



Lone Mountain Citizens Advisory Council
Mountain Crest Neighborhood Services Center
4701 N. Durango Drive
Las Vegas, NV. 89129

March 10, 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

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 February 24, 2026. (For possible action)
- IV. Approval of the Agenda for March 10, 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

03/18/26 BCC

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

- 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: March 24, 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

February 24, 2026

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of January 13, 2026, Minutes
Moved by: Deborah Earl
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for February 24, 2026
Moved by: Kimberly Burton
Action: Approved the agenda as submitted, holding Item #1 to March 10, 2026
CAC
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
- Play in the Park – March 6th, from 3p-6p
- Bunny Break, March 14th, from 3p-5p
- Country Fest, April 11th – More details to come at next CAC meeting

VI. Planning & Zoning

1. **WS-26-0055-DANIEL PERLA ASSOCIATES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential development on 1.08 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of La Madre Way and west of Durango Drive within Lone Mountain. AB/sd/cv (For possible action) **03/18/26 BCC**

Action: HELD to March 10, 2026, CAC meeting due to applicant to present the item

VI. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be March 10, 2026

X. Adjournment
The meeting was adjourned at 6:34 p.m.

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0055-DANIEL PERLA ASSOCIATES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential development on 1.08 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of La Madre Way and west of Durango Drive within Lone Mountain.
AB/sd/cv (For possible action)

RELATED INFORMATION:

APN:

125-32-803-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along La Madre Way where a 6 foot wide minimum landscape strip shall be provided per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along La Madre Way where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.08
- Project Type: Single-family residential
- Number of Lots: 2

Site Plans

The plans depict 2 proposed single-family residential lots on 1.08 acres. Lot 1 is located on the northern portion of the site, adjacent to La Madre Way. Lot 2 is a flag shaped lot and is located south of Lot 1. The applicant is requesting a waiver of development standards to waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along La Madre Way. This request is associated with a Minor Subdivision Map (MSM-24-600085) that is currently in process with the Clark County Mapping Team. In addition, the applicant is requesting to eliminate the required 6 foot wide street landscaping area along La Madre Way.

Applicant's Justification

The applicant states similar adjacent residential communities lack off-site improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing off-site improvements may not be necessary or practical. The request to eliminate street landscaping will allow for similar street scape within the immediate area as the adjacent parcels have no curb and only pavement and a dirt edge exist.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change for various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP- II)	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning
Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of street landscaping is to provide shade for streets and sidewalks to mitigate the urban heat island effect. Regardless of the lack of street landscaping immediately adjacent to the proposed development, staff finds that providing street landscaping along La Madre Way would improve the area as a whole. 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 and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Applicant to construct a 5 foot asphalt path along La Madre Way;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- All flag lots must comply with 503.2.1.3 of the 24 IFC as amended by Clark County.

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: DANIEL PERLA ASSOCIATES

**CONTACT: JPLENGINEERING, INC., 6725 S. EASTERN AVENUE #5, LAS VEGAS, NV
89119**

DRAFT



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

APPLICATION NUMBER(s): WS-26-0055

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 02/24/26

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. 03/18/26 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 # _____
ASSESSOR PARCEL #(s): 125-32-803-026

PROPERTY ADDRESS/ CROSS STREETS: La Madre and Bonita Vista

DETAILED SUMMARY PROJECT DESCRIPTION

2-Lot Parcel Map MSM24-600085.

PROPERTY OWNER INFORMATION

NAME: Daniel Perla Associates LLC
ADDRESS: 104 Windsor Gate
CITY: Great Neck STATE: NY ZIP CODE: 11020
TELEPHONE: 516-428-4661 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Daniel Perla Associates LLC
ADDRESS: 104 Windsor Gate
CITY: Great Neck STATE: NY ZIP CODE: 11020
TELEPHONE: 516-428-4661 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JPL Egnineering Inc
ADDRESS: 5725 S. Eastern Ave, Suite 5
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702-898-6269 CELL 702-355-0163 ACCELA REFERENCE CONTACT ID # _____

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

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

Daniel Perla
Property Owner (Signature)*

Daniel Perla
Property Owner (Print)

10/1/25
Date



January 13, 2026

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

RE: Waiver of Development Standards
APN: 125-32-803-026
MSM 24-600085
Las Vegas, NV 89149

Dear Staff:

On behalf of the applicant, Daniel Perla and Associates, LLC, JPL Engineering, Inc. respectfully submits this Waiver of Design Standards for full offsite improvements to the above referenced 1.08-acre parcel. The property is zoned for single family two (2) dwellings per acre (RS20) in a Ranch Estate Neighborhood (RE).

Waiver of Development Standards-

We are requesting a waiver of development standards for full offsite improvements in La Madre Ave., (curb, gutter, detached sidewalk, street paving and street lights) in Ranch Estate Neighborhood (RE) The property is located within the Lone Mountain Planning Area with designated Ranch Estate Neighborhood (RE) Land Use and currently zoned low intensity residential single family (RS20). Refer to the Site Plan included with planning application submittal.

Adjacent Zoning-

Direction	Parcel	Zoning	Planned Land Plan
West	125-32-803-028	RS20	RN
South	125-32-803-011	RS20	RN
East	125-32-803-008	RS20	LN
East	125-32-803-006	RS20	LN
North	125-32-704-016	RS20	RN

Site Description-

The 1.08 site is in a planned Land Plan Rural Ranch Neighborhood (RN) and Residential Single Family (RS20) in the Lone Mountain area. The parcel is zoned for two (2) dwellings per acre.

The adjacent parcels have no curb solely pavement and dirt edge.



ENGINEERING•ENVIRONMENTAL•SURVEY
DESIGN•BUILD•CONSTRUCTION

Justification

- Ranch Estate Neighborhood typically develop without curb gutter sidewalk, full street paving and street lighting. Note the adjacent parcels to the north and east are within Rural Estate (RE) planning areas and are zoned RS20 zoned..

Should you have any questions regarding the project, please feel free to contact our office at (702) 898-6269.

Sincerely,

James P. Lopez

JPL Engineering, Inc.