Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center
4701 N. Durango Drive
Las Vegas, NV. 89129
November 24, 2026
6:30pm
AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com.
    - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
    - Supporting material is/will be available on the County's website at https://clarkcountynv.gov/LoneMountainCAC

Board/Council Members:	Allison Bonanno - Chair Joseph Crapo – Vice-Chair Kimberly Burton Deborah Earl Matthew Schriever
Secretary:	Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
County Liaison(s):	Michelle Baert, 702-455-5882, Michelle.Baert@clarkcountynv.gov William Covington, 702-455-2540, William.covington@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

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

III. Approval of Minutes for October 27, 2026. (For possible action)

IV. Approval of the Agenda for November 24, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Announcements of upcoming county or community meetings and events (for discussion only)

VI. Planning and Zoning

1. **PA-26-700049-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS: PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) and Low-Intensity Suburban Neighborhood (LN) to Suburban Estates Neighborhood (SN) on 5.0 acres. Generally located south of Centennial Parkway and west of Jensen Street within Lone Mountain. AB/rk (For possible action) **12/15/16 PC**

2. **ZC-26-0718-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS: ZONE CHANGES** for the following: **1)** reclassify 5.0 acres from an RS20 Zone to an RS10 Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located south of Centennial Parkway and west of Jensen Street within Lone Mountain AB/rk (For possible action) **12/15/16 PC**

3. **VS-26-0719-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS: VACATE AND ABANDON** easements of interest to Clark County located between North Alpine Ridge Way and Jensen Street, and Centennial Parkway and Regena Avenue within Lone Mountain AB/jud/cv (For possible action) **12/15/16 PC**

4. **WS-26-0717-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** reduce setbacks; and **3)** waive full off-site improvements. **DESIGN REVIEW** for a proposed single-family residential development on 5.0 acres in an RS10 Zone. Generally located south of Centennial Parkway and west of Jensen Street within Lone Mountain. AB/jud/cv (For possible action) **12/15/16 PC**

5. **TM-26-500152-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS: TENTATIVE MAP** consisting of 15 lots on 5.0 acres in an RS10 Zone. Generally located south of Centennial Parkway and west of Jensen Street within Lone Mountain. AB/jud/cv (For possible action) **12/15/16 PC**

6. **VS-26-0621-YOUSSEF, DANIEL & SAMARI, VILLA: VACATE AND ABANDON** easements of interest to Clark County located between La Madre Way and Verde Way, and Tee Pee Lane and Chieftain Street within Lone Mountain. AB/jl/cv (For possible action) **12/15/16 PC**

7. **WS-26-0682-RAINEY, MARK P.: WAIVER OF DEVELOPMENT STANDARDS** to waive full off-site improvements in conjunction with a minor subdivision map on 2.07 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Bonita Vista Street and south of Stephen Avenue within Lone Mountain. AB/rp/cv (For possible action) **12/16/26 BCC**

VII. General Business
None

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

IX. Next Meeting Date: December 8, 2026.

X. Adjournment.

XI. **POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129

Lone Mountain Citizens Advisory Council

October 27, 2026

MINUTES

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

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: The meeting was called to order at 6:30 p.m.

II. Public Comment
None

III. Approval of October 13, 2026, Minutes

Moved by: KIMBERLY BURTON
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous

IV. Approval of Agenda for October 27, 2026

Moved by: DEBORAH EARL
Action: Approved the agenda as submitted
Vote: 3/0 - Unanimous

V. Informational Items
Michelle Baert announced the following upcoming events in District C:

- The Market at Mt. Crest - farmers market from 4p-8p every 2nd & 4th Friday
- Trunk or Treat at Durango Hills YMCA – Sept 28th 6p-8p
- Halloween Haunt at Centennial Hills Library – Sept 30th 4p-7:30p

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VI. Planning & Zoning

1. **TA-26-0591: TEXT AMENDMENT** to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) **11/03/26 PC**

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

2. **WS-26-0637-BASS, RANEE WERNER: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** reduced building separation for existing accessory structures in conjunction with an existing single-family residence on 1.07 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Elkhorn Road and east of Maverick Street within Lone Mountain. MK/tpd/cv (For possible action) **11/17/26 PC**

Action: DENIED waiver # 1 and APPROVED waiver #2
Moved by: JOE CRAPO
Vote: 3/0 Unanimous

3. **VS-26-0617-HORIZONTE HOME, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and between Al Carrison Street and Tomsik Street within Lone Mountain. AB/bb/kh (For possible action) **11/1826 BCC**

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

4. **WS-26-0615-HORIZONTE HOME, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase fill height; and **2)** waive full off-site improvements in conjunction with a minor subdivision map on 2.5 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Helena Avenue and east of Al Carrison Street within Lone Mountain. AB/bb/kh (For possible action) **11/18/26 BCC**

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

VI. General Business

1. Announcement that applications are being accepted until November 14th to serve on the CAC board for the next two years.

VIII. Public Comment
None

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

X. Adjournment
The meeting was adjourned at 7:41 p.m.

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12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700049-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) and Low-Intensity Suburban Neighborhood (LN) to Suburban Estates Neighborhood (SN) on 5.0 acres.

Generally located south of Centennial Parkway and west of Jensen Street within Lone Mountain. AB/rk (For possible action)

RELATED INFORMATION:

APN:
125-30-101-003

EXISTING LAND USE PLAN:
LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:
LONE MOUNTAIN - SUBURBAN ESTATE NEIGHBORHOOD (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

Applicant's Justification
The north half of the site is currently planned Low-Intensity Suburban Neighborhood (LN), and the south of the site is currently Planned Rural Estate Neighborhood (RN). The Low-Intensity Suburban Neighborhood (LN) master plan allows a density of up to 5 dwelling unit per acre. The Ranch Estate Neighborhood (RN) master plan allows a density up to 2 dwelling units per acre. The applicant is requesting a plan amendment from Low-Intensity Suburban Neighborhood (LN) and Ranch Estate Neighborhood (RN) to Suburban Estates Neighborhood (SN). The Suburban Estates Neighborhood (SN) master plan will allow a density of up to 3.5 dwelling unit per acre. The Suburban Estates Neighborhood (SN) planned designation will provide the perfect blend of densities between the current Ranch Estate Neighborhood (RN) and Low-Intensity Suburban Neighborhood (LN) designations. Additionally, the site is located in Planning Area B of the Lone Mountain Interlocal Agreement Between the City of Las Vegas and

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Clark County. Planning Area B of the Interlocal permits a density of up to 3.5 dwelling units per acre in the County.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the Neighborhood Protection (RNP) Overlay for the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	U (PF)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	City of Las Vegas	R-1	Single-family residential
West	City of Las Vegas	R-1	Single-family residential

Related Applications

Application Number	Request
ZC-26-0718	A zone change to reclassify a 5 acre site from RS20 to RS10 is a companion item on this agenda.
VS-26-0719	Vacate and abandon patent easements is a companion item on this agenda.
WS-26-0717	Waivers of development standards and design review for a 15 lot single-family residential development is a companion item on this agenda.
TM-26-500152	Tentative map for a 15 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

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The applicant requests a change from Ranch Estate Neighborhood (RN) and Low-Intensity Suburban Neighborhood (LN) to Suburban Estates Neighborhood (SN). Intended primary land uses in the proposed Suburban Estates Neighborhood (SN) land use category include single-family detached homes. Supporting land uses include limited opportunities for the raising and keeping of animals for personal enjoyment, accessory dwelling units, and neighborhood-serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This application is for low density suburban residential development and is in character with the adjacent developments to the east and west. The site is located within a County island within the Lone Mountain Planning Area and is somewhat surrounded by the City of Las Vegas. Changing the land use category to Suburban Estates Neighborhood (SN) for this site complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Suburban Estates Neighborhood (SN) land use category is appropriate for this location.

Staff Recommendation
Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 20, 2027 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: PETE LAAS
CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130

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Planned Land Use Amendment
PA-26-700049

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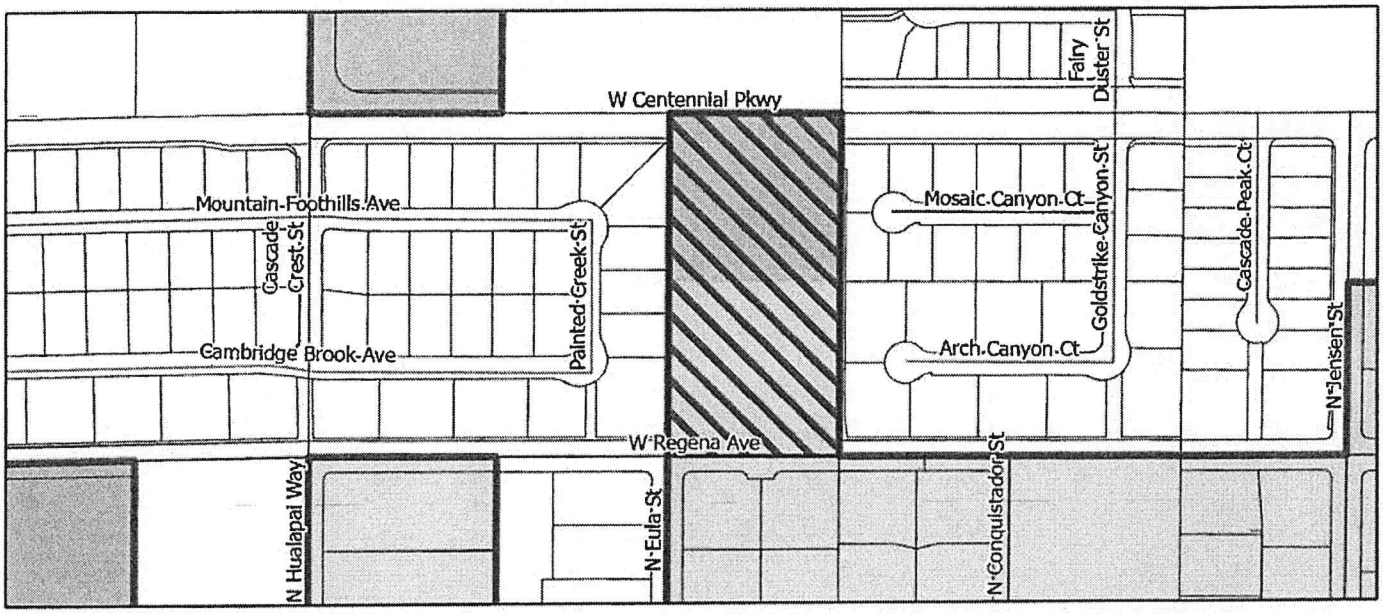
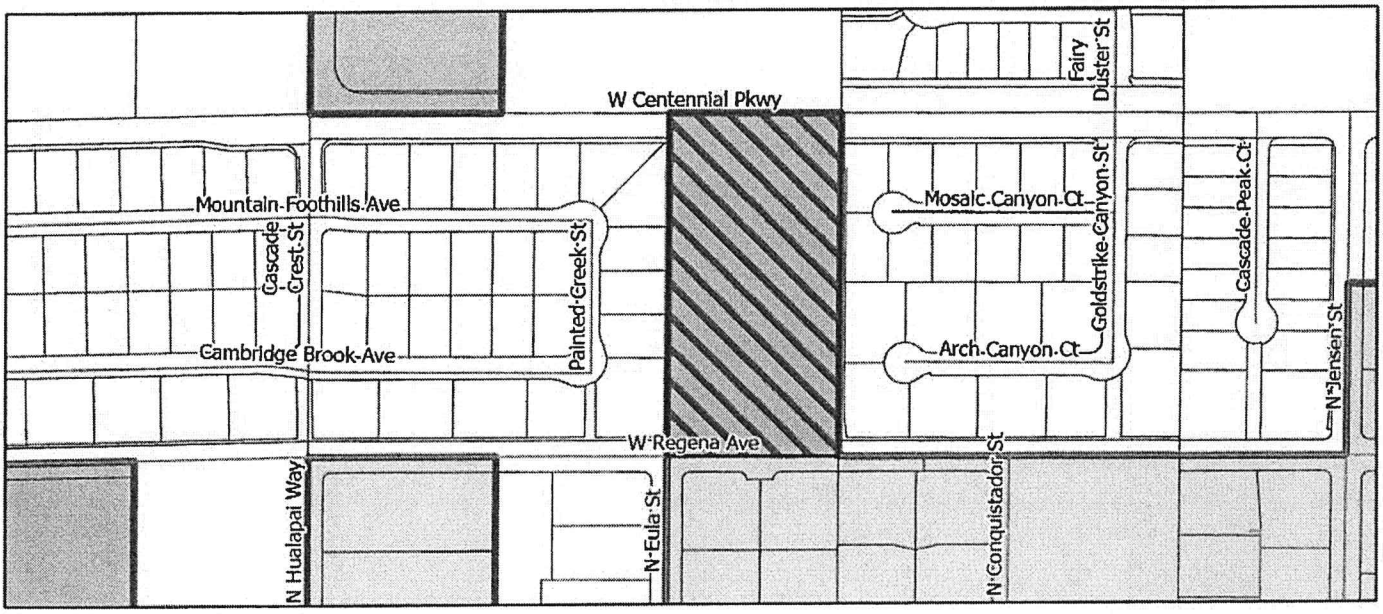


Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods
- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use
- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment
- Business Employment (BE)
- Industrial Employment (IE)

Other
- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Lone Mountain
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

CLARK COUNTY
COMPREHENSIVE PLANNING

0 200 400 Feet

Map created on: October 29, 2026

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700049/ZC-26-0718

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 11/24/26

Location: 4701 N. Durango Dr., Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 12/15/26 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: 1/20/27 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 # 26-101297
ASSESSOR PARCEL #(s): 125-30-101-003

PROPERTY ADDRESS/ CROSS STREETS: CENTENNIAL PARKWAY AND EULA STREET

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 15 SFR LOTS ON 5 ACRES, NEW TENTATIVE MAP APPLICATION, VACATION OF PATENT EASEMENT, DESIGN REVIEW, WAIVER OF DEV STANDARDS FOR OFFSITE IMPROVEMENTS, LANDSCAPING, MASTER PLAN AMENDMENT, AND ZONE CHANGE

PROPERTY OWNER INFORMATION

NAME: VIRGINIA A. STICKELL
ADDRESS: 3619 Victory Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: 702-824-6014 CELL

APPLICANT INFORMATION (information must match online application)

NAME: TOLL SOUTH LV, LLC
ADDRESS: 1140 NORTH TOWN CENTER DRIVE, SUITE 250
CITY: LAS VEGAS STATE: NV ZIP CODE: 89144
TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: PETER LAAS - IMPULSE CIVIL ENGINEERING, LLC
ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226
CITY: LAS VEGAS STATE: NV ZIP CODE: 89130
TELEPHONE: 702-815-0720 CELL 702-308-7115 ACCELA REFERENCE CONTACT ID # 136396

*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.

Virginia Stickell
Property Owner (Signature)*

Virginia Stickell
Virginia Stickell
Property Owner (Print)

9.30.26
Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

October 14, 2026

VIA EMAIL

CLARK COUNTY
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Compelling Justification Letter – Master Plan Amendment to Suburban Estates Neighborhood (SN)
APN: 125-30-101-003 (Centennial Parkway/Eula Street Alignment)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing a master planned amendment together with separate applications for a zone change, design review for a proposed single-family development, tentative map, and vacation and abandonment of unnecessary easements on property located at the southeast corner of Centennial Parkway and the Eula Street alignment. The property is more particularly described as APN: 125-30-101-003 (the "Site"). The Site is approximately 5 acres.

The north half of the Site is currently planned Low-Intensity Suburban Neighborhood ("LN") and the south of the Site is currently Rural Estate Neighborhood ("RN") and zoned Residential Single Family 20 ("RS20") and NPO/RNP. The LN master plan allows a density of up to 5 dwelling unit per acre. The RN master plan allows a density up to 2 dwelling units per acre. The Applicant is requesting a plan amendment from LN and RN to Suburban Estates Neighborhood ("SN"). The SN master plan will allow a density of up to 3.5 dwelling unit per acre. The SN planned designation will provide the perfect blend of densities between the current RN and LN designations. Additionally, as further discussed below, the request is compatible with existing development along Centennial Way between Alpine Ridge Way and Durango Drive:

- The Site is located in Planning Area B of the Interlocal Agreement Between the City of Las Vegas and Count of Clark (the "Interlocal"). Planning Area B of the Interlocal permits a density of up to 3.5 dwelling units per acre in the County. Therefore, the proposed master plan amendment to SN complies with the terms of the Interlocal.

- At the southwest corner of Centennial Parkway and Durango Drive are approximately 3.75 acres of properties (APNs: 125-29-103-002, 004, 005, 007 & 008) Mid-Intensity Suburban Neighborhood ("MN") which allows a density of up to 8 units per acre. This property provides for the ideal transition from the busy

Centennial Parkway/Durango Drive intersection to the Site's purposed lower residential density.

- Between Alpine Ridge Way and Durango Road along Centennial Parkway are multiple existing developments, in the City of Las Vegas, totaling over 40 acres that are planned L. Under the City of Las Vegas, an L planned area allows a density of up to 5.49 dwelling units per acre. The properties are also zoned R-1. Under the City of Las Vegas, an R1 zoning designation requires a minimum of 6,500 square foot lot. Here, the Applicant is proposing minimum 10,000 square foot gross lots and minimum 9,000 square foot net lots.

- Like the proposed Site's design, west along Centennial Parkway and just west of Fort Apache Road are two (2) five (5) acre cul de sac developments within the City of Las Vegas that are planned L and zoned R-1 consisting of18 and 16 single-family residential homes in each development, respectively. There is an additional 5-acre development at the southwest corner of Centennial Parkway and Jensen Street consisting of 16-lots. Here, the Applicant is only proposing 15-lots.

- More specifically, immediately east and west of the Site are existing developments in the City of Las Vegas planned L and zoned R-1.

The established development pattern along Centennial Parkway shows properties planned for densities analogous with SN.

These recent changes demonstrate the transition occurring in the immediate area and, therefore, make the proposed master plan amendment to SN compatible. A change of the land use plan to SN satisfies the requirements set forth in the Transform Clark County Master Plan:

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Master Plan is intended to provide policy guidance for a 10 to 20-year planning horizon. However, to keep the Master Plan relevant, periodic plan amendments and updates are permitted when conditions change, new issues and opportunities emerge, actions are completed, and priorities shift.

The Site is planned for LN and RN, which requires single-family residential development with a density range of 2 dwelling units per acre and up to 5 dwelling units per acre. The Applicant is requesting an amendment to SN, which still requires single-family residential development with a density up to 3.5 dwelling units per acre; essentially a blend of LN and RN. As discussed above, the numerous recent changes in the area support the request to SN. Additionally, the proposed amendment is consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goals for Lone Mountain:

- Policy LM-1.1: "Coordinate with the City of Las Vegas on planning efforts and development regulations that reserve the integrity of contiguous and uniform neighborhoods within Lone Mountain and reduce impacts from adjacent development of different intensity of character."

- Policy MM-1.2: "Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transition from higher intensity uses."

As demonstrated above, the properties along Centennial Way between Alpine Ride and Durango Drive are planned for densities ranging between 3.5 dwelling units per acre and 8 dwelling units per acre. The proposed request to SN, which allows up to 3.5 dwelling units per acre, is compatible with the existing planned areas in the County is analogous to the City's L planned designation. Additionally, the Site is located in Planning Area B of the Interlocal. Planning Area B permits a density of up to 3.5 units per acre. Therefore, the proposed change to SN also complies with the Interlocal.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to SN meets the Transform Clark County Master Plan Countywide Goals and Policies.

As previously discussed, many parcels and the Site are planned and zoned in both the City of Las Vegas and County similarly.

3. The proposed amendment is compatible with the surrounding area:

As elaborated above, the proposed amendment to SN is compatible with the planned area along Centennial Way between Alpine Ridge Way and Durango Drive.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The Master Plan for Lone Mountain contemplates that infill properties to be developed uniformly with City of Las Vegas and within the Lone Mountain to reduce impacts from adjacent development. Here, the proposed plan amendment to SN, as outlined above, will fit uniformly with existing and planned development in both the City of Las Vegas and within Lone Mountain. As a result, the proposed master plan amendment is appropriate for the area and is in keeping with the core goals and policies of the Master Plan.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to SN will not have a negative effect on adjacent properties, transportation, or facilities. The proposed development is compatible with the existing approved developments to the north and south.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed master plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Utilities are located near the Site.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a need for additional housing opportunities. This project will be a benefit not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a master plan amendment to SN is appropriate, as the Applicant has satisfied the standard for approval. Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc

12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0718-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS:

ZONE CHANGES for the following: **1)** reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located south of Centennial Parkway and west of Jensen Street within Lone Mountain (description on file). AB/rk (For possible action)

RELATED INFORMATION:

APN:
125-30-101-003

LAND USE PLAN:
LONE MOUNTAIN - SUBURBAN ESTATE NEIGHBORHOOD (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

Applicant's Justification
According to the applicant between Alpine Ridge Way and Durango Road along Centennial Parkway are multiple existing developments, in the City of Las Vegas, totaling over 40 acres that are planned L. Under the City of Las Vegas, an L planned area allows a density of up to 5.49 dwelling units per acre. Furthermore, the site is located in Planning Area B of the Lone Mountain Interlocal Agreement Between the City of Las Vegas and Clark County. Planning Area B of the Lone Mountain Interlocal permits a density of up to 3.5 dwelling units per acre in the County. Therefore, the proposed zone chang to RS10 (Residential Single-Family 10) complies with the Interlocal Agreement.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the Neighborhood Protection (RNP) Overlay for the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	U (PF)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	City of Las Vegas	R-1	Single-family residential
West	City of Las Vegas	R-1	Single-family residential

Related Applications

Application Number	Request
PA-26-700049	Plan amendment from Low-Intensity Suburban Neighborhood (LN) and Rural Estate Neighborhood (RN) to Suburban Estates Neighborhood (SN) is a companion item on this agenda.
VS-26-0719	Vacate and abandon patent easements is a companion item on this agenda.
WS-26-0717	Waivers of development standards and design review for a 15 lot single-family residential development is a companion item on this agenda.
TM-26-500152	Tentative map for a 15 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the surrounding area contains a mix of rural estates to low density residential development and is also surrounded by the City of Las Vegas. Most properties within the City of Las Vegas and 2 project sites nearby in the County are zoned for higher densities than the proposed project. Reclassifying this parcel to an RS10 (Residential Single-Family 10) zoning district would be consistent with the existing residential developments along Centennial Parkway and directly adjacent to the site. For these reasons, staff finds the request for RS10 (Residential Single-Family 10) zoning appropriate for this location.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 20, 2027 at 9:00 a.m., unless otherwise announced.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PETE LAAS
CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700049/ZC-26-0718

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 11/24/26

Location: 4701 N. Durango Dr., Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 12/15/26 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: 1/20/27 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 # 26-101297
ASSESSOR PARCEL #(s): 125-30-101-003

PROPERTY ADDRESS/ CROSS STREETS: CENTENNIAL PARKWAY AND EULA STREET

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 15 SFR LOTS ON 5 ACRES, NEW TENTATIVE MAP APPLICATION, VACATION OF PATENT EASEMENT, DESIGN REVIEW, WAIVER OF DEV STANDARDS FOR OFFSITE IMPROVEMENTS, LANDSCAPING, MASTER PLAN AMENDMENT, AND ZONE CHANGE

PROPERTY OWNER INFORMATION

NAME: VIRGINIA A. STICKELL
ADDRESS: 3619 Victory Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: 702-824-6014 CELL

APPLICANT INFORMATION (information must match online application)

NAME: TOLL SOUTH LV, LLC
ADDRESS: 1140 NORTH TOWN CENTER DRIVE, SUITE 250
CITY: LAS VEGAS STATE: NV ZIP CODE: 89144
TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: PETER LAAS - IMPULSE CIVIL ENGINEERING, LLC
ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226
CITY: LAS VEGAS STATE: NV ZIP CODE: 89130
TELEPHONE: 702-815-0720 CELL 702-308-7115 ACCELA REFERENCE CONTACT ID # 136396

*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.

Virginia Stickell
Property Owner (Signature)*

Virginia Stickell
Virginia Stickell
Property Owner (Print)

9.30.26
Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

October 14, 2026

VIA EMAIL

CLARK COUNTY
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Zone Change from RS20 and NPO/RNP to RS10 APN: 125-30-101-003 (Centennial Parkway/Eula Street Alignment)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing a zone change together with separate applications for a master plan amendment, design review for a proposed single-family development, tentative map, and vacation and abandonment of unnecessary easements on property located at the southeast corner of Centennial Parkway and the Eula Street alignment. The property is more particularly described as APN: 125-30-101-003 (the "Site"). The Site is approximately 5 acres.

The Site is currently zoned Residential Single-Family 20 ("RS20") is within the NPO/RNP overall. The Applicant is requesting a zone change to Residential Single-Family 10 ("RS10"). An RS10 zoning district permits a minimum lot size of 10,000 square feet gross or 9,000 square feet net. The proposed RS10 zoning designation is compatible with the existing development along Centennial Parkway between Alpine Ridge Way and Durango Drive:

- The Site is located in Planning Area B of the Interlocal Agreement Between the City of Las Vegas and Count of Clark (the "Interlocal"). Planning Area B of the Interlocal permits a density of up to 3.5 dwelling units per acre in the County. Therefore, the proposed density is 3.5 dwelling units per acre. Therefore, the proposed zone chang to RS10 complies with the Interlocal.

- At the southwest corner of Centennial Parkway and Durango Drive are approximately 3.75 acres of properties (APNs: 125-29-103-002, 004, 0056, 007 & 008) Mid-Intensity Suburban Neighborhood ("MN") which allows a density of up to 8 units per acre. This property provides for the ideal transition from the busy Centennial Parkway/Durango Drive intersection to the Site's purposed lower residential density.

- Between Alpine Ridge Way and Durango Road along Centennial Parkway are multiple existing developments, in the City of Las Vegas, totaling over 40 acres

that are planned L. Under the City of Las Vegas, an L planned area allows a density of up to 5.49 dwelling units per acre. The properties are also zoned R-1. Under the City of Las Vegas, an R1 zoning designation requires a minimum of 6,500 square foot lot. Here, the Applicant is proposing minimum 10,000 square foot gross lots with minimum 9,000 square foot net lots.

- Like the proposed Site's design, west along Centennial Parkway and just west of Fort Apache Road are two (2) five (5) acre cul de sac developments within the City of Las Vegas that are planned L and zoned R-1 consisting of18 and 16 single-family residential homes in each cul de sac development, respectively. There is an additional 5-acre development at the southwest corner of Centennial Parkway and Jensen Street consisting of 16-lots. Here, the Applicant is only proposing 15-lots.

- More specifically, immediately east and west of the Site are existing developments in the City of Las Vegas planned L and zoned R-1.

Therefore, a zone change to RS10 is appropriate. Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc

REVISED

12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0719-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS:

VACATE AND ABANDON easements of interest to Clark County located between **Hualapai Way** and Jensen Street, and Centennial Parkway and Regena Avenue within Lone Mountain (description on file). AB/jud/cv (For possible action)

RELATED INFORMATION:

APN:
125-30-101-003

LAND USE PLAN:
LONE MOUNTAIN - SUBURBAN ESTATE NEIGHBORHOOD (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of patent easements, which are no longer needed for the development site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the Neighborhood Protection (RNP) Overlay for the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	U (PF)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	City of Las Vegas	R-1	Single-family residential
West	City of Las Vegas	R-1	Single-family residential

Related Applications

Application Number	Request
PA-26-700049	Plan amendment from Low-Intensity Suburban Neighborhood (LN) and Rural Estate Neighborhood (RN) to Suburban Estates Neighborhood (SN) is a companion item on this agenda.

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Related Applications

Application Number	Request
ZC-26-0718	Zone change to reclassify 5 acres from RS20 to RS10 is a companion item on this agenda.
WS-26-0717	Waivers of development standards and design revised for a 15 lot single-family residential development is a companion item on this agenda.
TM-26-500152	Tentative map for a 15 lot single-family residential development is a companion item on this agenda.

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 20, 2027 at 9:00 a.m., unless otherwise announced.

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 4 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
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Regena Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

DRAFT

- 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: PETE LAAS
CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0717 / TM-26-500152 / VS-26-0719

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 11/24/26

Location: 4701 N. Durango Dr., Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 12/15/26 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: 1/20/27 Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

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

https://clarkcountynv.gov/agendas

Please Note:

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- 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 # 26-101297
ASSESSOR PARCEL #(s): 125-30-101-003

PROPERTY ADDRESS/ CROSS STREETS: CENTENNIAL PARKWAY AND EULA STREET

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 15 SFR LOTS ON 5 ACRES, NEW TENTATIVE MAP APPLICATION, VACATION OF PATENT EASEMENT, DESIGN REVIEW, WAIVER OF DEV STANDARDS FOR OFFSITE IMPROVEMENTS, LANDSCAPING, MASTER PLAN AMENDMENT, AND ZONE CHANGE

PROPERTY OWNER INFORMATION

NAME: VIRGINIA A. STICKELL
ADDRESS: 3619 Victory Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: 702-824-6014 CELL

APPLICANT INFORMATION (information must match online application)

NAME: TOLL SOUTH LV, LLC
ADDRESS: 1140 NORTH TOWN CENTER DRIVE, SUITE 250
CITY: LAS VEGAS STATE: NV ZIP CODE: 89144
TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: PETER LAAS - IMPULSE CIVIL ENGINEERING, LLC
ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226
CITY: LAS VEGAS STATE: NV ZIP CODE: 89130
TELEPHONE: 702-815-0720 CELL 702-308-7115 ACCELA REFERENCE CONTACT ID # 136396

*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.

Virginia Stickell
Property Owner (Signature)*

Virginia Stickell
Virginia Stickell
Property Owner (Print)

9.30.26
Date

Impulse
Civil Engineering & Planning
7485 West Azure Avenue, Suite 226
Las Vegas, NV 89130
PHONE 702-815-0720
FAX 702-478-8535

July 20, 2026
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

Re: ***Justification Letter for Vacation of Patents for Centennial – Hualapai, APR-26-101297***
Impulse Reference Number SB-2646

To Whom It May Concern:

The proposed Centennial - Hualapai project is 5 acres generally located at the northeast corner of Centennial Parkway and Eula Street, in Section 30, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada. The site consists of parcel APN 125-30-101-003.

On behalf of our client, Toll Brothers, we are requesting a vacation of the patent easement 1230379 recorded under 455:366684 O.R. being 33' along the east and west sides of the parcel and 3-feet along the south side of the parcel. The patent easement is no longer needed for roadways or public utilities.

Approval of this application would not create an adverse impact on the surrounding properties.

If you have any questions or comments about this letter, please call me at 702-815-0720.

Sincerely,
Impulse Civil Engineering

Peter J. Laas, P.E.
Principal

Cc: Isaac Summers, Toll Brothers

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12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0717-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** reduce setbacks; and **3)** waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 5.0 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located south of Centennial Parkway and west of Jensen Street within Lone Mountain. AB/jud/cv (For possible action)

RELATED INFORMATION:

APN:
125-30-101-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate street landscaping along Regena Avenue where required per Section 30.04.01D(7) (a 100% reduction).
2. a. Reduce the front setback to 20 feet where 30 feet is required per Section 30.02.05 (a 33% reduction).
   b. Reduce the side setback to 5 feet where 10 feet is required per Section 30.02.05 (a 50% reduction).
3. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Regena Avenue where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:
LONE MOUNTAIN - SUBURBAN ESTATE NEIGHBORHOOD (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Acreage: 5
- Project Type: Single-family residential
- Number of Lots: 15
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 10,001/27,185 (gross)/9,000/18,428 (net)
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 2,920 to 4,420

DRAFT

Site Plans

The plans depict a proposed single-family residential development consisting of 15 lots at 3 dwelling units per gross acre. The proposed development will be serviced by a 38 foot wide private street which terminates into a cul-de-sac, 13 lots have access from this private road, located adjacent to Centennial Parkway. Lots 8 and 9 have direct access via Regena Avenue. The minimum and maximum net lot area is 9,000 square feet and 18,428 square feet, respectively. The minimum and maximum gross lot area is 10,001 square feet and 27,185 square feet, respectively. The proposed development will include requests for a waiver of development standards to reduce the required front and side setbacks. Also, a waiver of development standards is requested for off-site improvements adjacent to Regena Avenue.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Centennial Parkway. A waiver of development standards is included with this application to eliminate the required street landscaping along Regena Avenue which would require a 6 foot wide landscape area adjacent to Regena Avenue.

Elevations

The plans depict 3 different models. A modern craftsman, the Weddington, which is proposed with a maximum height of 23 feet; a Spanish contemporary, the Amara, which is proposed with a maximum height of 21 feet; and a modern farmhouse, the Mesquite, which is proposed with a maximum height of 23 feet. The exterior materials feature a combination of stucco and fiber cement siding. Architectural enhancements include stone and brick veneer, window fenestrations, and various recesses to break up the vertical and horizontal surfaces of the structures.

Floor Plans

The home sizes will range from 2,920 square feet to 4,420 square feet. All 3 models are one-story with a 2 car or a 3 car garage. The floor plans feature multiple bathrooms, bedrooms, closets, dining room, great room, exercise/retreat room, and a kitchen. The Mesquite model will also offer an RV Garage option.

Applicant's Justification

The applicant states the lots adjacent to Regena Avenue will be fronting the street and this area is developed to rural standards. Therefore, this request is to conform to the rural character in this area and eliminate off-site improvements and required street landscaping. Additionally, the applicant states that requesting to reduce the front yard setback from 30 feet to 20 feet is necessary because that will enable the applicant to provide larger rear setbacks. Furthermore, the applicant states the need to reduce the side yard setback from 10 feet to 5 feet is because all the homes models are single-story.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the Neighborhood Protection (RNP) Overlay for the Lone Mountain Planning Area	Approved by BCC	September 2001

PRIOR

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	U (PF)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	City of Las Vegas	R-1	Single-family residential
West	City of Las Vegas	R-1	Single-family residential

Related Applications

Application Number	Request
PA-26-700049	Plan amendment from Low-Intensity Suburban Neighborhood (LN) and Rural Estate Neighborhood (RN) to Suburban Estates Neighborhood (SN) is a companion item on this agenda.
ZC-26-0718	Zone change to reclassify 5 acres from RS20 to RS10 is a companion item on this agenda.
VS-26-0719	Vacate and abandon patent easements is a companion item on this agenda.
TM-26-500152	Tentative map for a 15 lot single-family residential development 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
The purpose of the landscaping requirement is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The applicant did not provide sufficient justification to mitigate this request to eliminate the required street landscaping along Regena Avenue. Even though the applicant states this area is developed with rural standards, Title 30 development Code requires a minimum 6 foot wide landscape area when curb, gutter, and sidewalk are not installed. Therefore, staff does not support this request.

Waiver of Development Standards #2

Staff finds the request to reduce the front and side setbacks is a self-imposed burden. Several of the models could take advantage of the Title 30 exception allowing an additional 12 foot reduction to the front setback for 50% of the primary structure width up if enhanced decorative features are provided, such as bay windows or stucco pop-outs. The other model homes associated with this waiver request can be redesigned to meet the requirements of Title 30, thereby eliminating the waiver request. Therefore, staff cannot support these 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.

Staff finds that the applicant could design the subdivision and introduce model homes that meet the front and side setbacks requirements. Additionally, the required street landscaping along Regena Avenue could be provided in accordance with the requirements of Title 30. Master Plan Goal 1.3 and Policy 1.3.1 encourages the development of new neighborhoods that embody Clark County's core values as well as neighborhood identities which encourage the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas, and other character-defining features that contribute to a distinct neighborhood identity. Both adjacent properties to the east and west of the subject site provide street landscaping along Regena Avenue even though no sidewalk was constructed. Therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 20, 2027 at 9:00 a.m., unless otherwise announced.

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.

DRAFT

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 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; 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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Regena Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PETE LAAS
CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0717 / TM-26-500152 / VS-26-0719

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 11/24/26

Location: 4701 N. Durango Dr., Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 12/15/26 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: 1/20/27 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 # 26-101297
ASSESSOR PARCEL #(s): 125-30-101-003

PROPERTY ADDRESS/ CROSS STREETS: CENTENNIAL PARKWAY AND EULA STREET

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 15 SFR LOTS ON 5 ACRES, NEW TENTATIVE MAP APPLICATION, VACATION OF PATENT EASEMENT, DESIGN REVIEW, WAIVER OF DEV STANDARDS FOR OFFSITE IMPROVEMENTS, LANDSCAPING, MASTER PLAN AMENDMENT, AND ZONE CHANGE

PROPERTY OWNER INFORMATION

NAME: VIRGINIA A. STICKELL
ADDRESS: 3619 Victory Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: 702-824-6014 CELL

APPLICANT INFORMATION (information must match online application)

NAME: TOLL SOUTH LV, LLC
ADDRESS: 1140 NORTH TOWN CENTER DRIVE, SUITE 250
CITY: LAS VEGAS STATE: NV ZIP CODE: 89144
TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: PETER LAAS - IMPULSE CIVIL ENGINEERING, LLC
ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226
CITY: LAS VEGAS STATE: NV ZIP CODE: 89130
TELEPHONE: 702-815-0720 CELL 702-308-7115 ACCELA REFERENCE CONTACT ID # 136396

*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.

Virginia Stickell
Property Owner (Signature)*

Virginia Stickell
Virginia Stickell
Property Owner (Print)

9.30.26
Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

October 20, 2026

VIA EMAIL

CLARK COUNTY
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Design Review and Waiver of Development Standards for a Single-Family Residential Development
APN: 125-30-101-003 (Centennial Parkway/Eula Street Alignment)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing a design review for a single-family residential development with related waivers together with separate applications for a master plan amendment, zone change, tentative mpa, and vacation and abandonment of unnecessary easements on property located at the southeast corner of Centennial Parkway and the Eula Street alignment. The property is more particularly described as APN: 125-30-101-003 (the "Site"). The Site is approximately 5 acres.

DESIGN REVIEW

The Applicant is proposing to develop 15-lots consisting of a 13-lot cul de sac accessible from Centennial Way with the southern 2 lots directly accessing Regina Avenue. Thirteen (13) of the 15 lots will consist of a minimum of 10,000 gross square feet. The southern 2 lots adjacent to Regina Avenue lot sizes will exceed 20,000 gross square feet. The proposed design is similar to the two (2) five (5) acre cul sac developments along Centennial Parkway and just west of Fort Apache Road and the one (1) five (5) acre cul sace development located at the southwest corner of Centennial Parkway and Jenson Street. Those similarities include: (1) the 2 southern lots adjacent to Regina Avenue lot sizes will exceed 20,000 gross square feet and (2) the remaining lots will be a minimum 10,000 gross square feet. With respect to density, the Applicant is only proposing 15-lots as the other mentioned developments have 18, 16, and 16 lots, respectively.

The Applicant is proposing 3 models: the Weddington, the Amara, and the Mesquite. All 3 models are one-story with a 3-car garage. All homes will be 4 bedrooms with covered entry ways, covered rear patios, and varying articulation. The home sizes will range from 2,920 square feet to 4,420 square feet. The Mesquite model will also offer an RV Garage option.

WAIVER OF DEVELOPMENT STANDARDS

- **Eliminate Landscaping Along Regena Avenue (Title 30.04.01D)**

The lots adjacent to Regena Avenue will be fronting the street. Additionally, Regena in this area is developed to rural standards. Therefore, this request is to conform to the rural character in this area. However, the proposed landscaping along Centennial Parkway will comply with Title 30.04.01D.

- **Reduce Side Yard Setback (Title 30.02.05)**

The Applicant is requesting to reduce the side yard setback from 10-feet to 5-feet. Because all the homes are single-story, the Applicant is requesting the side yard setback reduction.

- **Reduce Front Yard Setback (Title 30.02.05)**

The Applicant is requesting to reduce the front yard setback from 30-feet to 20-feet. The reduce front yard setback will enable the Applicant to provide larger rear-setbacks.

- **Full Off-Site Improvements (Title 30.04.08C)**

The Applicant is requesting to waive the partial paving, curb, gutter, sidewalk, and streetlight requirements along Regena Avenue. This waiver conforms with the rural standards that exist in this area.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc/amp

12/15/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500152-STICKELL VIRGINIA A FAMILY TRUST & STICKELL VIRGINIA A TRS:

TENTATIVE MAP consisting of 15 lots on 5.0 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located south of Centennial Parkway and west of Jensen Street within Lone Mountain. AB/jud/cv (For possible action)

RELATED INFORMATION:

APN:
125-30-101-003

LAND USE PLAN:
LONE MOUNTAIN - SUBURBAN ESTATE NEIGHBORHOOD (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Acreage: 5
- Project Type: Single-family residential
- Number of Lots: 15
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 10,001/27,185 (gross)/9,000/18,428 (net)

Project Description
The plans depict a proposed single family residential development consisting of 15 lots at 3 dwelling units per gross acre. The proposed development will be serviced by a 38 foot wide private street, located adjacent to Centennial Parkway, which terminates into a cul-de-sac. This private drive serves 13 of the proposed lots. Lots 8 and 9 have direct access via Regena Avenue. The minimum and maximum net lot area is 9,000 square feet and 18,428 square feet, respectively. The minimum and maximum gross lot area is 10,001 square feet and 27,185 square feet, respectively.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the Neighborhood Protection (RNP) Overlay for the Lone Mountain Planning Area	Approved by BCC	September 2001

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	U (PF)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	City of Las Vegas	R-1	Single-family residential
West	City of Las Vegas	R-1	Single-family residential

Related Applications

Application Number	Request
PA-26-700049	Plan amendment from Low-Intensity Suburban Neighborhood (LN) and Rural Estate Neighborhood (RN) to Suburban Estates Neighborhood (SN) is a companion item on this agenda.
ZC-26-0718	Zone change to reclassify 5 acres from RS20 to RS10 is a companion item on this agenda.
VS-26-0719	Vacate and abandon patent easements is a companion item on this agenda.
WS-26-0717	Waivers of development standards and design review for a 15 lot single-family residential development 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

The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. However, since staff recommends denial of some of the accompanying waiver of development standards and design review which could result in design changes that affect the layout of the tentative map, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 20, 2027 at 9:00 a.m., unless otherwise announced.

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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Regena Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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;
- The street suffixes shall be spelt out.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PETE LAAS
CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0717 / TM-26-500152 / VS-26-0719

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 11/24/26

Location: 4701 N. Durango Dr., Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 12/15/26 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: 1/20/27 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 # 26-101297
ASSESSOR PARCEL #(s): 125-30-101-003

PROPERTY ADDRESS/ CROSS STREETS: CENTENNIAL PARKWAY AND EULA STREET

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 15 SFR LOTS ON 5 ACRES, NEW TENTATIVE MAP APPLICATION, VACATION OF PATENT EASEMENT, DESIGN REVIEW, WAIVER OF DEV STANDARDS FOR OFFSITE IMPROVEMENTS, LANDSCAPING, MASTER PLAN AMENDMENT, AND ZONE CHANGE

PROPERTY OWNER INFORMATION

NAME: VIRGINIA A. STICKELL
ADDRESS: 3619 Victory Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: 702-824-6014 CELL

APPLICANT INFORMATION (information must match online application)

NAME: TOLL SOUTH LV, LLC
ADDRESS: 1140 NORTH TOWN CENTER DRIVE, SUITE 250
CITY: LAS VEGAS STATE: NV ZIP CODE: 89144
TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: PETER LAAS - IMPULSE CIVIL ENGINEERING, LLC
ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226
CITY: LAS VEGAS STATE: NV ZIP CODE: 89130
TELEPHONE: 702-815-0720 CELL 702-308-7115 ACCELA REFERENCE CONTACT ID # 136396

*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.

Virginia Stickell
Property Owner (Signature)*

Virginia Stickell
Virginia Stickell
Property Owner (Print)

9.30.26
Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

October 14, 2026

VIA EMAIL

CLARK COUNTY
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Tentative Map for a Single-Family Residential Development APN: 125-30-101-003 (Centennial Parkway/Eula Street Alignment)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing a tentative map for a single-family residential development together with separate applications for a master plan amendment, zone change, design review, and vacation and abandonment of unnecessary easements on property located at the southeast corner of Centennial Parkway and the Eula Street alignment. The property is more particularly described as APN: 125-30-101-003 (the "Site"). The Site is approximately 5 acres.

The proposed tentative map is to allow for the development of a 15-lot single-family residential subdivision with a density of 3 dwelling units per acre. The net lot sizes will vary from 9,000 square feet to 18,552 square feet. The tentative map complies with Title 30 development standards.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc

12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0621-YOUSSEF, DANIEL & SAMARI, VILLA:

VACATE AND ABANDON easements of interest to Clark County located between La Madre Way and Verde Way, and Tee Pee Lane and Chieftain Street within Lone Mountain (description on file). AB/jl/cv (For possible action)

RELATED INFORMATION:

APN:
125-31-802-011

`LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
The applicant requests the vacation and abandonment of easements that are no longer necessary for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0392-06	Vacation and abandonment of easements - expired	Approved by PC	May 2006

Surrounding Land Use

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

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

DRAFT

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing
- No comment.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CAMRYN KAYLOR
CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

DRAFT

REVISED

Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0621

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 11/24/26

Location: 4701 N. Durango Dr., Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 12/15/26 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:~~ ~~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.
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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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

Comprehensive Planning
Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 125-31-802-011

PROPERTY ADDRESS/ CROSS STREETS: W La Madre Way and Tee Pee Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Patent Easement

PROPERTY OWNER INFORMATION

NAME: Camryn Kaylor
ADDRESS: 7095 Wolf River Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89131
TELEPHONE: (702) 672-4400 CELL (702) 672-4400

APPLICANT INFORMATION (information must match online application)

NAME: Camryn Kaylor
ADDRESS: 7095 Wolf River Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89131
TELEPHONE: (702) 672-4400 CELL (702) 672-4400 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: James Lopez - JPL Engineering Inc.
ADDRESS: 6725 S Eastern Avenue Suite 5
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702-898-6269 CELL 702-355-0163 ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*	Property Owner (Print)	Date
[signature]	Camryn Kaylor	6/23/26

JPL
ENGINEERING•ENVIRONMENTAL•SURVEY
DESIGN-BUILD · MANAGEMENT

January 30, 2026

Clark County – Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Vacation of Patent Easement
APN 125-31-802-011
JPL #25065
APR 26-1000160

On behalf of the applicant Camryn Kaylor, JPL Engineering Inc. respectfully requests your consideration of the above referenced vacation.

This vacation per public works requirements is to eliminate un-necessary remitments patent easement.

These vacations are consistent with the overall land use of the area and will have no adverse impact on the adjacent properties.

Should you have any questions regarding the project please don't hesitate to contact our office at (702) 898-6269.

Sincerely,

James P. Lopez
Principal Engineer

6725 S. Eastern Ave, Ste. 5, Las Vegas, Nevada 89119
Phone: (702) 898-6269 www.jplengineeringinc.com

12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0682-RAINEY, MARK P.:

WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Bonita Vista Street and south of Stephen Avenue within Lone Mountain. AB/rp/cv (For possible action)

RELATED INFORMATION:

APN:
125-32-501-027; 125-32-501-028

WAIVER OF DEVELOPMENT STANDARDS:
1. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Stephen Avenue where required per Section 30.04.08C.
   b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Bonita Vista Street where required per Section 30.04.08C.

LAND USE PLAN:
LONE MOUNTAIN - RANCH/ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.07
- Project Type: Off-site improvements
- Number of Lots: 2
- Square Feet: 49,658 /40,510

Site Plan
The plan depicts a 2.07 acre lot located at the southeast corner of Stephen Avenue and Bonita Vista Street. Lots 1 and 2 are in the northwest and northeast portions of the site.

Landscaping
The landscape plan indicates a 6 foot wide landscape strip that will be provided along Stephen Avenue and Bonita Vista Street in accordance with Title 30 standards.

DRAFT

Applicant's Justification

The applicant states that there are no existing or anticipated improvements along Bonita Vista Street that would connect to similar improvements on Stephen Avenue, making the required improvements impractical at this time. The applicant states that they will extend the sewer main along Stephen Avenue and provide pavement restoration for the half-street and the area affected by the sewer installation. Additionally, the applicant indicates that all required street landscaping improvements will be installed in accordance with Clark County Title 30 requirements along the frontages of both Stephen Avenue and Bonita Vista Street.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Waiver of Development Standards

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

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, including children walking to school. There are also full off-site improvements at the school adjacent to this site, further emphasizing the need for safe and complete public infrastructure. Therefore, staff cannot support the request to waive 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.

DRAFT

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Bonita Vista Street and Stephens Avenue.

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 that for any sanitary sewer needs, 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: MARK RAINEY
CONTACT: DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0682

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

TAB/CAC: Lone Mountian CAC 6:30 PM

Date: 11/24/26

Location: 4701 N. Durango Dr., Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/26 Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

Comprehensive Planning
Application Form

APPLICATION PRE-REVIEW # 26-100626
ASSESSOR PARCEL #(s): 125-32-501-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: STEPHEN AVENUE & BONITA VISTA

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED TWO RESIDENTIAL LOT DEVELOPMENT FOR TWO SINGLE FAMILY HOMES.

PROPERTY OWNER INFORMATION

NAME: MARK RAINEY
ADDRESS: 4238 VALLEY SPRUCE WAY
CITY: NORTH LAS VEGAS STATE: NV ZIP CODE: 89032
TELEPHONE: 702-375-5681 CELL

APPLICANT INFORMATION (information must match online application)

NAME: BERNARDO GROSZEWICZ
ADDRESS: 333 NORTH RANCHO DR. ST 900
CITY: LAS VEGAS STATE: NV ZIP CODE: 89106
TELEPHONE: 702-254-2200 CELL ACCELA REFERENCE CONTACT ID # [redacted]

CORRESPONDENT INFORMATION (information must match online application)*

NAME: BERNARDO GROSZEWICZ
ADDRESS: 333 NORTH RANCHO DR. ST 900
CITY: LAS VEGAS STATE: NV ZIP CODE: 89106
TELEPHONE: 702-254-2200 CELL ACCELA REFERENCE CONTACT ID # [redacted]

*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)* MARK RAINEY Property Owner (Print) 8-3-26 Date

JUSTIFICATON LETTER

To: Clark County Planning

Date: September 25th, 2026

Subject: Mark Rainey Two Residential Lots (APN 125-32-501-027 & -028) – Waiver of Development Standards

From: Blayne Soule', P.E.

To whom it may concern,

The owner of the property described above is requesting a Waiver of Development Standards for the following:

- Waiver of Off-Site Improvements for proposed residences:

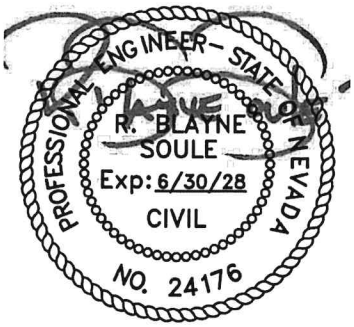
  As Clark County Title 30 requires all future developments to have full off-site improvements (curb, gutter, detached sidewalks, streetlights, partial paving and street-side landscape requirements) on the frontage of the property.

  This request is waivers for sidewalk, curb, gutter and street light at frontage of the two lots. The reason is that there is no development at Bonita Vista street that will connect to the one at Stephen avenue. The property owner will extend the sewer main at Stephen avenue and will provide pavement re-pavement of the half street also over the proposed sewer main.

  The street landscaping requirements per Title 30 30.04.08C.5 will followed and accomplished in the frontage of the lots at Stephen Avenue and Bonita Vista Street (20 large or 31 medium or 62 small trees respectively).

If there are any questions or additional information necessary, please do not hesitate to contact Dwyer Engineering at (702) 254-2200.

Sincerely,



Dwyer Engineering
A CivilOne Company
R. Blayne Soule, P.E.
Vice President of Engineering