



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

October 14, 2025

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

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

record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for September 23, 2025. (For possible action)
- IV. Approval of the Agenda for October 14, 2025, 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. **WS-25-0664-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) allow a gated community; 3) increase fill height; 4) increase retaining wall height; and 5) waive full off-site improvements. **DESIGN REVIEW** for a single-family residential subdivision on 4.72 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/kh (For possible action)
 - 2. **TM-25-500163-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS: TENTATIVE MAP** consisting of 8 single-family residential lots on 4.72 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/kh (For possible action)
 - 3. **AR-25-400066 (UC-22-0081)-GREENGALE PROPERTIES, LLC: HOLDOVER USE PERMITS THIRD APPLICATION FOR REVIEW** for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 24.72 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Elkhorn Road and west of Rainbow Boulevard (alignment) within Lone Mountain. MK/my/kh (For possible action)
- VII. General Business
 - None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: October 28, 2025.
- 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

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



Lone Mountain Citizens Advisory Council

September 30, 2025

MINUTES

Board Members:	Allison Bonanno – Chair 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 6:32 p.m.
- II. Public
Comment None
- III. Approval of September 9, 2025, Minutes
Moved by: MATTHEW SCHRIEVER
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for September 30, 2025

Moved by: ALLISON BONANNO
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

1. October 4, 2025 – Free microchipping will be offered (while supplies last) at Mt. Crest from 9a-11a
2. October 10, 2025 - The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p. The inaugural farmers market will feature peaches.
3. October 24, 2025 – Trunk or Treat and movie in the park (Hotel Transylvania)

VI. Planning & Zoning

1. **WS-25-0604-GORDON JAMES PATRICK & RICHARDSON ALYSSA C: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an existing single-family residence on 0.53 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Rosada Way and east of Dapple Gray Road within Lone Mountain. AB/tpd/cv (For possible action) **10/21/25 PC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: KIMBERLY BURTON

Vote: 4-1

(Member opposed did not want to set precedent with such a large reduction in setbacks)

2. **VS-25-0645-GOLDENSITES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Eula Street, and between Bright Angel Way (alignment) and Tropical Parkway within Lone Mountain. AB/rg/cv (For possible action) **10/22/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 5-0

3. **WS-25-0644-GOLDENSITES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase retaining wall height; 3) increase fill; and 4) waive full off-site improvements. **DESIGN REVIEW** for a proposed single-family residential development on 4.83 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and east of Hualapai Way within Lone Mountain. AB/rg/cv (For possible action) **10/22/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: KIMBERLY BURTON

Vote: 5-0

4. **TM-25-500159-GOLDENSITES, LLC: TENTATIVE MAP** consisting of 9 single-family residential lots on 4.83 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and east of Hualapai Way within Lone Mountain. AB/rg/cv (For possible action) **10/22/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 5-0

VI. General Business

1. Nominate representative for Community Development Advisory Council (CDAC) (For possible action) – Deborah Earl volunteered to serve on CDAC

VIII. Public Comment
None

IX. Next Meeting Date

The next regular meeting will be October 14, 2025

X. Adjournment

The meeting was adjourned at 7:47 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0664-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI
DIANE TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow a gated community; 3) increase fill height; 4) increase retaining wall height; and 5) waive full off-site improvements.

DESIGN REVIEW for a single-family residential subdivision on 4.72 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain.
MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

125-23-702-003; 125-23-702-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 20 feet where 40 feet is required per Section 30.02.04 (a 50% reduction).
2. Allow a gated community where gated communities are not permissible within the NPO-RNP overlay per Section 30.02.26F.
3. Increase fill height to 6 feet 6 inches where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 117% increase).
4. Increase the height of retaining walls to a maximum of 6 feet 6 inches where a maximum of 3 feet is allowed per Section 30.04.03 (a 117% increase).
5. Waive full off-site improvements (streetlights, curb, gutter, sidewalk, and paving) along Mustang Street where off-site improvements are 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: 6720 Mustang Street and 6705 Maverick Street
- Site Acreage: 4.72
- Project Type: Single-family residential development
- Number of Stories: 1
- Building Height (feet): 20

- Number of Lots/Units: 8
- Density (du/ac): 1.69
- Minimum/Maximum Lot Size (square feet): 23,494/29,259 (gross)/ 19,474/ 22,256 (net)
- Minimum/Maximum Square Feet: 2,422/3,516

Site Plan

The site plan depicts an 8 lot residential subdivision with private street access from the east side of Mustang Street, 430 feet south of Deer Springs Way. The plan shows a gated community with each lot facing and accessing the internal private street. The private street ends in a cul-de-sac on the east side of the property. The perimeter walls include retaining walls that exceed 3 feet in height in some areas along the west, south, east, and north perimeter property lines, which range between 3.5 feet and 6.5 feet in height. The maximum retaining wall height is 6.5 feet near the southwest corner of the subdivision. All lots have more than 3 feet of fill within 5 feet of the property line. Lot 1 has the maximum of fill height within 5 feet of the perimeter property lines up to 6.5 feet.

Landscaping

The landscape plan depicts a 6 foot wide landscape strip along Mustang Street consisting of large trees and 3 shrubs for every 30 linear feet of street frontage, with no sidewalks proposed on the private street or Mustang Street.

Elevations

The elevations depict 1 story single-family residential homes with 2 car garages and RV garages with specific models. The elevations will be enhanced with stucco pop outs, bay windows, stucco siding, stone veneer, and a variety of exterior treatments and architectural features. Building height ranges from 17 feet 9 inches to a maximum of 20 feet.

Floor Plans

The floor plans depict 4 home plans that range in size from 2,422 to 3,516 square feet. One of the models has an optional RV garage. Each home will have a full length driveway and electric vehicle charging capabilities. The homes have 3 to 4 bedrooms with patio, kitchen, den/sitting room, dining room, laundry room, and living area.

Applicant's Justification

The applicant states the development consists of eight residential lots, each designed to comply with the density requirements of the NPO-RNP Overlay District, which permits a maximum of two dwelling units per acre. The proposed development after waivers, aligns with the general 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. The subdivision layout is designed to integrate seamlessly with the surrounding area. The proposed off-site waiver is based on the project's adherence to the existing neighborhood standards and the preservation of its character. The inclusion of fill and retaining wall waivers is necessary to ensure proper site grading and to manage stormwater runoff, thereby protecting the integrity of the development and the surrounding area. Allowing a gated entry for this project will not create any adverse impacts on surrounding properties or the broader community. The

proposed gate is intended to enhance neighborhood safety, manage traffic circulation internally, and provide a sense of security for future residents. Additionally, several existing communities in the surrounding area are already gated, establishing a clear precedent and demonstrating compatibility with the character of the neighborhood. For these reasons, granting this waiver would not be detrimental to the public or surrounding development. Maintaining the standard front setback of 40 feet from the property lines would significantly restrict the available buildable space on the lots.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0485	Vacated various portions of Torrey Pines Drive, Mustang Street, Maverick Street, and Deer Springs Way	Approved by BCC	October 2022
VS-0872-05	Vacated and abandoned a portion of Maverick Street - Recorded	Approved by PC	July 2005
VS-1320-02	Vacated and abandoned a portion of rights-of-way being Deer Springs Way, Rome Boulevard, Rio Vista Street, Balsam Street, Rainbow Boulevard, and Mustang Street - Recorded	Approved by BCC	June 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	March 2001

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-E	Cemetery

Related Applications

Application Number	Request
TM-25-500163	A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that the reduction of the front setback is due to the footprint of the homes being too large for the proposed lots. A reduction in square footage would eliminate the need for a waiver of development standards. The proposed reduction in setbacks does not comply with the Rural Neighborhood Preservation (NPO) rules in Title 30, Chapter 30.02.26(F), which states that main buildings in NPO areas must follow the district rules that require a 40 foot front setback in the RS20 zoning district. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood over time as well as the character of the surrounding area. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

Staff finds that the proposed gated access is not needed in this location for only 8 homes. This development is not at risk of pass through traffic or potential inadvertent access by the general public. The proposed access gates do not comply with the Rural Neighborhood Preservation (NPO) rules in Title 30, Chapter 30.02.26(F), which states gated communities are not permissible. Gated access diminishes the rural character and aesthetic quality of a neighborhood that has been designated for rural protection, is not compatible with Comprehensive Plan Policy LM-2.5 which supports neighborhood development without barriers. Staff cannot support the waiver request.

Waivers of Development Standards #3 & #4

The applicant is requesting waivers to exceed the standard limits for retaining wall height and grade fill in several areas of the development. However, staff does not support the requests because the applicant has not provided sufficient justification for the proposed deviations. Title 30 generally favors tiered retaining walls over single, tall walls to reduce visual impact, improve stability, and maintain compatibility with surrounding properties. The proposed wall heights and grade changes could negatively affect adjacent lots by creating abrupt elevation differences, drainage concerns, and a less cohesive streetscape. Additionally, per NPO-RNP standards in Title 30, waivers for increased fence and wall height, including retaining walls, are strongly discouraged.

The retaining walls and increased fill requests are not compatible with Policy LM-2.5 which discourages construction of barrier walls between developments. Staff recommends denial of the waiver requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The 8 lot subdivision includes 4 model homes and 2 elevations per model that meet minimum standards for architectural design and design materials. The homes are limited in height to a maximum of 20 feet and include design elements that are compatible with the surrounding area. Private street access allows each home to front on the private street. However, since staff is not supporting the waiver requests staff is unable to support the design review.

Public Works - Development Review

Waiver of Development Standards #5

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

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 4 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: A DEVCO

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS/DR-25-0664

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

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

Date: 10/14/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/5/2025 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.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Greta Lane, Indian Springs

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100789

ASSESSOR PARCEL #(s): 125-23-702-004

PROPERTY ADDRESS/ CROSS STREETS: Maverick & Deer Springs

DETAILED SUMMARY PROJECT DESCRIPTION

single family residential subdivision - Tentative map

PROPERTY OWNER INFORMATION

NAME: FDST 01 2005, LLC

ADDRESS: 5920 N. Campbell Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: 702-580-2515

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Andrew Acuna

ADDRESS: 8460 Warbonnet Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-580-2515

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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


Property Owner (Signature)*

FRED AHLSTROM
Property Owner (Print)

7-28-2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100789

ASSESSOR PARCEL #(s): 125-23-702-003

PROPERTY ADDRESS/ CROSS STREETS: Maverick & Deer Springs

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision - Tentative Map

PROPERTY OWNER INFORMATION

NAME: 6720 Mustang St LLC, a Nevada limited liability company

ADDRESS: 1007 Sojourn Ct

CITY: Henderson

STATE: NV ZIP CODE: 89074

TELEPHONE: 702-580-2515

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Andrew Acuna

ADDRESS: 8460 Warbonnet Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-580-2515

CELL _____

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

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[Signature]
Property Owner (Signature)

Susan Y. Mendoza (Manager)
Property Owner (Print)
ANDREW T. AWES OWNER

8/21/2025
Date
8-21-25



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100789

ASSESSOR PARCEL #(s): 125-23-702-004

PROPERTY ADDRESS/ CROSS STREETS: Maverick & Deer Springs

DETAILED SUMMARY PROJECT DESCRIPTION

single family residential subdivision - Design Review / Waiver

PROPERTY OWNER INFORMATION

NAME: FDST 01 2005, LLC

ADDRESS: 5920 N. Campbell Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: 702-580-2515

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Property Owner (Signature)*

FRED AHLSTROM
Property Owner (Print)

7-28-2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100789

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PROPERTY ADDRESS/ CROSS STREETS: Maverick & Deer Springs

DETAILED SUMMARY PROJECT DESCRIPTION

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Andrew Acuna
Property Owner (Signature)

Susan Y. Mendoza (Manager)
Property Owner (Print)

8/21/2025
Date

ANDREW T. Acuna Owner

8-21-25



TANEY ENGINEERING

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

August 26, 2025

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

**Re: Maverick & Deer Springs
APR-25-100789
APN: 125-23-702-003 & 125-23-702-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of A Devco, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.72 gross acre, 8-lot single-family residential subdivision.

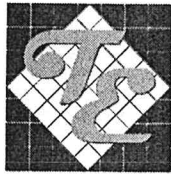
Proposed Single-Family Residential Subdivision

The subject site is 4.72 gross acres and located between Mustang Street and Maverick Street. A Tentative Map is requested to allow for the development of a 8-lot single-family residential subdivision with a density of 1.69 dwelling units per acre. The lots range in size from 23,494 gross square feet (19,474 net square footage) to 29,259 square feet (22,256 net square footage), with an average lot size of 25,964 gross square feet (20,987 net square footage). The site is currently zoned RS20 (Residential Single-Family 20). It is within an RNP/NPO Overlay District. It has a planned land use of RN (Ranch Estate Neighborhood). It is within an RNP/NPO area. There is no request for modification of Zone Change of Planned Land Use at this time.

Mustang Street will remain in its current state. Lots 1-8 will be accessed via a 39-foot-wide private street that terminates in a cul-de-sac.

A 6-foot landscape strip will be provided along Mustang Street.

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



East (Undeveloped)	(INCORP) Incorporated Clark County (City of Las Vegas)	RE- Residential Estates
West (Developed)	RN (Ranch Estates Neighborhood)	Residential Single-Family 20 (RS20)

Narrative – NRP/NPO Overlay District

Development Proposal Compliance with RNP/NPO Overlay District Standards

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

Density and Lot Configuration

The development consists of eight residential lots, each designed to comply with the density requirements of the RNP/NPO Overlay District, which permits a maximum of two dwelling units per acre. The area in question contains a minimum of ten lots of similar character, ensuring that our project maintains the established neighborhood fabric.

Subdivision Design and Access

In accordance with the applicable codes, our subdivision layout is designed to integrate seamlessly with the surrounding area. The subdivision while it is gated, and since it comprises more than five lots, it provides direct access to a residential street, facilitating connectivity and accessibility.

Waiver of Off-Site Improvements

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

Drainage Considerations and Retaining Wall Requirements

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

Waiver of development standards- Gates

We respectfully request a waiver of Section 30.02.206.F.4.d.2, which restricts gated communities. Allowing a gated entry for this project will not create any adverse impacts on surrounding properties or the broader community. The proposed gate is intended to enhance neighborhood safety, manage traffic circulation internally, and provide a sense of security for future residents. Additionally, several



existing communities in the surrounding area are already gated, establishing a clear precedent and demonstrating compatibility with the character of the neighborhood. For these reasons, granting this waiver would not be detrimental to the public or surrounding development.

Waiver of Development Standards- Front Setbacks

This request is to waive Section 30.02.06 B to allow 20- foot street front setback on lots 1-9 where a 40- foot front setback is required from back of curb. It is essential to accommodate the functional and aesthetic requirements of the project. Given this width, maintaining the standard front setback of 40 feet significantly restricts the available buildable space on the property. To ensure that the house fits properly within the lot boundaries while still meeting the design intent, we are requesting a reduction in the front setback from 40 feet to 20 feet. We are also intending to utilize Section 30.02.25.D.3.ii.(b) where the primary structure may be reduced by 12 feet is decorative features are provided. All the setbacks will be internal to the site and will not harm the adjacent parcels. We believe the impact to be negligible.

Waiver of Development Standards – Excess Fill

This request is for a waiver to all for the maximum fill of 6 feet along the southern portion within 5 feet of shared property line, where 3-foot maximum is allowed per Section 30.04.06(F)(1). On the west to east section Lot 1 will need 5.5 feet of fill. The Cross Sections show 5.23 feet of fill, but we are asking for more as a buffer. On the west to east section Lot 4 needs 4 feet of fill. The Cross Sections show 3.63 feet of fill, but we are asking for more as a buffer. On the south to north section Lot 1 will need 6 feet of fill, the Cross Sections show 5.91 feet of fill, but we are asking for more as a buffer. The south to north section, Lot 8, will need 4.5 feet of fill. The Cross Sections show 4.1 feet of fill, but we are asking for more as a buffer. We need this amount of fill to maintain adequate drainage.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum of 6.5 feet of retaining wall where 3 feet is required. To the west along lot 1 we will need a maximum height of 5.5 feet of retaining wall, the Cross Sections call out 5.23 but we are asking for more as a buffer. Along the east side along lot 4 we are asking for 4 feet of retaining wall, the Cross Sections showing 3.63 feet of fill, but we are asking for more as a buffer. On the south side we are asking for 6 feet of retaining wall, the Cross Sections show 5.91 feet of retaining but we are asking for more as a buffer. Along the north side we are asking for 4.5 feet of retaining wall. The Cross Sections show 4.1 feet of retaining but we are asking for more as a buffer. This amount of retaining is necessary to maintain adequate drainage.

Waiver of Development Standards – Off-Site Improvements

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

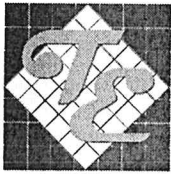


Design Review – Architecture

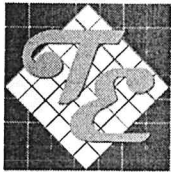
This request is for a design review for 8 architectural floor plans and elevations. The one story detached single-family homes range from 2,422 square feet to 3,516 square feet in size. The exterior of the homes consists of large decorative windows and a combination of stucco finish. From ground level it will not exceed 35 feet in height, the finished floor will be 1 foot greater; this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles. Model 3251 A and Model 3251 B will include an RV garage.

Plan Name	Square Footage	Stories	Height	Garages
Model 2412 A	2,422	1 Story	18'-9"	2 Car Garage
Model 2412 B	2,422	1 Story	18' -9"	2 Car Garage
Model 2880 A	2,925	1 Story	19'-9"	2 Car Garage
Model 2880 B	2,925	1 Story	19'-9"	2 Car Garage
Model 3251 A	3,278	1 Story	20'-3"	2 Car Garage + RV Garage
Model 3251 B	3,278	1 Story	20'-3'	2 Car Garage + RV Garage
Model 3583 A	3,516	1 Story	19'-9"	2 Car Garage
Model 3583 B	3,516	1 Story	19'-9"	2 Car Garage

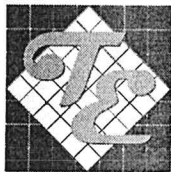
Plan Name	Square Footage	Architectural Features
Model 2412 A	2,422	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer Back Elevation: <ul style="list-style-type: none"> - Window Trim - Variable Roof Line Right Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer Left Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer
Model 2412 B	2,422	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer Back Elevation: <ul style="list-style-type: none"> - Window Trim - Stucco Wrapped Fascia Right Elevation: <ul style="list-style-type: none"> - Variable Roof line



		<ul style="list-style-type: none"> - Window Trim - Stone Veneer <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Garage Door
Model 2880 A	2,925	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer <p>Back Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Garage Door
Model 2880 B	2,925	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer <p>Back Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Garage Door
Model 3251 A	3,278	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Garage Doors <p>Back Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line



		<ul style="list-style-type: none"> - Window Trim - Stone Veneer <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer
Model 3251 B	3,278	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Garage Doors <p>Back Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Cover Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Pop Outs
Model 3583 A	3,516	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer <p>Back Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Garage Doors <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer
Model 3583 B	3,516	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer <p>Back Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Garage Doors <p>Left Side Elevation:</p>



		<ul style="list-style-type: none">- Variable Roof line- Window Trim- Stone Veneer
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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

11/05/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500163-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS:

TENTATIVE MAP consisting of 8 single-family residential lots on 4.72 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain.
MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

125-23-702-003; 125-23-702-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6720 Mustang Street and 6705 Maverick Street
- Site Acreage: 4.72
- Project Type: Single-family residential development
- Number of Lots/Units: 8
- Density (du/ac): 1.69
- Minimum/Maximum Lot Size (square feet): 23,494/29,259 (gross)/ 19,474/ 22,256 (net)

Project Description

The site plan depicts an 8 lot residential subdivision with private street access from the east side of Mustang Street, 430 feet south of Deer Springs Way. The plan shows a gated community with each lot facing and accessing the internal private street. The private street ends in a cul-de-sac on the east side of the property. The overall site is 4.72 acres with a density of 1.69 dwelling units per acre. The lots range in size from 23,494 square feet up to 29,259 square feet and a net size of 19,474 square feet up to 22,256 square feet. A 6 foot wide landscape area is provided along Mustang Street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0485	Vacated various portions of Torrey Pines Drive, Mustang Street, Maverick Street, and Deer Springs Way	Approved by BCC	October 2022
VS-0872-05	Vacated and abandoned a portion of Maverick Street - Recorded	Approved by PC	July 2005

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1320-02	Vacated and abandoned a portion of rights-of-way being Deer Springs Way, Rome Boulevard, Rio Vista Street, Balsam Street, Rainbow Boulevard, and Mustang Street - Recorded	Approved by BCC	June 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	March 2001

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-E	Cemetery

Related Applications

Application Number	Request
WS-25-0664	Waivers of development standards and design review for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the

extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: A DEVCO

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TM-25-500163

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

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

Date: 10/14/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/5/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100789

ASSESSOR PARCEL #(s): 125-23-702-004

PROPERTY ADDRESS/ CROSS STREETS: Maverick & Deer Springs

DETAILED SUMMARY PROJECT DESCRIPTION

single family residential subdivision - Tentative map

PROPERTY OWNER INFORMATION

NAME: FDST 01 2005, LLC

ADDRESS: 5920 N. Campbell Rd

CITY: Las Vegas

STATE: NV ZIP CODE: 89149

TELEPHONE: 702-580-2515

CELL _____

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CELL _____

ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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


Property Owner (Signature)*

FRED AHLSTROM
Property Owner (Print)

7-28-2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100789

ASSESSOR PARCEL #(s): 125-23-702-003

PROPERTY ADDRESS/ CROSS STREETS: Maverick & Deer Springs

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision - Tentative Map

PROPERTY OWNER INFORMATION

NAME: 6720 Mustang St LLC, a Nevada limited liability company

ADDRESS: 1007 Sojourn Ct

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702-580-2515 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Andrew Acuna

ADDRESS: 8460 Warbonnet Way

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702-580-2515 CELL: _____ ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL: _____ ACCELA REFERENCE CONTACT ID # 217076

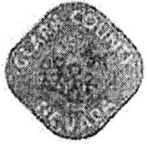
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[Signature]
Property Owner (Signature)

Susan Y. Mendoza (Manager)
Property Owner (Print)
ANDREW T. Acuna Owner

8/21/2025
Date
8-21-25



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100789

ASSESSOR PARCEL #(s): 125-23-702-004

PROPERTY ADDRESS/ CROSS STREETS: Maverick & Deer Springs

DETAILED SUMMARY PROJECT DESCRIPTION

single family residential subdivision - Design Review / Waiver

PROPERTY OWNER INFORMATION

NAME: FDST 01 2005, LLC

ADDRESS: 5920 N. Campbell Rd

CITY: Las Vegas STATE: NV ZIP CODE: 89149

TELEPHONE: 702-580-2515 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Andrew Acuna

ADDRESS: 8460 Warbonnet Way

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702-580-2515 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

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CITY: Las Vegas STATE: NV ZIP CODE: 89118

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Property Owner (Signature)*

FRED AHLSTROM
Property Owner (Print)

7-28-2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100789

ASSESSOR PARCEL #(s): 125-23-702-003

PROPERTY ADDRESS/ CROSS STREETS: Maverick & Deer Springs

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision - Design Review / Waiver

PROPERTY OWNER INFORMATION

NAME: 6720 Mustang St LLC, a Nevada limited liability company

ADDRESS: 1007 Sojourn Ct

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-580-2515

CELL _____

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CELL _____

ACCELA REFERENCE CONTACT ID # 217076

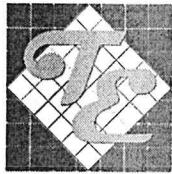
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Andrew Acuna
Property Owner (Signature)

Susan Y. Mendoza (Manager)
Property Owner (Print)
ANDREW T. Acuna Owner

8/21/2025
Date
8-21-25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

August 26, 2025

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

Re: Maverick & Deer Springs
APR-25-100789
APN: 125-23-702-003 & 125-23-702-004
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of A Devco, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.72 gross acre, 8-lot single-family residential subdivision.

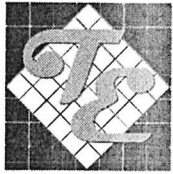
Tentative Map

The subject site is 4.72 gross acres and located between Mustang Street and Maverick Street. A Tentative Map is requested to allow for the development of a 8-lot single-family residential subdivision with a density of 1.69 dwelling units per acre. The lots range in size from 23,494 gross square feet (19,474 net square footage) to 29,259 square feet (22,256 net square footage), with an average lot size of 25,964 gross square feet (20,987 net square footage). The site is currently zoned RS20 (Residential Single-Family 20). It is within an RNP/NPO Overlay District. It has a planned land use of RN (Ranch Estate Neighborhood). It is within an RNP/NPO area. There is no request for modification of Zone Change of Planned Land Use at this time.

Mustang Street will remain in its current state. Lots 1-8 will be accessed via a 39-foot-wide private street that terminates in a cul-de-sac.

A 6-foot landscape strip will be provided along Mustang Street.

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



East (Undeveloped)	(INCORP)Incorporated Clark County	RE- Residential Estates
West (Developed)	RN (Ranch Estates Neighborhood)	Residential Single-Family 20 (RS20)

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400066 (UC-22-0081)-GREENGALE PROPERTIES, LLC:

HOLDOVER USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 24.72 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Elkhorn Road and west of Rainbow Boulevard (alignment) within Lone Mountain. MK/my/kh (For possible action)

RELATED INFORMATION:**APN:**

125-22-502-013

USE PERMITS:

1. Allow a recreational facility (indoor/outdoor) with ancillary uses such as, but not limited to, a community garden, private convention/reception space, retail sales, café/restaurant, alcohol sales, wedding events, on-site photography/filming and production, and interactive entertainment.
2. Allow sales of produce/crops not grown on-site.
3. Allow customers on-site in conjunction with the existing farm, the proposed recreational facility, and for agricultural gardening/greenhouse uses.
4. Allow a farmer's market to include retail sales of arts and crafts.
5. Allow live entertainment (indoor/outdoor).
6. Allow food processing to include cooking/baking for bakery items, fruit jams, and other food/product items for sale in conjunction with the proposed café/restaurant that is a part of the proposed recreational facility.
7. Allow retail sales and services related to all proposed uses with the existing farm and proposed recreational facility, and all related incidental and accessory uses.
8. Allow a major training facility.

9. Allow temporary outdoor commercial events removing the total number of events per year, number of days per event (including set-up and take-down timeframes), with extended hours of operation on Friday, Saturday, and Sunday (6:00 a.m. to 12:00 a.m.) for charity events, seasonal events (i.e., pumpkin patches, fall festivals, Halloween festivals, and Easter egg hunts), holiday-like events, and similar scheduled events.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the acreage for a proposed guest ranch to 25 acres where 40 acres is the minimum required per Table 30.44-1.
2. Allow alternative landscaping along all property lines (north, south, east, and west), by allowing the existing landscaping and vegetation related to the farm to remain and include a reduction in shrubs which are required to cover more than the 50% of the landscaped area per Chapter 30.64.
3. Allow existing landscaping to remain behind an existing screen wall adjacent to Elkhorn Road (north property line).
4. Allow alternative landscaping adjacent to a less intense use where Figure 30.64-11 is required per Table 30.64-2.
5. Eliminate landscape finger islands within all proposed parking lots on-site where Figure 30.64-14 is required.
6. Waive all on-site loading requirements per Section 30.60.070.
7. Reduce the required parking spaces to 249 parking spaces where 620 parking spaces are required per Chapter 30.60 (a 60% reduction).
8. Allow alternative paving within all proposed on-site parking areas, drive aisles, and walking path areas.
9. Waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving) where required per Chapter 30.52.

DESIGN REVIEWS:

1. A recreational facility.
2. Increase finished grade to 47 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 31% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6891 Elkhorn Road
- Site Acreage: 24.72
- Project Type: Recreational facility in conjunction with an existing farm
- Number of Stories: 1 (for all new proposed buildings on-site)
- Building Height (feet): 12 (proposed office)/25 (proposed greenhouses - 2 total)/14 (existing shed)/20 (proposed farm store and café)/17 (proposed restroom building)/10(proposed temporary event tent)/14 (proposed gazebos - 2 total)/22 (proposed equipment shed)

- Square Feet: 800 (proposed office)/4,000 (proposed greenhouses - 2 total)/1,165 (existing shed)/2,000 (proposed farm store and café)/300 (proposed restroom building)/10,000 (proposed temporary event tent)/625 (proposed gazebos - 2 total)/4,800 (proposed equipment shed)
- Parking Required/Provided: 620/249

Site Plan

The approved plan depicts an existing 25 acre farm on the south side of Elkhorn Road, west of Rainbow Boulevard (alignment). The farm includes the following existing areas: a palm grove, native habitat area, an olive grove, orchards, an apiary, and a meadow area. The applicant originally proposed a recreational facility on the subject parcel and the existing farm will remain and continue to operate.

The approved plan depicts the following areas:

Northwest Quadrant -

The northwest quadrant of the site includes the main entrance with a 48 foot wide driveway along Elkhorn Road (north property line). Vehicles will head south on a vehicular loop (drive aisle) which leads to the main parking area on the northwest corner of the subject parcel. One hundred 26 parking spaces are provided in this area. The vehicular loop branches east and heads easterly along the north property line. South of the parking lot includes a network of landscaping which features many walking paths and connects visitors and employees to the proposed 2 green houses, an office building, farm store/café, cultivated garden areas, an existing shed, restrooms, picnic areas, a portion of the existing palm grove, an existing meadow which provides a flex space for events, and a nexus hardscape design which is a decorative focal point of this area. Underneath the proposed greenhouse (west of the proposed office), the applicant requested to increase the finished grade to 47 inches where a maximum of 36 inches was the standard (a 31% increase)

Northeast Quadrant -

The existing palm grove along the north property line extends into the northeast quadrant and includes a 24 foot wide drive aisle which also leads vehicles to a secondary parking area with tandem parking spaces. One hundred thirteen parking spaces are provided in this area. In addition, an equipment shed will be constructed south of the parking lot.

Southeast Quadrant -

This quadrant includes a native habitat area centrally located on the site. South of the native habitat area includes a central event location where a temporary event tent can be set-up. To the west includes an irrigation pond which includes a gazebo and a future tea pavilion area where the future accessory structure in this area will be designed/constructed at a later date. The approved site plan shows that parking spaces are also included in this area. Walking paths and gravel paths continue into this quadrant to ensure that the entire parcel is accessible via pedestrian and vehicular methods. This area includes an existing material and equipment area utilized by the farm, and portion of a proposed vineyard attached to the "east promenade", proposed gazebo, and proposed vineyard event space. Walking paths are also located throughout this area.

Southwest Quadrant -

This quadrant includes the cultivated gardens, an existing olive grove which also serves as an event area, an existing orchard which features an area called the "west promenade" and an orchard which also functions as an event area. This quadrant includes an existing equipment storage area, solar panels, and a bike rack.

In addition to the recreational facility, there are several accessory uses allowed on the subject property per Title 30.

1. Garden for the cultivation of crops and utilizing the vineyard.
2. Accessory Buildings and Structures for Agricultural uses.
3. Weddings will be conducted on-site in conjunction with the recreational facility. Event locations are located throughout, including the meadow area. Weddings may be conducted indoors within temporary tents, or outdoors throughout the subject site.

The applicant requested to waive all on-site loading requirements. Furthermore, the entire parcel will provide 249 parking spaces where 620 parking spaces were required; thus, the applicant is requesting a parking reduction. The applicant will provide alternative paving as approved by the Department of Environment and Sustainability for areas throughout the site.

Landscaping

The approved plan shows that there are mature trees along the south, west, and east property lines. These landscaped areas are over 40 feet wide with over 60 mature trees in total. Along the central northern portion of the site is an existing palm grove that is over 3 acres in overall area. South of this palm grove is an existing native habitat area which features native Creosote and Bursage shrubs, and Cottonwood trees. Immediately to the south is an existing meadow which leads to an existing olive grove (southwest corner), a proposed orchard and vineyard (south central), and additional agricultural related areas on the southeast corner of the site. The applicant will add 2 green houses north of a cultivated garden area which will be over 1 acre in size. Furthermore, the applicant will add lush landscaping at the main entrance, throughout the picnic areas, and within the nexus area east of the farm store/café. Lastly, the applicant will plant an additional 16, large trees (24 inch box) along the majority of the east property line to provide an additional buffer to the existing residence to the east. Since the existing and proposed landscaping did not conform to the standard Title 30 requirements, the applicant requested waivers of development standards for parking lot landscaping finger islands, landscaping adjacent to a less intense use, landscaping along Elkhorn Road, and alternative landscaping for shrubs within existing and proposed landscape areas.

Elevations

The approved elevation plans show a variety of structures throughout the site. The proposed office has an overall height of 12 feet and will be a new manufactured building with vertical wood panels. The 2 proposed green houses have an overall height of 25 feet and will include steel framing and heavy duty greenhouse related covers. The existing shed has an overall height of 14 foot and is constructed of CMU block and features a desert themed mural on 1 elevation. The approved farm store/café has an overall height of 20 feet, and will feature large windows

and doors, a painted cement plaster finish, and a tiled roof. The proposed restroom building has an overall height of 17 feet and features decorative columns, railings, with wood detail and faux stone finishes. The applicant will also provide a temporary event tent which has an overall height of 10 feet. In addition, there are 2 proposed gazebos, both of which have an overall height of 14 feet. The gazebos feature decorative wood and faux stone exterior materials. Lastly, the proposed equipment shed on the northwest corner of the site has an overall height of 22 feet, which includes vertical metal paneling and roll-up doors.

Floor Plans

The approved office has an overall area of 800 square feet and will be used by employees of the facility. The 2 approved greenhouses have an overall area of 4,000 square feet each. There is an existing shed south of the greenhouses and has an overall area of 1,165 square feet. The approved farm store and café has an overall area of 2,000 square feet. The approved restroom building has an overall area of 300 square feet. Furthermore, the applicant will provide a 10,000 square foot temporary event tent. The site also includes 2 approved gazebos each have 625 square feet of overall area. Lastly, the proposed equipment shed has an overall area of 4,800 square feet.

Signage

Signage was not a part of the previous request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400047 (UC-22-0081):

Comprehensive Planning

- 1 year to review as a public hearing;
- 2 years to review as a public hearing.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

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 to inquire with 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.

Listed below are the conditions for AR-23-400093 (UC-22-0081):

Comprehensive Planning

- Until April 20, 2024 to review as public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

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 to inquire with 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.

Listed below are the conditions for UC-22-0081:

Current Planning

- 1 year to review as a public hearing;
- Design review as a public hearing for any significant changes to the plans;
- Major training facility limited to the instruction of agricultural, recreational, and health related uses and activities;
- Hours of operation limited to daytime hours except until 11:00 p.m. on Friday and Saturday;
- Limited to 2,500 maximum attendees;
- Monthly calendar of events to be submitted to Commissioner's office with a copy to Comprehensive Planning;
- Prior to first event, sound and lighting plan prepared by a qualified professional must be submitted to Commissioner's office with a copy to Comprehensive Planning that includes any proposed video screens;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- "No Parking" signs to be installed along Elkhorn Road;
- If required, execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Coordinate with Public Works - Development Review and Commissioner Kirkpatrick's office for the design of any non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences

outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Elkhorn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Elkhorn Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any the Elkhorn Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Elkhorn Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Applicant's Justification

The applicant states that the facility is licensed and that a technical drainage study is currently under review. A traffic study has also been approved. The other buildings on-site have not commenced and are considered to be part of Phase 2 of this construction. The required sound and lighting that is mitigated for wildlife and neighbor purposes was completed with the first review. There have been no complaints regarding the sound and lighting and the noise mitigation was completed with the first review. The gate entrance on Elkhorn Road was finished and operational before the first review. The applicant is seeking a review of conditions to show that they are still in compliance as mentioned above.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400047 (UC-22-0081)	Second application for review for recreational facility, allowed customers on-site, retail, farmers markets for crops not grown on-site, allowed live entertainment, major training facility, temporary events without timeframe, with waivers for reduced separation, landscaping, on-site loading requirements, reduced parking, paving, and off-site improvements, and design reviews for recreational facility, and finished grade on 25 acres	Approved by BCC	July 2024

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400093 (UC-22-0081)	First application for review for recreational facility, allowed customers on-site, retail, farmers markets for crops not grown on-site, allowed live entertainment, major training facility, temporary events without timeframe, with waivers for reduced separation, landscaping, on-site loading requirements, reduced parking, paving, and off-site improvements, and design reviews for recreational facility, and finished grade on 25 acres	Approved by BCC	August 2023
TC-23-900068	Private outdoor event with catered food and drinks, lawn games, live entertainment, amusement ride, and inflatables	Approved by ZA	March 2023
UC-22-0081	Recreational facility, allowed customers on-site, retail, farmer markets for crops not grown on-site, allowed live entertainment, major training facility, temporary events without timeframe, with waiver for reduced separation, landscaping, on-site loading requirements, reduced parking, paving, and off-site improvements, with design review for recreational facility, and finished grade on 25 acres	Approved by BCC	April 2022
TC-21-900224	Outdoor picnic in the farm, catered food and drinks, and selling florals	Approved by ZA	May 2021
VC-1377-99	Allowed an 8 foot high block wall (accessory structure) prior to a principal structure and increased the wall height to 8 feet - maximum 6 foot high block wall on property line	Approved by PC	October 1999
VS-1561-94	Vacated and abandoned patent easements and public rights-of-way being a portion of Rainbow Boulevard - recorded	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	City of Las Vegas	R-PD2 & R-D	Single-family residential
South	Ranch Estate Neighborhood (up 2 du/ac)	RS40 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & 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

A review was required to be filed by July 17, 2025. The applicant has demonstrated compliance with conditions.

Staff finds there are 3 approved building permits for Greengale Farms. One is for commercial grading (BD23-09161), 1 is for a commercial fence (BD23-08763), and 1 for a solar powered access gate (BD23-17578). Also, there are 3 approved business licenses including 1 for a recreational facility, ticket sales in conjunction to a recreational facility, and retail, all of which were approved after the first review. **Therefore**, staff can support the request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this application for review.

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 that a review needs to be filed by July 17, 2026 per condition of Notice of Final Action of AR-24-400047 and the project must diligently progress through completion or the applicable portions of the application will expire unless extended with an extension of time.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 2 cards

PROTEST: 23 cards, 9 letters

COUNTY COMMISSION ACTION: August 6, 2025 – HELD – No Date – per the applicant.

APPLICANT: GREENGALE PROPERTIES, LLC

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S.
FOURTH STREET #200, LAS VEGAS, NV 89101

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): AR-25-400066

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

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

Date: 7/8/2025

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/6/2025 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.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff

- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Giles Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-22-502-013

PROPERTY ADDRESS/ CROSS STREETS: 6891 Elkhorn Road/ - Elkhorn/Rio Vista

DETAILED SUMMARY PROJECT DESCRIPTION

APPLICATION REVIEW FOR AN APPROVED RECREATIONAL FACILITY (UC-22-0081)

PROPERTY OWNER INFORMATION

NAME: GREENGALE PROERTIES LLC

ADDRESS: 6891 ELKHORN ROAD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89131

TELEPHONE: 702-862-0707

CELL N/A

EMAIL: HARRISON@GREENGALE.NET

APPLICANT INFORMATION (must match online record)

NAME: HARRISON GALE

ADDRESS: 6722 N. RAINBOW BLVD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89131

REF CONTACT ID #

TELEPHONE: 702-862-0707

CELL N/A

EMAIL: HARRISON@GREENGALE.NET

CORRESPONDENT INFORMATION (must match online record)

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # 173835

TELEPHONE: 702-598-1429

CELL 702-561-7070

EMAIL: LOHENE@BROWNLAWLV.COM

*Correspondent will receive all communication on submitted application(s).

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



Property Owner (Signature)*

HARRISON GALE

Property Owner (Print)

05/05/2025

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER <u></u>

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 28, 2025

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

RE: Greengale Farms Elkhorn & Rio Vista

**Justification Letter: Third Application Review (AR) for an approved Outdoor
Recreational Facility (UC-22-0081)**

Assessors' Parcel Number: - 125-22-502-013

To Whom It May Concern:

Overview and Scope:

On behalf of our client, Greengale Properties, LLC., we respectfully submit this application for a second Application Review for the previously approved outdoor recreational facility (UC-22-0081). The recreational facility includes a myriad of other uses including the following: sale of produce/crops not grown on-site; allow customers on-site; farmer's market, live entertainment, food processing; retail sales and services; major training facility and temporary outdoor commercial event/s without timeframe limits and extended hours. The approved facility is in an RS40 (RNP-1) zone and consists of 24.72 acres located on the southeast corner of Elkhorn Road and the Rio Vista Street (alignment). The original application was approved on April 20, 2022, with a condition stating "1 year to review as a public hearing" which was completed and approved in 2023.

The first Application Review was approved on August 2, 2023. with a condition stating, "Until April 20, 2024, to review as a public hearing". The second Application Review was approved on July 17, 2024, with a condition stating, "1 year to review as public hearing"; and another "2 years to review as a public hearing". This application is for the one (1) year review as stated in the condition.

Since approval of the first review and also since the second review the items listed below are completed to allow the operation of facility for Phase I of the approved recreational facility.

Below are following items completed since the approval and two subsequent Application Reviews.

- The Facility is licensed and in operation since approval and the first review and second Below are the business licenses issued so far, for the operation of the Facility.

License Num	Multi-J Num	Business Name	Primary Jurisdiction	Non Primary Jurisdiction	License Status	Business Address
2002942.071-101	.	Greengale Farms & Events			Licensed	6891 Elkhorn RdLas Vegas, NV 89131
2007354.056-101	.	Greengale Farms & Events			Licensed	6891 Elkhorn RdLas Vegas, NV 89131
2001333.061-121	.	Greengale Farms & Events			Licensed	6891 Elkhorn RdLas Vegas, NV 89131
2006294.045-101	.	Greengale Farms & Events			Licensed	6891 Elkhorn RdLas Vegas, NV 89131
2000238.011-101	.	GREENGALE FARMS L.L.C.			Licensed	

- A Technical Drainage Study is submitted and is currently under review (PW25-12964) for the facility. Several revisions have been submitted back to Staff. The Engineer is awaiting further comments for review and or completion of the Study.
- A Traffic Study is approved. An Acceptance Letter was provided by Clark County Public Works (PW25-10455) indicating approval of the Study.
- The other buildings and structures approved have not commenced at this point and are considered phase 2 and other future phases of the project.
- The sound and lighting plan as originally required was completed with the first review. The intent is to install and utilize different lighting systems to provide a safe, eco-friendly, illuminated environment for staff-members and guests while minimizing light-pollution that could be detrimental to neighbors and native wildlife.
- The sound and lighting plan were submitted with the first review and are still in effect. There have been no reports of complaints about the lighting and sound since the first review.
- The Noise Mitigation Plan was completed with the first review and is still in effect. The intent was to mitigate excess noise pollution and ensure the quiet enjoyment of neighboring residential properties are not compromised.
- The gate entrance on Elkhorn Road was completed prior to the first review and is operational.
- An updated Event Calendar will be provided for the facility.

The information provided indicates categorically that phase 1 of the facility is in operation and the Applicant is diligently pursuing completion of the facility as approved with the future phases and will continue to ensure compliance with the conditions of approval.

LAW OFFICE

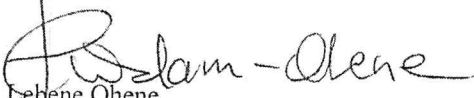
Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

We appreciate your consideration in this second required review of the application. Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene Ohene
Land Use and Development Consultant