street - Street Lighting

Per Title 30.04.08.C.1.vii, streetlights are required. Due to the existing rural nature of the surrounding area coupled with the fact that there are no existing streetlights in the area, we respectfully request a waiver of this standard to match the existing conditions.

WS#1 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The property to the north is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. The proposed absence of street lighting will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.



Conclusion:

We believe that the proposed single-family residential development, as presented, would be a benefit to the community and Clark County.

We appreciate your consideration in reviewing and approving this application. If you have any questions regarding this justification letter, please contact Jason Dineen directly at jdineen@rickengineering.com or 702-303-5046. Thank you again for this opportunity to bring this new community to Clark County.

Sincerely,

RICK ENGINEERING COMPANY

Jason B. Dineen, P.E.
Associate

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0858-TROTTER MARGRETANN REVOCABLE TRUST & TROTTER MARGRETANN & GERALD TRS:

VACATE AND ABANDON easements of interest to Clark County located between Rosada Way and Washburn Road, and between Durango Drive and Bonita Vista Street within Lone Mountain (description on file). AB/my/kh (For possible action)

RELATED INFORMATION:

APN:

125-32-704-026

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to vacate and abandon patent easements which are no longer needed for the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	Residential Single-Family 20 (RNP-NPO)	Single-family residences
West	Ranch Estate Neighborhood (up to 2 du/ac)	Residential Single-Family 20 (RNP-NPO)	Undeveloped land

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETE LAAS

CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, STE 226, LAS VEGAS, NV 89130



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0858

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 01/13/26

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. 02/03/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

~~Date: Click to enter a date. _____ 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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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101935

ASSESSOR PARCEL #(s): 125-32-704-026

PROPERTY ADDRESS/ CROSS STREETS: N BONITA VISTA STREET AND ROSADA WAY

DETAILED SUMMARY PROJECT DESCRIPTION

VACATION OF PATENT EASEMENT

PROPERTY OWNER INFORMATION

NAME: TROTTER MARGRETANN REVOCABLE TRUST & TROTTER MARGRETANN & GERALD TRS

ADDRESS: 6520 BECKET CREEK COURT

CITY: NORTH LAS VEGAS

STATE: NV

ZIP CODE: 89084

TELEPHONE: _____ CELL 621-822-2435

APPLICANT INFORMATION (information must match online application)

NAME: IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89130

TELEPHONE: 702-815-0720

CELL 702-318-7115

ACCELA REFERENCE CONTACT ID # 136396

CORRESPONDENT INFORMATION (information must match online application)*

NAME: IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89130

TELEPHONE: 702-815-0720

CELL 702-318-7115

ACCELA REFERENCE CONTACT ID # 136396

*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.

M Trotter
Property Owner (Signature)*

Margretann Trotter
Property Owner (Print)

11/24/25
Date

Impulse

Civil Engineering & Planning

7485 West Azure Avenue, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

FAX 702-478-8535

November 25, 2025
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

***Re: Justification Letter for Vacation of Patents for Trotter Residence
Impulse Reference Number SB25-36, APR25-101935***

To Whom It May Concern:

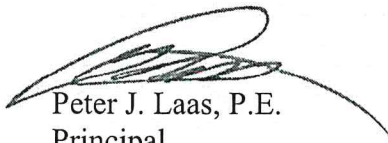
The proposed Trotter Residence project is 0.52 acres generally located at the northeast corner of Rosada Way and Bonita Vista Street, in Section 32, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada. The site consists of parcel APN 125-32-704-026.

On behalf of the property owner, we are requesting a vacation of the patent easement 1199618 being 13' along the north side of the property. We would also request to vacate 3' of the patent easement 1199618 along Bonita Vista Street. The patent easements are no longer needed for development of the project site.

Please note, there are no companion items currently with this vacation of patents request. Approval of this application would not create an adverse impact on the surrounding properties.

If you have any questions or comments about this letter, please call me at 702-853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Margretann Trotter

$$I = \int F \cdot dt$$

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0798-CLARK PAT GST TRUST & CLARK PAT TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) increase building height; 3) reduce building separation; 4) increase retaining wall height; 5) modify residential adjacency standards; and 6) waive full off-site improvements in conjunction with a proposed single-family residence on 2.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Kraft Avenue and west of Grand Canyon Drive within Lone Mountain. AB/bb/kh (For possible action)

RELATED INFORMATION:

APN:

138-06-104-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping strip along Kraft Avenue where a minimum of 6 feet is required per Section 30.04.01D.
b. Eliminate street landscaping along Grand Canyon Drive where a minimum of 6 feet is required per Section 30.04.01D.
2. Increase building height to 39 feet where a maximum of 35 feet is allowed per Section 30.02.04 (an 11% increase).
3. Reduce the building separation between a detached accessory building and a single-family family residence to 5 feet where 6 feet is required per Section 30.02.04 (a 17% reduction).
4. Increase retaining wall height to 8.5 feet along the south property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 184% increase).
5. a. Increase fill to 8 feet along the south property line where a maximum of 3 feet is allowed within 5 feet of a shared property line per Section 30.04.06F (a 167% increase).
b. Increase fill to 9 feet along the south property line where a maximum of 6 feet is allowed within 20 feet of a shared property line per Section 30.04.06F (a 50% increase).
c. Increase building height to 39 feet where a maximum of 35 feet is allowed per Section 30.04.06 G (a 9% increase).
6. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Kraft Avenue where required per Section 30.04.08C.
b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Grand Canyon Drive where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.47
- Project Type: Single-family residential
- Number of Lots/Units: 1
- Density (du/ac): 0.4
- Number of Stories: 3
- Building Height (feet): 39 residence/20 fitness building/18 game building
- Square Feet: 9,473 residence/8,571 attached garages/2,213 fitness building/1,703 game building
- Parking Required/Provided: 2/2

Site Plan

The plan depicts a proposed single-family residence with several accessory structures. The property has direct access from Kraft Avenue, a local street, with 2 proposed gated driveways along the north property line. The house faces Grand Canyon Drive but no vehicular access is provided to Grand Canyon Drive. A large, attached garage and detached carport are on the north side of the property. The carport is separated from the house by 5.37 feet at the closest point, which is the subject of a waiver of development standards. A detached carport and additional attached garages are located along the east side of the residence. Attached patio covers are located on the north and west sides of the proposed single-family residence. A detached game room building will be centrally located on the site, 23 feet from the west property line. The game room has an attached covered patio shown on the east side of the building, 6 feet west of a proposed 600 square foot swimming pool. A detached fitness room building is shown at the southwest corner of the parcel, 20 feet from the south property line, and over 30 feet from the west property line. The fitness room building has an attached patio cover on the north side of the building.

Landscaping

The plan depicts street landscaping along Kraft Avenue with 8 large trees required and 8 trees provided, in addition to required shrubs. No landscaping is provided at the northeast and northwest corners of the site and in front of the trash enclosure between the driveways, which is the subject of a waiver request. The plan shows 3 retaining walls, each 3 feet high, with 2 landscape strips of 3 feet each along Grand Canyon Drive. The first 6 feet includes 2 retaining walls and landscaping and is the subject of a waiver request for not technically meeting the full 6 foot width of landscaping adjacent to the east property line. Thirty small trees are shown every 10 feet along Grand Canyon Drive and staggered along the top of both retaining wall landscape areas. This area is the subject of a waiver due to the retaining walls not allowing for a full 6 foot landscape width. The southeastern portion of the property will have up to 9 feet of added fill, which is the subject of a waiver request.

Elevations

The elevations depict a mostly single story single-family residence with stone veneer, concrete tile roof, floor to ceiling windows on the east and west sides, vertical accents, side loaded garages, and stucco siding with a variety of painted surfaces. The north and east side carports match the design of the residence with stone veneer, grey metal roofing, and stucco. Most of the single-family residence is 25 feet to 27 feet in height, with a third floor tower extending to 39 feet in height. The fitness room is 20 feet in height with matching materials the residence. The fitness room has floor to ceiling windows on the north side, horizontal high windows facing south, and a variety of roof lines. The game room elevations show similar architecture and materials and the residence and fitness room. Floor to ceiling windows face east towards the pool and covered patio. The game room building is approximately 4 feet below the grade of the adjacent lot to the west, and about 10 feet below the top of the existing wall on the west property line. The game room building is 18 feet high with a non-uniform roof plane and extended eaves, and a blank wall facing the west.

Floor Plans

The plans show the single-family residence with 9,473 square feet of living space, 3,486 square feet of attached garage space with interior access to the residence, and a 5,085 square foot garage with no interior access to the residence. The detached fitness room building is 2,213 square feet with a 768 foot attached covered patio and 54 square feet of attached storage space on the west side of the building. The detached game room building is 1,703 square feet with 580 square foot attached covered patio space, and 117 square feet of attached storage space on the north side of the building. The third level of the tower, which is the subject of the increased height waiver, is less than 300 square feet of the total footprint of the residence.

Applicant's Justification

The applicant is requesting to develop an existing single-family residential property that is zoned RS20 (Residential Single-Family 20) on 107,778 gross square feet (2.47 acres) and 85,851 square feet (1.97 acres) after street dedication. The site will have 2 access points along Kraft Avenue with interior driveways leading to 3 side loaded garages facing Grand Canyon Drive. The proposed retaining walls and increased finished grades are required to meet drainage standards. The proposed structures meet the setbacks with Grand Canyon Drive being the front, Kraft Avenue a street side, the west property line is the rear, and the south property line is the interior side. A view loft is proposed in the middle of the residence that will extend to 39 feet in height for a small footprint area. The carport on the north side of the residence requires a building separation waiver to maintain the location in proximity to the north entrance. Off-site improvements are not proposed in order to match the surrounding area development patterns. The 2 gates located along Kraft Avenue are allowed for individual residential use.

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)	Single-family residential
South & 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

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

The gaps in landscaping along Kraft Avenue are in front of the trash enclosure and at the west and east end of the north property line. The applicant is providing the correct number of trees and shrubs, but the 6 foot wide landscape strip is not fully provided along Kraft Avenue. The landscape plan includes 30 small trees and required shrubs along Grand Canyon Drive in two, 3 foot wide planter spaces between 3 tiered retaining walls, however, walls are not permitted in street landscape areas. The purpose of street landscaping is to provide shade for streets and sidewalks to mitigate the urban heat island effect. Regardless of the lack of street landscaping immediately adjacent to the proposed development, staff finds that providing street landscaping in accordance with Code requirements along Kraft Avenue and Grand Canyon Drive would improve the area as a whole. Therefore, staff cannot support this request.

Waivers of Development Standards #2 & #5c

The view loft will include a third level that has 294 square feet extending to a maximum height of 39 feet. The view loft will be approximately 27 feet higher than the existing screen wall along the west property line. The remainder of the residence will be roughly 16 feet higher than the screen wall along the west property line. The additional height is not compatible with surrounding areas. Therefore, staff cannot support these requests.

Waiver of Development Standards #3

The north carport separation from the main residence is less than 6 feet and is not compatible with the surrounding area and development standards. The carport setback requirement from the north property line is 10 feet where it currently has a 14 foot setback. The carport could be moved slightly to the north to meet the separation requirement. Staff cannot support this request.

Waivers of Development Standards #4, #5a, & #5b

The retaining walls located along the south property line will be up to 8.5 feet in height with a screen wall on top. The remainder of this property will meet the 3 foot maximum retaining wall height standards, including along both streets. There is no compelling justification for not constructing similar tiered walls along the south property line. The increased fill along the south property line is not compatible with the surrounding area and creates a condition that requires

high walls adjacent to planned residential a property. Therefore, staff does not support these requests.

Public Works - Development Review

Waiver of Development Standards #6

Staff cannot support the request not to install full off-site improvements on Kraft Avenue 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.

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;
- Right-of-way dedication to include 30 feet for Kraft 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 to construct a 5 foot detached asphalt path along Kraft Avenue and Grand Canyon Drive.
- Applicant is advised that trees are not permitted within the sight visibility zones.

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: GULF ATLANTIC CAPITAL

CONTACT: CLARK PAT GST TRUST & CLARK PAT TRS, 3940 W. TROPICANA AVENUE, LAS VEGAS, NV 89103

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0798

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

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

Date: 1/13/2026

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: 2/4/2026 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): 138-06-104-022

PROPERTY ADDRESS/ CROSS STREETS: Grand Canyon Dr. & Kraft Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

1 Lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Pat Clark, Trustee of Pat Clark GST Trust

ADDRESS: 3940 W. Tropicana Ave.

CITY: Las Vegas

STATE: NV.

ZIP CODE: 89103

TELEPHONE: 702 419-5557

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Gulf Atlantic Capital Corp. / Attn: Greg Feldkamp

ADDRESS: 2701 North Rocky Point Dr., Suite 630

CITY: Tampa

STATE: FL

ZIP CODE: 33607

TELEPHONE: 813-288-8141

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

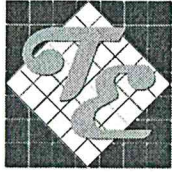
*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

PAT CLARK TRUSTEE OF THE PAT CLARK GST TRUST
Property Owner (Signature)*

PAT CLARK
Property Owner (Print)

8/26/2025
Date



TANEY ENGINEERING

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

November 12, 2025

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

Re: Kraft & Grand Canyon
APR-25-101114
APN: 138-06-104-022
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Pat Clark C.S.T Trust or Assigns, is respectfully submitting justification for Waiver of Development Standards, for a proposed 2.47 gross acre, 1-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 2.47 gross acres and located south of Kraft Avenue and west of Grand Canyon Drive. The lot has a square footage of 107,778 and a net square footage of 85,851. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within a RNP/NPO Overlay District. We are not modifying the Zoning or Master Plan Amendment at this moment.

Kraft Avenue and Grand Canyon will stay in their rural conditions. The applicant is planning to waive offsite improvements. The entrance to the house will be through Kraft Avenue. There will be 2 driveways leading to 3 side loaded garages facing Grand Canyon Drive.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)
North (Developed)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)
South (Undeveloped)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)
East (Being Developed)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)
West (Developed)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)



Narrative – NRP/NPO Overlay District

Development Proposal Compliance with RNP/NPO Overlay District Standards

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

Density and Lot Configuration

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

Waiver of Off-Site Improvements

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

Drainage Considerations and Retaining Wall Requirements

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

Lot Orientation:

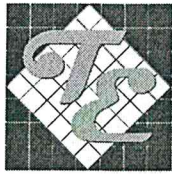
Non-Standard Orientation/Alternative Yard Orientation

This request is for a waiver of development standards to allow for a non-standard orientation for the one lot on this parcel. The proposed home will be situated in a non-standard orientation, angled to the street rather than perpendicular as required by Section 30.04.09. In this configuration, these homes would have the following setbacks:

Lot 1:

- Front Setback (actual side): 40 feet minimum
- Garage Setback (actual side) 20 feet minimum
- Rear Setback (actual corner): 30 feet minimum
- Side Setback (actual rear): 10feet minimum
- Side Setback (actual front): 10 feet minimum

Waiver of Development Standards – Landscaping (Grand Canyon)



This request seeks to waive Section 30.04.01(D)(7)(i) to allow for no landscaping along Grand Canyon. We are requesting to eliminate the landscaping directly along Grand Canyon. Instead, we are proposing a tiered wall design consisting of a 3-foot wall along Grand Canyon, followed by landscaping on top 3 feet and then another 3-foot wall behind it with another 3-foot landscape buffer followed by a decorative 6-foot iron wrought fence. This approach ensures that all the landscaping remains visible from the street, though it will be positioned behind the first wall rather than in front of it. We are proposing small trees in front of Grand Canyon 10 feet on center. We are required to have 30 small trees by code, but we are providing 30 small trees in total. These trees will be visible from the street; the trees will just be tiered. Between the first landscape strip and the second one we meet the 6-foot combined landscape buffer. There will be 3 feet of retaining wall on the property line then 3 feet of landscape, then another 3-foot wall behind the landscape buffer with another 3-foot retaining wall with 3 feet of landscaping and then a 6-foot iron wrought fence per cross sections. The proposed landscaping will continue to meet the required number of trees as mandated by Code along the side of the property.

Waiver of Development Standards – Landscaping (Kraft Avenue)

This request seeks to waive Section 30.04.01(D)(7)(i) to allow for no landscaping along Kraft Avenue. We are requesting to eliminate the landscaping directly along Kraft Avenue. Instead, we are proposing a tiered wall design consisting of a 3-foot wall along Grand Canyon, followed by landscaping on top 6 feet and then another 3-foot wall behind followed by a 6-foot-tall decorative fence. This approach ensures that all the landscaping remains visible from the street, though it will be positioned behind the first wall rather than in front of it. We are proposing large trees in front of Kraft Avenue 30 feet on center. We are required to have 8 trees by code, but we are providing 8 trees in total. These trees will be visible from the street; the trees will just be tiered. We will have a 3-foot retaining wall and a 6-foot retaining wall, then another 3-foot retaining wall followed by a 6-foot decorative fence per the cross sections. The proposed landscaping will continue to meet the required number of trees as mandated by Code along the side of the property.

Waiver of Development Standard – Building Height

In accordance with Clark County Unified Development Code Section 30.02.04, the maximum permitted building height for a primary residence is 35 feet. The applicant respectfully requests a waiver to allow a maximum building height of 37 feet 7 inches, which represents a 7.4% deviation from the code requirement.

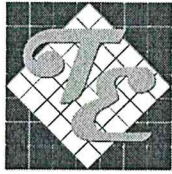
The height increase is limited to the ridge line of the view loft and does not apply to the entire structure. The main roofline and overall building mass remain consistent with the intent of the height standard. The additional height is a minor architectural feature designed to enhance the functionality and aesthetic of the home by providing improved natural light and views without altering the residential character of the property.

The proposed height deviation will not adversely affect adjacent properties, as the residence complies with all required setbacks and is not located within a height-restricted overlay district. Additionally, given the modest scale of the deviation an increase of just over two and a half feet the overall visual impact from the street and neighboring parcels will be negligible.

This request maintains the intent of the development standards by ensuring compatibility with surrounding properties while accommodating a minor architectural enhancement that improves the design and livability of the home.

For these reasons, the applicant respectfully requests approval of this waiver to increase the maximum building height from 35 feet to 37 feet 7 inches (a 7.4% deviation) to allow for the ridge line of the view loft as proposed.

Waiver of Development Standard – Reduction for Building Separation



In accordance with Clark County Unified Development Code Section 30.02.04, a minimum building separation of six (6) feet is required. The applicant respectfully requests a waiver to allow a building separation of 5.37 feet, representing a 10.5% reduction from the required standard.

The proposed reduction is necessary to accommodate the construction of a carport structure adjacent to the existing residence. The carport is intended for the storage and protection of the homeowner's private car collection and will remain entirely within the property boundaries.

This request will not adversely impact adjacent properties or the surrounding area, as the subject site is located on a 2.5-acre parcel, providing substantial buffering and separation from neighboring residences. The proposed carport will be situated well within the property lines and will not encroach upon or visually impact on any adjacent residential properties.

Given the large lot size, limited visibility, and absence of immediate neighboring homes in proximity, the requested reduction in building separation will not compromise public safety, privacy, or aesthetic character of the area. The carport serves a private, low intensity use and does not alter the residential nature of the property.

For these reasons, the applicant respectfully requests approval of this waiver to reduce the required building separation from 6 feet to 5.37 feet (a 10.5% deviation) to allow for the construction of the carport as proposed.

Waiver of Development Standards – Off-Site Improvements (Kraft and Grand Canyon)

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

Waiver of Development Standards – Access Gate Setback (Kraft Avenue)

This request is to waive Section 30.04.03.E.1 to allow for two 6-foot access gate setbacks along Kraft Avenue where 20 is required. There will be two driveways into the property on Kraft and both gates will have a setback of 6 feet. As this is a single-family residential development, the proposed access gates will only serve to allow the property owners to access their homes. Since multiple vehicles will not be queuing to enter, it is not believed that this minor reduction will not have an adverse impact on the safety or flow of traffic along Kraft Avenue.

The proposed gate will be automatic, allowing for smooth and efficient entry without requiring manual operation. There is adequate space at each entrance for at least one vehicle to wait outside the street right-of-way, ensuring that no obstruction to traffic flow or public access will occur. The gate will provide the owner with direct, secure access to the residence, maintaining both convenience and safety.

Waiver of Development Standards – Excess Fill (Within 5 Feet of Property Line)

This request is for a design review to allow for an excess fill of a max of 9 -foot fill where a 3-foot maximum is allowed per Section 30.04.06.F.1. We are requesting 5.5 on the east side of entire property boundary, the



Cross Sections call out 5.1 but we are asking for more as a buffer. We will need 8.5 fill along the entire north on the east side of property line. The Cross Sections call out 8 feet, but we are asking for more as a buffer. Excess fill is needed throughout the parcel to bring the proposed finished floor grades above the depth of flow in both adjacent streets; the expected impact is negligible.

Waiver of Development Standards – Excess Fill (Within 20 Feet of the Property Line)

This request is for a design review to allow for an excess fill of a max of 9-foot fill where a 6-foot maximum is allowed per Section 30.04.06.F.2. We are requesting to have a 9-foot fill on the north side of the parcel the Cross Sections call out 8.7 but we are asking for more as a buffer. Excess fill is needed throughout the parcel to bring the proposed finished floor grades above the depth of flow in both adjacent streets; the expected impact is negligible. On the east side we are also asking for 8-foot fill withing the 20 feet of shared property line. The cross sections call out 7.4 feet, but we are asking for more as a buffer.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.06(F)(1). to allow for a maximum 14.5-foot-high combination wall (6-foot screen wall and 8.5-foot retaining wall) where a 6-foot maximum is allowed. Section A (west to east) on the west side we are asking for two 3.5-foot retaining walls. There will be a 3.5 retaining wall then a scarp then another 3.5 retaining wall and then a 6-foot CMU wall along shared property line of APN: 138-06-104-008. The cross section is showing 3 feet, but we are asking for more as a buffer. Sections A (west to east) on the east side we are asking for 3.5 -foot retaining wall then 3-foot of landscaping, then another 3.5-foot retaining wall on top of the landscaping, then 3-foot landscaping and another 3.5 retaining wall and a 6-foot wrought iron fence on top of that along Grand Canyon Drive. The cross sections show 3 feet, but we are asking for more as a buffer. Section B (north to south on the west side of the parcel) on the north side we are asking for 5.5 retaining wall with an 8-foot proposed screen wall along APN:138-06-104-023. The cross sections show 5 feet, but we are asking for more as a buffer. On the south side we are asking for 3.5-foot retaining wall then a scarp, then another 3.5-foot retaining wall then a scarp and a 6-foot CMU wall on top of that along Kraft. The cross sections show 3 feet, but we are asking for more as a buffer. Section C (north to south of the east side of the parcel) on the north side we are asking for 8.5 retaining wall along APN: 138-06-104-023. The cross sections show 8 feet, but we are asking for more as a buffer. On the south side we are asking for 3.5-foot retaining wall, then a scarp, then another 3.5-foot retaining wall then a 6-foot wrought iron fence on top, this will be along Kraft Avenue. The cross section is showing 3 feet, but we are asking for more as a buffer. The site has a significant drop in grade. This is necessary so that the site has adequate drainage and we can match into the street.

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



TANEY ENGINEERING

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TANEYCORP.COM

November 25, 2025

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

Re: Kraft & Grand Canyon
APR-25-101114
APN: 138-06-104-022
Hold Request

To whom it may concern:

Taney Engineering, on behalf of Pat Clark C.S.T Trust or Assigns, is respectfully submitting this hold letter. We are holding WS-25-0798 to February 4, 2026, Board of County Commissioners Agenda. The required fees were submitted prior to the close of the previous cycle, which allows this request to be deferred without issue. Holding the item to the February 2026 agenda ensures that the application remains in compliance with submittal procedures while providing adequate time for review and processing within the appropriate hearing cycle.

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner