



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

September 9, 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

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

please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for August 12, 2025. (For possible action)
- IV. Approval of the Agenda for September 9, 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

09/16/25 PC

- 1. **DR-25-0556-WOODSIDE HOMES OF NEVADA, LLC: DESIGN REVIEW** to add new models for a previously approved single-family residential development on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Elkhorn Road and east of Rainbow Boulevard within Lone Mountain. MK/dd/cv (For possible action)
- 2. **VS-25-0534-T AND T VENTURE PARTNERS, LLC: VACATE AND ABANDON** portions of a right-of-way being Rainbow Boulevard located between Racel Street and Jo Marcy Drive within Lone Mountain (description on file). MK/tpd/cv (For possible action)

- VII. General Business
None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: September 30, 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



Lone Mountain Citizens Advisory Council

August 12, 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 6:31 p.m.
- II. Public
Comment None
- III. Approval of July 29, 2025, Minutes
Moved by: JOSEPH CRAPO
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for July 29, 2025
Moved by: KIMBERLY BURTON
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

1. September 6, 2025 – Mt. Crest Neighborhood Community Services Center from 9:30a – 11a for Bagels with Becker
2. September 23, 2025 – Mt. Crest Neighborhood Community Services Center from 11:30a – 1p for Lunch and Learn, an event partnered with UNR to inform seniors about available programs and services.

VI. Planning & Zoning

1. **WS-25-0503-7675 MAGGIE AVE IRREVOCABLE TRUST ETAL & FEJE NEVADA, LLC TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) allow a non-decorative wall along a street in conjunction with an existing single-family residence on 2.24 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Brent Lane and east of Coke Street within Lone Mountain. MK/my/kh (For possible action) 9/2/25 PC

Action: APPROVED Waiver 2; DENIED Waiver 1a and 1b

Moved by: ALLISON BONANNO

Vote: 3-2

2. **WS-25-0521-SCHEIN FAMILY TRUST & SCHEIN AARON MICHAEL TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for proposed accessory structures in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Riley Street and south of Corbett Street within Lone Mountain. AB/lm/kh (For possible action) 9/2/25 PC

Action: DENIED (Motion was to approve the application as submitted)

Moved by: MATTHEW SCHRIEVER

Vote: 1-4

(CAC members were concerned about the reduced side setback for the accessory garage when there was space on the west side of the property to meet the setback and separation requirements)

VI. General Business
None

VIII. Public Comment

IX. Next Meeting Date
The next regular meeting will be August 26, 2025

X. Adjournment
The meeting was adjourned at 7:55 p.m.

09/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0556-WOODSIDE HOMES OF NEVADA, LLC:

DESIGN REVIEW to add new models for a previously approved single-family residential development on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Elkhorn Road and east of Rainbow Boulevard within Lone Mountain.
MK/dd/cv (For possible action)

RELATED INFORMATION:

APN:

125-14-404-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7200 Elkhorn Road
- Site Acreage: 4.1
- Project Type: Single-family residential
- Number of Lots/Units: 8
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 20,003/24,397 (gross)/16,211/18,280 (net)
- Number of Stories: 1
- Building Height (feet): 25 (maximum)
- Square Feet: 4,136 (maximum)

History, Site Plan, & Request

The site was originally approved for an 8 lot single-family subdivision on the northeast corner of Elkhorn Road and Rainbow Boulevard in 2023 via WS-23-0179 and TM-23-500051. Access to each of the lots will be from Elkhorn Road to the south via a private street that terminates in a cul-de-sac. Custom homes were originally proposed for the project, but now the applicant has returned for a design review to add 16 semi-custom home designs to the project.

Landscaping

No changes to the previously approved landscaping are proposed with this request.

Elevations

The elevation plans depict 4 different models, with each model being offered in 4 different finishes for a total of 16 potential designs. All of the designs are 1 story with a maximum height of 25 feet. Each of the designs also features various architectural features on all 4 sides of the homes, including contrasting stucco finishes, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

The floor plans for each home model feature multiple bedrooms, bathrooms, a custom kitchen, a 3 or 4 car garage (depending on the model), and several other amenities. The proposed homes range in size from 3,088 square feet to 4,136 square feet.

Applicant's Justification

The applicant states that their semi-custom home designs provide four-sided architecture and will complement the surrounding neighborhoods. The applicant also states that each of the designs is intended to meet the setback regulations set forth in Title 30, and that they acknowledge a waiver of development standards would be required for any lots that do not meet setback requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500051	Tentative map for an 8 lot single-family subdivision	Approved by BCC	June 2023
WS-23-0179	Waiver of development standards for an increase in wall height, reduce street landscaping, and Public Works standards	Approved by BCC	June 2023

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Staff finds that each of the 16 semi-custom home designs being offered meet the design criteria set forth in Title 30 by providing visually appealing residences and four sided architecture. The home designs are compatible with nearby residences and the neighborhood is harmonious with other developments in the area. Additionally, the applicant has acknowledged that the proposed residences will meet the required setbacks, and that a separate waiver of development standards would be required otherwise. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 21, 2027 to commence to match the expiration date of WS-23-0179 and TM-23-500051 or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 125-14-404-003; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WOODSIDE HOMES OF NEVADA, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-25-0556

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

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

Date: 8/26/2025

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: 9/16/2025 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: NA Time: NA

Location: NA

Staff reports: NA

<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.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-14-404-003

PROPERTY ADDRESS/ CROSS STREETS: Rainbow & Elkhorn

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review- Architecture

PROPERTY OWNER INFORMATION

NAME: Woodside Homes of Nevada, LLC

ADDRESS: 7895 W. Sunset Rd, Suite 110

CITY: Las Vegas

STATE: NV ZIP CODE: 89113

TELEPHONE: 725-377-4165

CELL

EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: Woodside Homes of Nevada, LLC Attn: Scott Swapp

ADDRESS: 7895 W. Sunset Rd, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID #

TELEPHONE: 725-377-4165

CELL

EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID #

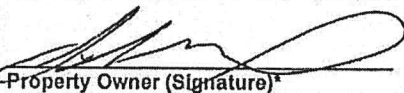
TELEPHONE: 702-362-8844

CELL

EMAIL:

*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 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)*

Scott Swapp

Property Owner (Print)

6/16/2025

Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



TANEY ENGINEERING

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

July 17, 2025

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

Re: Rainbow & Elkhorn NEC
APR-25-100774
APN: 125-14-404-003
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Woodside Homes, is respectfully submitting justification for a Design Review for a proposed 4.08 gross acre, 8-lot single-family residential subdivision.

Design Review – Architecture

This request is for a design review for 16 architectural floor plans and elevations. A site plan was originally approved in 2023 (WS-23-0179) for 8 single-family lots, and now the applicant of the site is proposing 16 different semi-custom home designs for future buyers to choose from. Each of the designs is intended to meet the setback regulations set forth in Title 30, with the acknowledgement that any setbacks not met may require a Waiver of Development Standards in the future. The one story detached single-family homes range from 3,088 square feet to 4,136 square feet in size. The exterior of the homes varies from Mid Century Modern, Contemporary Southwest, Modern Prairie, to Modern Farmhouse. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater as shown in the table below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. There are options for 2 different types of accessory buildings such as a casita and an RV garage. Both are detached but will meet the accessory building setback for RS20. Each home will have a three-to four-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of three vehicles.

Plan Name	Square Footage	Stories	Highest Height	Garages
Plan 8028 Elevation A	3,088	1 story	21' - 7 1/8"	3 car garage
Plan 8028 Elevation B	3,088	1 story	23' - 1 3/4"	3 car garage
Plan 8028 Elevation C	3,088	1 story	22' - 8 3/8"	3 car garage
Plan 8028 Elevation D	3,088	1 story	25' - 0 1/2"	3 car garage
Plan 8029 Elevation A	3,512	1 story	21' - 1 1/8"	3 car garage
Plan 8029 Elevation B	3,512	1 story	23' - 4 3/4"	3 car garage
Plan 8029 Elevation C	3,512	1 story	22' - 8 3/8"	3 car garage
Plan 8029	3,512	1 story	23' - 4 1/8"	3 car garage



Elevation D				
Plan 8030 Elevation A	3,698	1 story	21' – 3 5/8"	4 car garage
Plan 8030 Elevation B	3,698	1 story	24' – 4 3/4"	4 car garage
Plan 8030 Elevation C	3,698	1 story	21' – 10 3/8"	4 car garage
Plan 8030 Elevation D	3,698	1 story	25' – 2 1/2"	4 car garage
Plan 8031 Elevation A	4,136	1 story	22' – 8 5/8"	4 car garage
Plan 8031 Elevation B	4,136	1 story	23' – 7 3/4"	4 car garage
Plan 8031 Elevation C	4,136	1 story	24' – 4 3/8"	4 car garage
Plan 8031 Elevation D	4,136	1 story	25' – 0"	4 car garage

Plan Name	Height	Architectural Features
Plan 8028 Elevation A	21' – 7 1/8"	Front Elevation: - Nichiha Sliding - Window Trim Rear Elevation: - Covered Patio - Variable Roof line Right Elevation: - Nichiha Sliding - Window Trim Left Elevation: - Nichiha Sliding - Window Trim
Plan 8028 Elevation B	23' – 1 3/4"	Front Elevation: - Window Trim - Bellburn Sliding - Stone Veneer Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Stone Veneer - Window Trim - Parapet Left Elevation: - Stone Veneer - Window Trim
Plan 8028 Elevation C	22' – 8 3/8"	Front Elevation: - Covered Entry



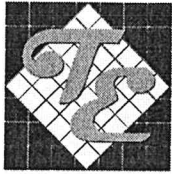
		- Variable Roof line - Parapet Wall Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Bellburn Ceramic Tile - Window Trim - Variable Roof Line Left Elevation: - Stone Veneer - Window Trim - Variable Roof Line
Plan 8028 Elevation D	25' – 0 1/2"	Front Elevation: - Fiber Cement Trim - Variable Roof line - Parapet Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Board and Batten Siding - Window Trim - Variable Roof Line Left Elevation: - Variable Roof Line - Window Trim - Board and Batten Siding
Plan 8029 Elevation A	21' – 1 1/8"	Front Elevation: - Window Trim - Nichiha Sliding Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Opening for Patio - Window Trim Left Elevation: - Nichiha Sliding



		- Window Trim
Plan 8029 Elevation B	23' – 4 3/4"	Front Elevation: - Window Trim - Variable Roof line - Nichiha Sliding - Parapet W Rear Elevation: - Covered Patio - Window Trim - Variable Roof Line Right Elevation: - Nichiha Sliding - Window Trim - Variable Roof Line Left Elevation: - Nichiha Sliding - Window Trim - Variable Roof Line
Plan 8029 Elevation C	22' – 8 3/8"	Front Elevation: - Covered Entry - Variable Roof line - Stone Veneer Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Stone Veneer - Window Trim Left Elevation: - Stone Veneer - Window Trim - Variable Roof Line
Plan 8029 Elevation D	23' – 4 1/8"	Front Elevation: - Variable Roof line - Board and Batten - Metal Awnings - Window Trim Rear Elevation: - Covered Patio - Window Trim Right Elevation:



		- Board and Batten - Window Trim - Variable Roof Line Left Elevation: - Board and Batten - Window Trim - Variable Roof Line
Plan 8030 Elevation A	21' – 3 5/8"	Front Elevation: - Window Trim - Nichiha Sliding - Bellburn Sliding Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Nichiha Sliding - Opening for Patio Left Elevation: - Nichiha Sliding - Window Trim
Plan 8030 Elevation B	24' – 4 3/4"	Front Elevation: - Variable Roof - Stucco Foam Trim - Bellburn Siding Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Lap Siding - Variable Roof Line - Window Trim Left Elevation: - Variable Roof Line - Window Trim - Nichiha Siding
Plan 8030 Elevation C	21' - 10 3/8"	Front Elevation: - Window Trim - Variable Roof - Stone Veneer Rear Elevation: - Covered Patio



		- Window Trim Right Elevation: - Stone Veneer - Window Trim - Variable Roof Line Left Elevation: - Variable Roof Line - Bellburn Siding - Window Trim
Plan 8030 Elevation D	25' – 2 1/2"	Front Elevation: - Board and Batten Siding - Fiber Cement Trim - Window Trim - Variable Roof Line Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Board and Batten Siding - Variable Roof Line - Window Trim Left Elevation: - Lap Siding - Variable Roof Line - Window Trim
Plan 8031 Elevation A	22' – 8 5/8"	Front Elevation: - Lap Siding - Variable Roof Line - Window Trim Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Nichiha Siding - Window Trim Left Elevation: - Nichiha Siding - Variable Roof Line - Window Trim



Plan 8031 Elevation B	23' – 7 3/4"	Front Elevation: - Nichiha Siding - Variable Roof Line - Window Trim Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Nichiha Siding - Window Trim - Variable Roof Line Left Elevation: - Nichiha Siding - Window Trim - Variable Roof Line - Parapet
Plan 8031 Elevation C	24' – 4 3/8"	Front Elevation: - Window Trim - Stone Veneer - Variable Roof Line Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Bellburn Siding - Variable Roof Line - Window Trim Left Elevation: - Variable Roof Line - Stone Veneer - Window Trim - Parapet
Plan 8031 Elevation D	25' - 0"	Front Elevation: - Board and Batten Siding - Variable Roof Line - Window Trim Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Board and Batten Siding



		- Variable Roof Line - Window Trim Left Elevation: - Board and Batten Siding - Window Trim - Variable Roof Line
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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

09/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0534-T AND T VENTURE PARTNERS, LLC:

VACATE AND ABANDON portions of a right-of-way being Rainbow Boulevard located between Racel Street and Jo Marcy Drive within Lone Mountain (description on file). MK/tpd/cv
(For possible action)

RELATED INFORMATION:

APN:

125-11-401-001; 125-11-401-002; 125-14-101-001; 125-14-101-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a 5 foot wide portion of Rainbow Boulevard along the west side of the subject parcels. The request is being made to allow for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0613	Vacated and abandoned a portion of right-of-way being Flanagan Drive located between Racel Street and Grand Teton Drive; and a portion of right-of-way being Gilbert Lane located between Grand Teton Drive and Jo Marcy Drive	Approved by BCC	December 2024
WS-24-0612	Waivers of development standards and a design review for a single-family subdivision	Approved by BCC	December 2024
FM-24-500134	Tentative map for a 62 lot single-family residential subdivision	Approved by BCC	December 2024
UC-23-0027	Use permit and design review for a communication tower	Approved by PC	March 2023

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	City of Las Vegas	R-PD3 & PD	Single-family residence & congregate care

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Grant a 5 foot utility and drainage easement to Clark County;
- Grant a 10 foot pedestrian access, streetlight and traffic control device easement to Clark County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEEGRAYBILL

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0534

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

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

Date: 8/26/2025

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: 9/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- 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.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, and 005, 125-11-499-002, a portion of 125-14-199-001 and a portion of 125-14-199-007.

PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submittal of Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Taylor Morrison of Nevada, LLC

ADDRESS: 1985 Festival Plaza Drive, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-263-8200

CELL _____

EMAIL: scoanderson@taylormorrison.com

APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison of Nevada, LLC - Scott Anderson

ADDRESS: 1985 Festival Plaza Drive, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-263-8200

CELL _____

EMAIL: scoanderson@taylormorrison.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Amy Graybill - RCI Engineering

ADDRESS: 500 S Rancho Drive, Suite 17

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # 197495

TELEPHONE: 702-453-0800

CELL _____

EMAIL: agraybill@rcinevada.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)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

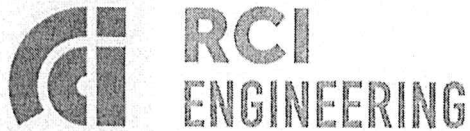
DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



February 14, 2025

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

Re: Justification Letter -Vacation
APNs: 125-11-401-001, 002, 125-14-101-001, and 005, 125-11-499-002, a portion of 125-14-199-001 and a portion of 125-14-199-007.

To Whom It May Concern:

On behalf of our client Taylor Morrison Nevada, LLC, we have prepared the following project description and letter of compelling justification in support of a vacation for a single-family residential development on approximately 31.20 acres, generally located at the southeast and northeast corner of Rainbow Blvd and Grand Teton Drive in Las Vegas, Nevada, more particularly described as TM 24-500134. The NOFA for the approved tentative map requires the vacation of 5 feet of right-of-way on Rainbow Boulevard.

The Applicant requests a 5-foot vacation along the eastern portion of Rainbow Boulevard for the purpose of detached sidewalks being installed. This will be the required roadway dedication for mapping of the proposed subdivision. The requested vacations will not negatively impact current or future roadway patterns.

Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at 702-998-2104

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Zrinyi', is written over the printed name.

Chris Zrinyi, P.E.
Principal