



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

June 30, 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 April 28, 2026. (For possible action)
- IV. Approval of the Agenda for June 30, 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. **WC-26-400049 (WS-25-0820)-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS: WAIVER OF CONDITIONS** for waivers of development standards requiring no garage access from the driveway off Bright Angel Way for a previously approved single-family residence 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) **07/08/26 BCC**
 2. **WS-26-0284-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS: WAIVER OF DEVELOPMENT STANDARDS** to allow a second driveway in conjunction with a proposed single-family residence on a portion of 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) **07/08/26 BCC**
 3. **WS-26-0307-LAYNE DARRYL J & CHELSEA J REVOCABLE LIVING TRUST & LAYNE DARRYL J & CHELSEA J TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce setback for a proposed accessory building (detached garage) in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Helena Avenue and west of Pioneer Way within Lone Mountain. AB/tpd/cv (For possible action) **07/21/26 PC**
 4. **VS-26-0316-RODRIGUEZ HERMELINDA TRUST & RODRIGUEZ HERMELINDA TRS: VACATE AND ABANDON** portion of a right-of-way being Tenaya Way located between Washburn Road and Verde Way within Lone Mountain (description on file). AB/jud/cv (For possible action) **07/22/26 BCC**
 5. **WS-26-0315-RODRIGUEZ HERMELINDA TRUST & RODRIGUEZ HERMELINDA TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate full off-site improvements; 2) allow modified driveway geometrics; and 3) allow additional driveways in conjunction with a proposed single-family residence on 0.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Tenaya Way and north of Rosada Way within Lone Mountain. AB/jud/cv (For possible action) **07/22/26 BCC**

VII. General Business
None

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

IX. Next Meeting Date: July 14, 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

April 28, 2026

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of April 14, 2026, Minutes

Moved by: KIMBERLY BURTON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for April 28, 2026

Moved by: ALLISON BONANNO
Action: Approved the agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

- The Market at Mt. Crest - farmers market from 4p-8p every 2nd & 4th Friday

VI. Planning & Zoning

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

Action: APPROVED as submitted, subject to staff conditions

Moved by: MATTHEW SCHRIEVER

Vote: 4/0 - Unanimous

VI. General Business
None

VIII. Public Comment
None

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

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

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-400049 (WS-25-0820)-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

WAIVER OF CONDITIONS for waivers of development standards requiring no garage access from the driveway off Bright Angel Way for a previously approved single-family residence 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

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

History & Request

The site was approved for 2 single-family residential lots by the Board of County Commissioners in February 2026 via WS-25-0820. The applicant sought multiple waivers to support development of 2 single-family homes, including reduced setbacks, increased retaining wall and fill heights, elimination of required street landscaping full off-site improvements, and an increased driveway width. During the process, the request to reduce the street side setback (Waiver #1B) and the request to eliminate street landscaping (Waiver #4) were withdrawn. The final approval also included a Public Works condition prohibiting garage access from Bright Angel Way due to safety and visibility concerns with the original design.

The applicant is now requesting removal of that condition, stating the revised driveway and gate now meet code with a 20 foot setback that provides safe sight-visibility. This request triggers a new waiver to allow a second curb cut on Bright Angel Way to provide RV access to the detached garage, which is a which is companion item on this agenda.

Previous Conditions of Approval

Listed below are the approved conditions for WS-25-0820:

Comprehensive Planning

- 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

- No garage access from the driveway off Bright Angel Way;
- 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.

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.

Applicant's Justification

The applicant requests removal of the condition prohibiting garage access from Bright Angel Way because the revised design now fully resolves the safety concerns that led to the condition. The updated plans show the driveway and access gate set back 20 feet from the right-of-way with compliant sight-visibility zones, meeting all applicable Title 30 and CCAUSD standards. The detached garage is located on the east side of the lot due to the 11 foot grade change, making RV access from Michelli Crest Way impractical. The proposed driveway on Bright Angel Way provides the only feasible and safe access to the garage without creating adverse impacts to adjacent properties or the public. Because the revised layout meets current design and safety requirements, the applicant believes the condition is no longer necessary and requests its removal.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0820	Waivers of development standards for development of single-family residences	Approved by BCC	February 2026
VS-25-0819	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2026

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-26-0284	Waiver of development standards for a single-family residence 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**Public Works - Development Review**Waiver of Conditions

Staff has no objection to waive the condition "no garage access from the driveway off Bright Angel Way". The applicant worked with staff to ensure vehicles can safely access the detached garage without the potential for conflicts.

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff Recommendation**Approval**

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:**Public Works - Development Review**

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WC-26-400049/WS-26-0284

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 06/30/26

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

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. 07/08/26 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-26-100465

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

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

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Conditions Public Works condition #1 "No garage access from the driveway off of Bright Angel Way under WS-25-0820 and a Waiver of Development standards to allow a second curb cut that is not part of circular driveway for a previously approved single-family residence with detached garage.

PROPERTY OWNER INFORMATION

NAME: ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS

ADDRESS: 6625 WEATHER VIEW DR

CITY: LAS VEGAS STATE: NV ZIP CODE: 89110

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: FOUTZ JEFFREY D TRS

ADDRESS: 6625 WEATHER VIEW DR

CITY: LAS VEGAS STATE: NV ZIP CODE: 89110

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G C Garcia Inc, c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr Suite 210

CITY: Henderson STATE: Nevada ZIP CODE: 89014

TELEPHONE: 702-465-9909 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.

Jeffrey D Foutz
Property Owner (Signature)*

Jeffrey D Foutz
Property Owner (Print)

3.19.26
Date



April 9, 2026

Jennifer Ammerman, Acting Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter- Waiver of Condition and Waiver of Development
Standards for a Single-Family Residence.
APN #: 126-25-601-002

Dear Jennifer:

On behalf of our client, Jeffrey D Foutz Trust, please accept the attached justification letter and accompanying documents for a Waiver of Conditions and a Waiver of Development standards for a previously approved single-family residence with detached garage. The subject site is on the southern half of a single parcel that is approximately 2.06+/- acres APN 126-25-601-002. The site is located at the northeast corner of Michelli Crest Way and Bright Angel Way.

The subject site has a Land Use designation of Ranch Estate Neighborhood (RN) and a zoning designation of RS20 with a Rural Neighborhood Preservation (RNP) overlay. The parcels to the north and the south have a Land Use designation of RN and a zoning designation of RS20. The vacant parcels to the east and west are in the City of Las Vegas that are also planned for single family residential (U-RNP).

WAIVER OF CONDITIONS

The entire parcel was approved for two single family custom homes by the Board of County Commissioners on February 4, 2026 under WS-25-0820. At the time of approval Public Works condition #1 "No garage access from the driveway off of Bright Angel Way." was added for the detached garage for the home on the south half of the parcel. It is requested that this condition be removed.

At the time of approval, the plans depicted the garage 9'11" from the south property line with a driveway and gate access off the garage to Bright Angel Way which didn't meet code and created a potentially unsafe condition. At the hearing it was agreed that the applicant would work with Public Works to find a safer way to access the garage; however, the condition was added so that no access was allowed until a safe design was provided.

The current design meets the code requirements. The wall and access gate are set back 20 FT from the street where the driveway is proposed onto Bright Angel Way. This allows for clear site visibility zones from the driveway creating safe driving conditions.

We ask that the condition of approval #1 for Public Works be removed considering the changes made.

WAIVER OF DEVELOPMENT STANDARDS

As a part of this application Waivers of Development Standards is requested as follows.

1. A request to allow a second curb cut that is not part of circular driveway where only one is allowed per CCAUSD drawing 222.

The garage is a detached building behind the main residence made to store not only vehicles but also the owners 40 FT RV. It will be built at the same time as the residence however, due to the shape of the lot, the 11 FT grade change from west to east, and the size needed to contain the RV, the garage is located closer to the east property line rather than the main residence. For these reasons, a circular driveway would be impractical and wouldn't provide the necessary access to the garage. The second curb cut on Bright Angel will allow for RV access to the garage which would be difficult and costly to achieve from the driveway on Michelli Crest due to the necessary turning radius for an RV of this size. Approval of this request will allow for the residence to be developed in a manner consistent with the other homes in the area.

Waiver of Development Standards Approval Criteria 30.06.06.F

- (i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The use of the areas adjacent to the property will not be affected in a substantially adverse manner. The requested waivers are compatible with the existing development in the area. Multiple homes in the area have a second curb cut, several that are not part of a circular driveway and a few that have more than two.

- (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;

The proposed project will not materially affect the health and safety of persons in the immediate vicinity and will not be materially detrimental to the public welfare. As previously stated, the waivers requested are inline with the existing development in the area.

- (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

Approval of the requested waivers will be in harmony with the general purpose, goals, objective and standards of the Master Plan and this Title. The waivers are compatible with existing development in the area and address site specific conditions that make meeting the standard drawing impractical.

- (iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services

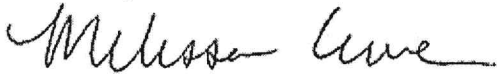
The residence and garage were previously approved and are anticipated by the master plan. This request is only to address the second driveway. As such the project will be adequately served by public improvements, facilities and services and will not impose an undue burden.

SUMMARY JUSTIFICATION:

The proposed waivers are to allow a secondary driveway from Bright Angel Way to allow RV access to the garage. The site-specific conditions, namely the 11 FT drop across the site, make it impractical for the RV to access the garage from the driveway on Michelli Crest. The driveway has been designed to meet the standards of Title 30 and has clear site visibility zones. Furthermore, this request is compatible and consistent with other existing home lots in the area.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Melissa Eure".

Melissa Eure
President

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0284-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with a proposed single-family residence on a portion of 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 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow a second driveway where one is the maximum allowed per Uniform Standard Drawing 222.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.13 (portion)
- Project Type: Single-family residential

History, Site Plan, & Request

The site was approved for 2 single-family residential lots by the Board of County Commissioners in February 2026 via WS-25-0820. The applicant sought multiple waivers to support development of 2 single-family homes, including reduced setbacks, increased retaining wall and fill heights, elimination of required street landscaping full off-site improvements, and an increased driveway width. During the process, the request to reduce the street side setback (Waiver #1B) and the request to eliminate street landscaping (Waiver #4) were withdrawn. The final approval also included a Public Works condition prohibiting garage access from Bright Angel Way due to safety and visibility concerns with the original design.

The applicant is now requesting removal of that condition (requested with a companion item on this agenda), stating the revised driveway and gate now meet code with a 20-foot setback that provides safe sight-visibility. This request triggers a new waiver to allow a second curb cut on Bright Angel Way to provide RV access to the detached garage, which is subject of this application.

The proposed site plan depicts Lot 2 located at the northeast corner of Michelli Crest Way and Bright Angel Way. The residence is positioned centrally on the lot, with the detached garage located toward the eastern portion of the site. Access to the primary residence is provided from Michelli Crest Way, while a second driveway is proposed from Bright Angel Way to serve the detached garage which is subject of a waiver request. The garage is set back approximately 20 feet from the Bright Angel Way to the south.

Applicant's Justification

The applicant states that the requested waiver is necessary due to the unique physical characteristics of the site, including the 11-foot grade change from west to east and the configuration of the lot. The detached garage is designed to store vehicles and a 40-foot RV, and its placement on the east side of the parcel is intended to provide functional access and avoid conflicts with the primary residence. The applicant explains that accessing the garage from Michelli Crest Way would require an impractical turning radius for an RV of this size and would necessitate substantial grading modifications. The proposed second curb cut on Bright Angel Way is intended to provide direct access to the garage and is designed with a 20-foot setback and compliant sight-visibility zones. The applicant notes that multiple homes in the surrounding area have more than one driveway or curb cut and asserts that the request is compatible with the established development pattern. The applicant further states that the waiver will not adversely affect adjacent properties, will not create safety concerns, and remain consistent with the Master Plan and Title 30.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0820	Waivers of development standards for single-family residences	Approved by BCC	February 2026
VS-25-0819	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2026

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
WC-26-400049 (WS-25-0820)	A waiver of conditions 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

Public Works - Development Review

Waiver of Development Standards

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

Although the installation of a second residential driveway on Bright Angel Way exceeds the maximum standard, the applicant worked with the staff to ensure vehicles can safely access the detached garage without the potential for conflicts. Therefore, staff has no objection to this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 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 Michelli Crest Way and Bright Angel Way.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WC-26-400049/WS-26-0284

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 06/30/26

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. 07/08/26 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-26-100465

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

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

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Conditions Public Works condition #1 "No garage access from the driveway off of Bright Angel Way under WS-25-0820 and a Waiver of Development standards to allow a second curb cut that is not part of circular driveway for a previously approved single-family residence with detached garage.

PROPERTY OWNER INFORMATION

NAME: ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS

ADDRESS: 6625 WEATHER VIEW DR

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89110

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: FOUTZ JEFFREY D TRS

ADDRESS: 6625 WEATHER VIEW DR

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89110

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G C Garcia Inc, c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr Suite 210

CITY: Henderson

STATE: Nevada

ZIP CODE: 89014

TELEPHONE: 702-465-9909 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.

Jeffrey D Foutz
Property Owner (Signature)*

Jeffrey D Foutz
Property Owner (Print)

3.19.26
Date



April 9, 2026

Jennifer Ammerman, Acting Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter- Waiver of Condition and Waiver of Development
Standards for a Single-Family Residence.
APN #: 126-25-601-002

Dear Jennifer:

On behalf of our client, Jeffrey D Foutz Trust, please accept the attached justification letter and accompanying documents for a Waiver of Conditions and a Waiver of Development standards for a previously approved single-family residence with detached garage. The subject site is on the southern half of a single parcel that is approximately 2.06+/- acres APN 126-25-601-002. The site is located at the northeast corner of Michelli Crest Way and Bright Angel Way.

The subject site has a Land Use designation of Ranch Estate Neighborhood (RN) and a zoning designation of RS20 with a Rural Neighborhood Preservation (RNP) overlay. The parcels to the north and the south have a Land Use designation of RN and a zoning designation of RS20. The vacant parcels to the east and west are in the City of Las Vegas that are also planned for single family residential (U-RNP).

WAIVER OF CONDITIONS

The entire parcel was approved for two single family custom homes by the Board of County Commissioners on February 4, 2026 under WS-25-0820. At the time of approval Public Works condition #1 "No garage access from the driveway off of Bright Angel Way." was added for the detached garage for the home on the south half of the parcel. It is requested that this condition be removed.

At the time of approval, the plans depicted the garage 9'11" from the south property line with a driveway and gate access off the garage to Bright Angel Way which didn't meet code and created a potentially unsafe condition. At the hearing it was agreed that the applicant would work with Public Works to find a safer way to access the garage; however, the condition was added so that no access was allowed until a safe design was provided.

The current design meets the code requirements. The wall and access gate are set back 20 FT from the street where the driveway is proposed onto Bright Angel Way. This allows for clear site visibility zones from the driveway creating safe driving conditions.

We ask that the condition of approval #1 for Public Works be removed considering the changes made.

WAIVER OF DEVELOPMENT STANDARDS

As a part of this application Waivers of Development Standards is requested as follows.

1. A request to allow a second curb cut that is not part of circular driveway where only one is allowed per CCAUSD drawing 222.

The garage is a detached building behind the main residence made to store not only vehicles but also the owners 40 FT RV. It will be built at the same time as the residence however, due to the shape of the lot, the 11 FT grade change from west to east, and the size needed to contain the RV, the garage is located closer to the east property line rather than the main residence. For these reasons, a circular driveway would be impractical and wouldn't provide the necessary access to the garage. The second curb cut on Bright Angel will allow for RV access to the garage which would be difficult and costly to achieve from the driveway on Michelli Crest due to the necessary turning radius for an RV of this size. Approval of this request will allow for the residence to be developed in a manner consistent with the other homes in the area.

Waiver of Development Standards Approval Criteria 30.06.06.F

- (i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The use of the areas adjacent to the property will not be affected in a substantially adverse manner. The requested waivers are compatible with the existing development in the area. Multiple homes in the area have a second curb cut, several that are not part of a circular driveway and a few that have more than two.

- (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;

The proposed project will not materially affect the health and safety of persons in the immediate vicinity and will not be materially detrimental to the public welfare. As previously stated, the waivers requested are inline with the existing development in the area.

- (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

Approval of the requested waivers will be in harmony with the general purpose, goals, objective and standards of the Master Plan and this Title. The waivers are compatible with existing development in the area and address site specific conditions that make meeting the standard drawing impractical.

- (iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services

The residence and garage were previously approved and are anticipated by the master plan. This request is only to address the second driveway. As such the project will be adequately served by public improvements, facilities and services and will not impose an undue burden.

SUMMARY JUSTIFICATION:

The proposed waivers are to allow a secondary driveway from Bright Angel Way to allow RV access to the garage. The site-specific conditions, namely the 11 FT drop across the site, make it impractical for the RV to access the garage from the driveway on Michelli Crest. The driveway has been designed to meet the standards of Title 30 and has clear site visibility zones. Furthermore, this request is compatible and consistent with other existing home lots in the area.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Eure". The signature is fluid and cursive, with the first name "Melissa" being more prominent than the last name "Eure".

Melissa Eure
President

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0307-LAYNE DARRYL J & CHELSEA J REVOCABLE LIVING TRUST & LAYNE DARRYL J & CHELSEA J TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a proposed accessory building (detached garage) in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Helena Avenue and west of Pioneer Way within Lone Mountain.
AB/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

138-03-305-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for a proposed accessory building (detached garage) to 15 feet where 40 feet is required per Section 30.02.04 (a 62.5% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7425 Helena Avenue
- Site Acreage: 0.81
- Project Type: Reduced setbacks
- Building Height (feet): 23
- Square Feet: 2,285 (detached garage)

Site Plan

The plan depicts an existing single-family residence centrally located within the site with a proposed detached garage to the northeast of the residence. The proposed building will be 20 feet from the residence, 10 feet from the east property line, and 15 feet from the north property line (front). There is a proposed driveway that will provide access to the accessory building from Helena Avenue.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plan depicts a proposed detached garage that is 23 feet in height with a pitched roof and 2 roll-up doors facing west. The building will be constructed of similar materials and colors as the primary residence.

Floor Plans

The plan depicts a 2,285 square foot garage with an open layout.

Applicant's Justification

The applicant states that the proposed location of this structure is necessary to provide a more practical placement. It will be easy to use the proposed garage if the structure is closer to the right-of-way. Additionally, the applicant has taken steps to minimize any impact this accessory building may have on surrounding property owners. The applicant has consulted with adjacent property owners and has not received any indication that they are against the proposal.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400241-06 (WS-0975-02)	Third extension of time for a block wall and accessory structures	Approved by PC	September 2006
ET-400194-05 (WS-0975-02)	Second extension of time for a block wall and accessory structures	Approved by PC	September 2005
ET-400255-04 (WS-0975-02)	First extension of time for a block wall and accessory structures	Approved by PC	October 2004
WS-0975-02	Waiver of development standards for a block wall and accessory structures	Approved by PC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-PD2	Single-family residential
East	City of Las Vegas	R-PD8	Single-family residential
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that there is sufficient space for the proposed building to be constructed in compliance with Title 30 requirements. Therefore, this request is a self-imposed hardship and staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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: DARRYL JLAYNE

CONTACT: DARRYL LAYNE, 7425 HELENA AVENUE, LAS VEGAS, NV 89129

DRAFT



Comprehensive Planning

Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0307_

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

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

Date 6/30/2026

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: 7/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas->

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

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 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 # 13803305007

ASSESSOR PARCEL #(s): _____

PROPERTY ADDRESS/ CROSS STREETS: 7425 Helena Ave, Las Vegas, NV 89129

DETAILED SUMMARY PROJECT DESCRIPTION

Detached RV Garage

PROPERTY OWNER INFORMATION

NAME: Darryl Layne / Lorne Darryl J & Chelsea J Revocable Living Trust
ADDRESS: 7425 Helena Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: _____ CELL 702-279-7896

APPLICANT INFORMATION (information must match online application)

NAME: Darryl Layne
ADDRESS: 7425 Helena Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: _____ CELL 702-279-7896 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Darryl Layne
ADDRESS: 7425 Helena Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: _____ CELL 702.279.7896 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)*

Darryl Layne
Property Owner (Print)

3-19-2026
Date

Darryl & Chelsea Layne
7425 Helena Ave
Las Vegas, NV 89129
March 23, 2026

Planning Department / Zoning Board Name
Clark County Department
500 South Grand Central Parkway

Subject: Request for Front Setback Reduction to 15 Feet – 7425 Helena Ave

Dear Planning Official / Board Members,

I am writing to formally request approval for a modification to the front setback requirement for my property located at 7425 Helena Avenue in Las Vegas, Nevada. Specifically, I am requesting a waiver of development standards to reduce the front setback to 15 feet (From Helena Ave) where 40 feet is the minimum required per Section 30.02.04.

The purpose of this request is to allow for the construction of a detached garage on my property. Due to the size and configuration of the lot, as well as existing structures and access considerations, adhering to the current setback requirement would significantly limit the feasibility of this project. Adjusting the setback to 15 feet would allow for a more practical and functional placement of the structure while maintaining safe access and usability of the property.

I have carefully considered the potential impact of this request on the surrounding neighborhood. The proposed adjustment will not obstruct visibility for traffic, interfere with pedestrian safety, or negatively affect neighboring properties. Additionally, I have communicated with nearby residents, and there are no objections to the proposed placement.

This improvement will enhance the overall use and value of my property while maintaining the character and integrity of the neighborhood. I am committed to ensuring that the project complies with all other applicable codes and regulations.

I respectfully request your consideration and approval of this setback modification. Please feel free to contact me if any additional information or documentation is required.

Thank you for your time and consideration.

Sincerely,

Darryl & Chelsea Layne
(702)279-7896
Chevyguy710@gmail.com

07/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0316-RODRIGUEZ HERMELINDA TRUST & RODRIGUEZ HERMELINDA TRS:

VACATE AND ABANDON portion of a right-of-way being Tenaya Way located between Washburn Road and Verde Way within Lone Mountain (description on file). AB/jud/cv (For possible action)

RELATED INFORMATION:

APN:

125-34-310-012; 125-34-310-020; 125-34-310-031; 125-34-310-053; 125-34-310-061; 125-34-310-072; 125-34-310-084; 125-34-410-009; 125-34-410-019; 125-34-410-069 through 125-34-410-070

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate portions of rights-of-way being Tenaya Way located from Washburn Road to the north and Verde Way to the south.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	City of Las Vegas	R-PD5	Single-family residential

Related Applications

Application Number	Request
WS-26-0315	Waivers of development standards in conjunction with a proposed single-family residence 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 right-of-way that is 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

- Right-of-way dedication to include associated spandrel at the southwest corner of APN: 125-34-310-031 at the Tenaya Way and Rosada Way intersection;
- 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

Building Department - Addressing

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ERIC STAFFORD

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

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0315 & VS-26-0316

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

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

Date 6/30/2026

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. N/A 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: 7/22/2026 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:

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- 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-26-100345

ASSESSOR PARCEL #(s): 125-34-310-031

PROPERTY ADDRESS/ CROSS STREETS: Rosada Way & Tenaya Way

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards and vacation for 1 lot single family residence.

PROPERTY OWNER INFORMATION

NAME: Hermelinda Rodriguez Trust / Attn: Hermalinda Rodriguez

ADDRESS: 3517 Cowboy Ranch Ave.

CITY: North Las Vegas STATE: NV ZIP CODE: 89031

TELEPHONE: 702-292-8775 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Fox Homes

ADDRESS: PO Box 60621

CITY: Boulder City STATE: NV ZIP CODE: 89006

TELEPHONE: 702-202-2713 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Jessica Walesa

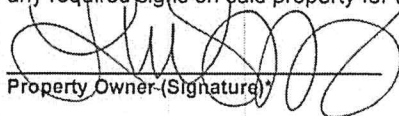
ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

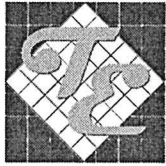
*Correspondent will receive all project communication via the email entered in online application.

(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.


Property Owner (Signature)

Hermelinda Rodriguez
Property Owner (Print)

02/16/2026
Date



TANEY ENGINEERING

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

March 18, 2026

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Rosada & Tenaya
APR-26-100345
APN: 125-34-310-031
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Fox Homes, is respectfully submitting justification for the vacation of right of way.

Right of Way Vacation

This request is to vacate 10 feet of right of way along the east on Tenaya Way between Washburn Road and Rosada Way. Another 10 feet of right of way on Tenaya Way between Rosada Way and La Madre Way, and another 10 feet on Tenaya Way between La Madre Way and Verde Way.

Due to the proposed single family residence and waiver of offsite improvements, the right of way is unnecessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jessica Walesa

Jessica Walesa

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0315-RODRIGUEZ HERMELINDA TRUST & RODRIGUEZ HERMELINDA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate full off-site improvements; 2) allow modified driveway geometrics; and 3) allow additional driveways in conjunction with a proposed single-family residence on 0.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Tenaya Way and north of Rosada Way within Lone Mountain.
AB/jud/cv (For possible action)

RELATED INFORMATION:

APN:

125-34-310-031

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Tenaya Way where required per Section 30.04.08C.
b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Rosada Way where required per Section 30.04.08C.
2. Increase the driveway width along Tenaya Way to 34 feet where 28 feet is the maximum width allowed per Uniform Standard Drawing 222 (a 21% increase).
3. Allow 2 additional residential driveways where 1 residential driveway per property is allowed per Uniform Standard Drawing 222.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7210 W. Rosada Way
- Site Acreage: 0.9
- Project Type: Single-family residential
- Number of Lots: 1

Site Plan

The plan depicts a proposed single-family residence with access provided via Rosada Way and Tenaya Way. The proposed residence is located on the southern half of the parcel, and the proposed casita is located on the northern portion of the site. The applicant is requesting waivers of development standards to eliminate off-site improvements along Tenaya Way and Rosada

Way and to increase the number of driveways. The site plan shows 1 circular driveway along the south property line, and 2 additional driveways along the east property line adjacent to Tenaya Way. The applicant is also requesting to increase the driveway width to a maximum of 34 feet for both driveways along Tenaya Way. Lastly, the site plan shows the following perimeter screening: a proposed 6 foot high block wall along the north property line, a 6 foot high block wall along the east property line to be constructed behind the proposed street landscaping, a 3 foot high block wall along the south property line to be installed behind the street landscaping, and lastly, there is an existing shared block wall along the west property line.

Landscaping

Although the applicant is requesting to waive off-site improvements along Tenaya Way and Rosada Way, the applicant is providing street landscaping which meets Title 30 standards.

Applicant's Justification

The applicant states the site is in an area with rural street standards. The adjacent residential properties do not provide off-site improvements, which establishes a precedent for the current development. The proposed wider drive widths of 34 feet is needed due to the unique site design of a custom single-family residence that includes both a main house and a detached casita. The separate driveways are necessary to provide safe, functional, and independent access to both structures while reducing vehicle congestion on a single-entry point. Providing dedicated access for the casita helps prevent on-street parking, improves vehicle maneuverability, and enhances overall safety for residents and visitors. The proposed configuration will not be detrimental to surrounding properties or the neighborhood, as it maintains orderly access, minimizes traffic conflicts, and preserves normal roadway flow on Tenaya Way.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	City of Las Vegas	R-PD5	Single-family residential

Related Applications

Application Number	Request
VS-26-0316	Vacation and abandonment for portions of rights-of-way 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

Public Works - Development Review

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.

Public Works - Development Review

Waiver of Development Standards #1

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 #2

Staff finds that the larger driveway widths would increase the potential area of conflict for vehicles and pedestrians. When combined with the absence of sidewalks and the proposed driveway configuration, the wider driveways do not improve safety or maintain compatibility with the surrounding neighborhood. Therefore, staff cannot support the request for increased driveway widths.

Waiver of Development Standards #3

Staff finds that allowing three driveways is excessive and would create more conflicts between vehicles and pedestrians as the applicant is trying to enter and exit the site. Combined with the request to increase the width of those driveways would further compromise safety. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

- Right-of-way dedication to include associated spandrel at the southwest corner of APN: 125-34-310-031 at the Tenaya Way and Rosada Way intersection;
- 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 asphalt path along Tenaya Way and Rosada Way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: ERIC STAFFORD

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



Comprehensive Planning

Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0315 & VS-26-0316

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

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

Date 6/30/2026

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. N/A 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: 7/22/2026 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 # APR-26-100345

ASSESSOR PARCEL #(s): 125-34-310-031

PROPERTY ADDRESS/ CROSS STREETS: Rosada Way & Tenaya Way

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards and vacation for 1 lot single family residence.

PROPERTY OWNER INFORMATION

NAME: Hermelinda Rodríguez Trust / Attn: Hermelinda Rodriguez

ADDRESS: 3517 Cowboy Ranch Ave.

CITY: North Las Vegas STATE: NV ZIP CODE: 89031

TELEPHONE: 702-292-8775 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Fox Homes

ADDRESS: PO Box 60621

CITY: Boulder City STATE: NV ZIP CODE: 89006

TELEPHONE: 702-202-2713 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

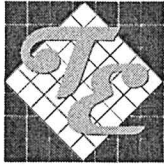
*Correspondent will receive all project communication via the email entered in online application.

(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.

Property Owner (Signature)

Hermelinda Rodriguez
Property Owner (Print)

02/16/2026
Date



TANEY ENGINEERING

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

May 27, 2026

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

Re: Rosada & Tenaya
APR-26-100345
APN: 125-34-310-031
Justification Letter

To whom it may concern:

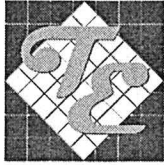
Taney Engineering, on behalf of Fox Homes, is respectfully submitting justification for Waiver of Development Standards, for a proposed 0.91 gross acre, 1-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 0.91 gross acres and located north of Rosada Way and west of Tenaya Way. The lot has a square footage of 39,682 and a net square footage of 39,682. 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.

Rosada Way and Tenaya Way will stay in their rural conditions. The applicant is planning to waive offsite improvements. The entrance to the house will be through Rosada Way. There will be 3 driveways 1 leading to the main entrance. 2 on Tenaya way 1 for the side and the other for the proposed casita.

<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 (Developed)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)
East (Developed)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)
West (Developed)	Park/ Recreation/ Open Space (PR-OS)	Residential Planned Development (R-PD5)



Narrative – RNP/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.

Walls and Fences

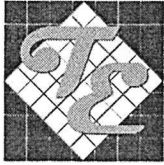
The proposed development will include 6-foot perimeter walls throughout the property, while the front yard area will feature a 3-foot wall located behind the landscaped buffer to maintain compliance with code requirements. Along Tenaya Way, the 6-foot wall will terminate 40 feet from the frontage of the lot and transition to a 3-foot wall in order to comply with County Code standards. The west side of the lot has 6-foot wall higher than 3 feet but it has been existing since 1986. The 6-foot wall will remain.

Waiver of Development Standards – Off-Site Improvements (Tenaya Way)

This request is to waive Section 30.04.08.C requiring full off-site improvements on Tenaya Way to include curb, gutter, detached sidewalks, streetlights and partial paving where required per Section 30.04.08.C. 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 – Off-Site Improvements (Rosada Way)

This request is to waive Section 30.04.08.C requiring full off-site improvements on Rosada Way to include curb, gutter, detached sidewalks, streetlights and partial paving where required per Section 30.04.08.C. 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 patial paving.

Waiver of Development Standards – Residential Driveway Width

I am requesting approval of a waiver to allow two driveways on the subject property along Tenaya Way, each with a width of 34 feet, exceeding the 28-foot maximum width established by Uniform Standard Drawing 222. Tenaya Way will have two driveways and both driveways have a 24-foot width. This request is based on the unique site design of a custom single-family residence that includes both a main house and a detached casita. One driveway provides access to the garage at the main residence, while the second serves the casita and side yard. Due to the layout and orientation of the buildings, separate driveway access is functionally necessary and integral to the architectural design. The proposed configuration does not negatively affect adjacent properties, traffic flow, or pedestrian safety. The driveways are spaced appropriately, maintain clear distances. Additionally, the property's frontage along Tenaya Way is sufficient to accommodate the two driveways without encroaching on neighboring parcels or public improvements.

Waiver of Development Standards- Three Driveways (Tenaya Way & Rosada)

This waiver request is submitted to allow two driveways on Tenaya Way, each measuring 34 feet in width, one serving the main residence and the other serving the detached casita. Per by Uniform Standard Drawing 222 there is one driveway allowed for both streets. Separate driveways are necessary to provide safe, functional, and independent access to both structures while reducing vehicle congestion on a single-entry point. Providing dedicated access for the casita helps prevent on-street parking, improves vehicle maneuverability, and enhances overall safety for residents and visitors. The proposed configuration will not be detrimental to surrounding properties or the neighborhood, as it maintains orderly access, minimizes traffic conflicts, and preserves normal roadway flow on Tenaya Way.

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