



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

October 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 September 29, 2026. (For possible action)
- IV. Approval of the Agenda for October 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
 - 1. **VS-26-0589-HORITO, THOMAS S. & KELLEEE S.: VACATE AND ABANDON** easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and Butler Street and Al Carrison Street within Lone Mountain. AB/jm/kh (For possible action) **11/04/26 BCC**
 - 2. **WS-26-0590-HORITO, THOMAS S. & KELLEEE S.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow an accessory use prior to the establishment of a principal use (single-family residence); **2)** waive full off-site improvements; and **3)** eliminate drainage study on 1.92 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Hickam Avenue and west of Al Carrison Street within Lone Mountain. AB/jm/kh (For possible action) **11/04/2026**
- VII. General Business
 - 1. Finalize requests for the next Fiscal Year budget. (For possible action)
 - 2. Applications being accepted to serve on the CAC for the next 2 years. (For discussion only)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: October 27, 2026.
Meeting will be held at YMCA 3521 N Durango Drive, Las Vegas, NV 89129
- X. Adjournment.
- XI. **POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129



Lone Mountain Citizens Advisory Council

September 29, 2026

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:39 p.m.
- II. Public Comment
None
- III. Approval of September 8, 2026, Minutes

Moved by: MATTHEW SHRIEVER
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for September 29, 2026

Moved by: MATTHEW SHRIEVER
Action: Approved the agenda as submitted
Vote: 3/0 - Unanimous
- V. Informational Items
Michelle Baert announced the following upcoming events in District C:
 - The Market at Mt. Crest - farmers market from 4p-8p every 2nd & 4th Friday
 - October 23rd – Movie in the Park
 - Applications being accepted to serve on the CAC board for 2 years

VI. Planning & Zoning

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

Action: APPROVED as submitted
Moved by: KIMBERLY BURTON
Vote: 3/0 Unanimous

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

Action: APPROVED as submitted, subject to staff conditions
Moved by: KIMBERLY BURTON
Vote: 3/0 Unanimous

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

Action: APPROVED as submitted, subject to staff conditions
Moved by: MATTHEW SHRIEVER
Vote: 3/0 Unanimous

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

Action: APPROVED as submitted, subject to staff conditions
Moved by: KIMBERLY BURTON
Vote: 3/0 Unanimous

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

Action: APPROVED as submitted, subject to staff conditions
Moved by: KIMBERLY BURTON
Vote: 2/1

(Member opposed is in favor of keeping full offsites)

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

Action: APPROVED as submitted, subject to staff conditions

Moved by: JOSEPH CRAPO

Vote: 3/0 Unanimous

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

Action: APPROVED as submitted, subject to staff conditions

Moved by: MATTHEW SHRIEVER

Vote: 3/0 Unanimous

VI. General Business

1. Finalized next year's fiscal budget requests which included, timely clean-up after storms, more Code Enforcement to address violations, reduction of light pollution, and a better overhead projector.
2. Announced applications are being accepted until November 14, 2026, to serve on the CAC for the next 2 years.

VIII. Public Comment
None

IX. Next Meeting Date

The next regular meeting will be October 13, 2026

X. Adjournment

The meeting was adjourned at 8:00 p.m.

11/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0589-HORITO, THOMAS S. & KELLEEE S.:

VACATE AND ABANDON easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and Butler Street and Al Carrison Street within Lone Mountain (description on file). AB/jm/kh (For possible action)

RELATED INFORMATION:

APN:

138-04-301-023; 138-04-301-031; 138-04-301-032

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 needed for the development of the site

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-26-0590	A waiver of development standards for residential accessory uses 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

- 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: TOM HORITO

CONTACT: DAVID STRAIT, D.W. STRAIT ARCHITECTURE, 1223 HEATHER OAKS WAY, NORTH LAS VEGAS, NV 89031



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0589 WS-26-0590

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

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 10/14/26

Location: 4701 N. Durango Dr., Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 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 # 25-100876

ASSESSOR PARCEL #(s): 138-04-301-023, 031, 032

PROPERTY ADDRESS/ CROSS STREETS: Al Carrison Street and Hickam Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

We request abandonment of government patent easements as may exist under patent number 1215909 or elsewhere.

PROPERTY OWNER INFORMATION

NAME: Thomas and Kellee Horito

ADDRESS: 8285 Helena ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL 702 303-8888

APPLICANT INFORMATION (information must match online application)

NAME: Thomas Horito

ADDRESS: 8285 Helena Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL 702 303-8888

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: David Strait

ADDRESS: 1223 Heather Oaks Way

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89031

TELEPHONE: 702 239-1838

CELL 702 239-1838

ACCELA REFERENCE CONTACT ID # dwstraitarch

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

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

Property Owner (Signature)*

Thomas Horito

Property Owner (Print)

6/22/26

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100876

ASSESSOR PARCEL #(s): 138-04-301-023, 031, 032

PROPERTY ADDRESS/ CROSS STREETS: Al Carrison Street and Hickam Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

We request a waiver of development standards to allow detached garage to be built prior to the primary structure (house). We request a waiver of offsite development standards to defer half street improvements and waive the hydrology study at this time.

PROPERTY OWNER INFORMATION

NAME: Thomas and Kellee Horito

ADDRESS: 8285 Helena ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL 702 303-8888

APPLICANT INFORMATION (information must match online application)

NAME: Thomas Horito

ADDRESS: 8285 Helena Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL 702 303-8888

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: David Strait

ADDRESS: 1223 Heather Oaks Way

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89031

TELEPHONE: 702 239-1838

CELL 702 239-1838

ACCELA REFERENCE CONTACT ID # dwstraitarch

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

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

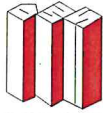
Property Owner (Signature)*

Thomas Horito

Property Owner (Print)

6/22/26

Date



D. W. STRAIT Architecture & Planning

1223 Heather Oaks Way • North Las Vegas • Nevada 89031

Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: June 23, 2026

To: Clark County Planning Commission and Staff

Subject: **Justification Letter – APR 25-100876**
Vacation of Patent Easements Along Front and Side Streets.

APN 138-04-301-023, 138-04-301-031, and 138-04-301-032

Plan Description

We are requesting waiver under this case number to allow construction of a detached garage before building the primary single family residence.. Requests are explained in a separate justification letter. Public works reviewers have ordered that we abandon patent easements along the two adjacent streets

Vacation and Abandonment

We are proceeding to vacate government patent easements along Al Carrison Street and Hickam Avenue. All existing easements that are not being abandoned will carry forth on the new map. The continuing need for service access to the community well compels us to leave the well access easement in place. We request abandonment of government patent easements as may exist under patent number 1215909 or elsewhere.

Background

The site was presently on three separate undeveloped parcels. We have submitted surveys to combine the three parcels in MSM-25-600045.

Submitted on behalf of Tom Horito.

Sincerely,

David W. Strait,
Architect Lic. 2841

C Terry Montgomery Surveyor
Tom Horito

11/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0590-HORITO, THOMAS S. & KELLEEE S.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an accessory use prior to the establishment of a principal use (single-family residence); **2)** waive full off-site improvements; and **3)** eliminate drainage study on 1.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Hickam Avenue and west of Al Carrison Street within Lone Mountain. AB/jm/kh (For possible action)

RELATED INFORMATION:

APN:

138-04-301-023; 138-04-301-031; 138-04-301-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow accessory uses, including a garage prior to the establishment of a principal use (single-family dwelling) per Section 30.03.01D.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Hickam Avenue and Al Carrison Street where required per Section 30.04.08C.
3. Eliminate the drainage study where required per Section 30.04.08B.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.92
- Project Type: Residential accessory uses
- Number of Lots: 1
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 4,800

Site Plan

The plan depicts the proposed residential garage and makes note of the location of the future residence. The garage is 40 feet in width by 120 feet in length and is located near the northern portion of the property. The garage will provide a total of 7 overhead doors, 5 along the north

side and 2 along the south side. A future residence is noted on the southern portion of the property.

Landscaping

The plan depicts street landscaping as per Title 30 requirements.

Elevations

The plans depict each side of the garage with stucco to be painted with colors matching those selected for the primary residence, and a pitch tile roof. The building will have multiple garage doors and windows facing north, west, and south. The height of the garage is proposed to be 20 feet.

Floor Plans

The plans depict a 4,800 square foot garage with 2 garage doors on the south side and 4 garage doors on the north side of the structure. Two doors are provided on the north and south sides of the building, with 2 windows on the west side of the building.

Applicant's Justification

The applicant states they are requesting to build the garage before the proposed primary residence. The garage will serve as the construction headquarters and provide a secure storage area for building materials, construction tools, and equipment, for the construction of the future residence.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-26-0589	A vacation and abandonment of right of way and 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

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

Accessory structures and uses are intended to be subordinate to and permitted in conjunction with a principal use or structure. The applicant did not provide a compelling justification for seeking waivers to allow the proposed accessory structure to be constructed prior to a future single-family residence. The applicant shows on the site plan a future residential house. A building permit for the future residence has not been submitted to the Building Department. There is also no timeframe described in the justification letter for the construction of the residence nor a guarantee that it will be constructed in a timely manner. The area is surrounded by single-family development with accessory structures such as garages and sheds. However, a review of aerial photography and street views revealed no other properties in the neighborhood developed without the principal use. The construction of a garage area without a single-family residence would be inconsistent with the development pattern of the neighborhood. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

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. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #3

A drainage study is not required for the accessory structure as there is minimum flow in the area. However, a drainage study may be required with future development of the site. Therefore, staff has no objection to this request.

Staff Recommendation

Approval of waiver of development standards #3; denial of waivers of development standards #1 and #2.

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:

- Record minor subdivision 25-600045 prior to any building permits;
- 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Hickam Avenue and Al Carrison Street.

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, contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOM HORITO

CONTACT: DAVID STRAIT, D.W. STRAIT ARCHITECTURE, 1223 HEATHER OAKS WAY, NORTH LAS VEGAS, NV 89031



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0589 WS-26-0590

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

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 10/14/26

Location: 4701 N. Durango Dr., Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 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:

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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 # 25-100876

ASSESSOR PARCEL #(s): 138-04-301-023, 031, 032

PROPERTY ADDRESS/ CROSS STREETS: Al Carrison Street and Hickam Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

We request abandonment of government patent easements as may exist under patent number 1215909 or elsewhere.

PROPERTY OWNER INFORMATION

NAME: Thomas and Kellee Horito

ADDRESS: 8285 Helena ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL 702 303-8888

APPLICANT INFORMATION (information must match online application)

NAME: Thomas Horito

ADDRESS: 8285 Helena Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL 702 303-8888

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: David Strait

ADDRESS: 1223 Heather Oaks Way

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89031

TELEPHONE: 702 239-1838

CELL 702 239-1838

ACCELA REFERENCE CONTACT ID # dwstraitarch

*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)*

Thomas Horito

Property Owner (Print)

6/22/26

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100876

ASSESSOR PARCEL #(s): 138-04-301-023, 031, 032

PROPERTY ADDRESS/ CROSS STREETS: Al Carrison Street and Hickam Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

We request a waiver of development standards to allow detached garage to be built prior to the primary structure (house). We request a waiver of offsite development standards to defer half street improvements and waive the hydrology study at this time.

PROPERTY OWNER INFORMATION

NAME: Thomas and Kellee Horito

ADDRESS: 8285 Helena ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL 702 303-8888

APPLICANT INFORMATION (information must match online application)

NAME: Thomas Horito

ADDRESS: 8285 Helena Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL 702 303-8888

ACCELA REFERENCE CONTACT ID # _____

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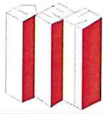
Property Owner (Signature)*

Thomas Horito

Property Owner (Print)

6/22/26

Date



D. W. STRAIT Architecture & Planning

1223 Heather Oaks Way • North Las Vegas • Nevada 89031

Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: July 8, 2026

To: Clark County Planning Commission and Staff

Subject: **Justification Letter – APR 25-100876**
Waiver Development Standards for Detached Garage
(and subsequent Construction of New House)

APN 138-04-301-023, 138-04-301-031, and 138-04-301-032

Plan Description

We plan to build house and a detached garage on a single residential parcel that will be created by combining the three undeveloped parcels listed above. There is no present occupancy on this land.

This land was planned to be served by an existing community water well that is presently serving the neighboring properties, and has a 5 foot utility easement along the north property line our site. There is a patent access easement across this parcel 138-04-301-023 that affords vehicle access to the community well and pump station situated on the northwest corner of the parcel 138-04-301-035 which is adjacent to the west property line of 138-04-301-031.

Development Plan

We plan to build garage first and then later build the house with driveways, and yards as shown on our site plan.

Waivers

We want to build the garage immediately to temporarily serve as a construction headquarters and to provide a secure storage area for building materials, construction tools, equipment, etc. The main house will take longer to build. We will develop landscaping, permanent fences, and yards last.

- We request a waiver of development standards to allow the garage to be established prior to the primary structure where not allowed per 30.03.01.
- We also request a waiver to eliminate the drainage (surface hydrology) study where required per section 30.04.08B.
- We request a waiver of development standards for full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) on Hickam Avenue where required per Section 30.04.08C.
- We request a waiver of development standards for full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) on Al Carrison Street where required per Section 30.04.08C.

The public works requirements are redundantly stated on MSM-25-600045 parcel map review letter of July 1, 2025. Waivers to those requirements will be resolved upon completion of this planning action.

Primary Residence and Garage
Land Use Justification
7/8/2026
Continued Page 2

Hydrology Study

Because we are building the garage adjacent to the existing well-access easement with its drive pathway established, we know we can avoid stormwater flooding in the garage with an elevated finish floor altitude. Also because the north and west neighboring properties are already developed, there is no chance that our project will affect upstream stormwater levels. It is the opinion of our civil engineer that a surface hydrology study is of little value unless the future street profiles would radically be elevated from the present established elevations. We want to avoid delays of this garage project that are imposed by the process of obtaining an approved flood study.

Vacation and Abandonment

We are proceeding to vacate government patent easements along Al Carrison Street and Hickam Avenue by separate submittal under this case number.

Background

The site was formerly three separate undeveloped parcels. We have submitted surveys to combine the three parcels in MSM-25-600045.

Summary

The proposed use is consistent with the RS20 zoning. It is compatible with nearby residential lots, and it is consistent with the level of development in this area.

Submitted on behalf of Tom Horito.

Sincerely,



David W. Strait,
Architect Lic. 2841

C Terry Montgomery Surveyor
 Tom Horito