



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

July 14, 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](mailto: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](mailto: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](mailto:Michelle.Baert@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

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

- III. Approval of Minutes for June 30, 2026. (For possible action)
- IV. Approval of the Agenda for July 14, 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

**08/04/26 PC**

- 1. **WS-26-0338-GUY, DANIELLE M & DONALD W: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce setbacks for a proposed accessory structure in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP-NPO) Overlay. Generally located north of Todd Lake Court and east of Jensen Street within Lone Mountain. AB/jl/cv (For possible action)

**08/05/26 BCC**

- 2. **WS-26-0348-GAROFALO, JASON & KELLY: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a gated community; 2) reduce access gate setback; 3) reduce call box setback; 4) allow modified driveway design standards; and 5) reduce call box median width in conjunction with an existing single-family residential subdivision on 1.97 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Solar Avenue and east of Conquistador Street within Lone Mountain. AB/bb/kh (For possible action)
- 3. **ZC-26-0339-LONE MOUNTAIN ESTATES, LLC: ZONE CHANGE** to remove 16.45 acres from the Neighborhood Protection (RNP) Overlay. Generally located south of Helena Avenue and west of Grand Canyon Drive within Lone Mountain (description on file). AB/gc (For possible action)
- 4. **WS-26-0340-LONE MOUNTAIN ESTATES, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase front wall heights for 17 single-family residential lots in conjunction with a single-family residential subdivision on 15.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Helena Avenue and west of Grand Canyon Drive within Lone Mountain. AB/rr/kh (For possible action)



- VII. General Business  
None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: July 28, 2026.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129



## Lone Mountain Citizens Advisory Council

June 30, 2026

### MINUTES

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|                |                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Board Members: | Allison Bonanno – <b>Chair (excused)</b><br>Joseph Crapo – <b>Vice-Chair</b><br>Kimberly Burton (excused)<br>Deborah Earl<br>Matthew Schriever                                                                            |
| Secretary:     | Dawn vonMendenhall, <a href="mailto:clarkcountycac@hotmail.com">clarkcountycac@hotmail.com</a>                                                                                                                            |
| Town Liaison:  | Michelle Baert, <a href="mailto:Michelle.Baert@clarkcountynv.gov">Michelle.Baert@clarkcountynv.gov</a><br>William Covington, <a href="mailto:William.Covington@clarkcountynv.gov">William.Covington@clarkcountynv.gov</a> |

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff  
Introductions: The meeting was called to order at 6:32 p.m.
- II. Public  
Comment None
- III. Approval of April 28, 2026, Minutes
- Moved by: DEBORAH EARL**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for June 30, 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 2<sup>nd</sup> & 4<sup>th</sup> Friday

VI. Planning & Zoning

1. **WC-26-400049 (WS-25-0820)-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS: WAIVER OF CONDITIONS** for waivers of development standards requiring no garage access from the driveway off Bright Angel Way for a previously approved single-family residence on 2.13 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action) **07/08/26 BCC**  
  
**Action: APPROVED as submitted, subject to staff conditions**  
**Moved by: DEBORAH EARL**  
**Vote: 3/0 - Unanimous**
2. **WS-26-0284-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS: WAIVER OF DEVELOPMENT STANDARDS** to allow a second driveway in conjunction with a proposed single-family residence on a portion of 2.13 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action) **07/08/26 BCC**  
  
**Action: APPROVED as submitted, subject to staff conditions**  
**Moved by: DEBORAH EARL**  
**Vote: 3/0 - Unanimous**
3. **WS-26-0307-LAYNE DARRYL J & CHELSEA J REVOCABLE LIVING TRUST & LAYNE DARRYL J & CHELSEA J TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce setback for a proposed accessory building in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Helena Avenue and west of Pioneer Way within Lone Mountain. AB/tpd/cv (For possible action) **07/21/26 PC**  
  
**Action: APPROVED as submitted, subject to staff conditions**  
**Moved by: DEBORAH EARL**  
**Vote: 3/0 - Unanimous**
4. **VS-26-0316-RODRIGUEZ HERMELINDA TRUST & RODRIGUEZ HERMELINDA TRS: VACATE AND ABANDON** portion of a right-of-way being Tenaya Way located between Washburn Road and Verde Way within Lone Mountain. AB/jud/cv (For possible action) **07/22/26 BCC**  
  
**Action: DENIED based on potential tax implications for property owners affected by vacation who have not given their consent or acknowledgment to the vacation**  
**Moved by: MATTHEW SCHRIEVER**  
**Vote: 3/0 - Unanimous**

5. **WS-26-0315-RODRIGUEZ HERMELINDA TRUST & RODRIGUEZ HERMELINDA TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate full off-site improvements; 2) allow modified driveway geometrics; and 3) allow additional driveways in conjunction with a proposed single-family residence on 0.9 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Tenaya Way and north of Rosada Way within Lone Mountain. AB/jud/cv (For possible action) **07/22/26 BCC**

**Action: APPROVED as submitted, subject to staff conditions**

**Moved by: JOSEPH CRAPO**

**Vote: 3/0 – Unanimous**

VI. General Business  
None

VIII. Public Comment  
Matthew Shriever expressed support and appreciation for Commissioner Becker's position regarding the invocation delivered by Aron Ra of The Satanic Temple prior to the Clark County Commission meeting on May 19<sup>th</sup>.

IX. Next Meeting Date  
The next regular meeting will be July 14, 2026

X. Adjournment  
The meeting was adjourned at 7:57 p.m.



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-26-0338-GUY, DANIELLE M & DONALD W:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce setbacks for a proposed accessory structure in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP-NPO) Overlay.

Generally located north of Todd Lake Court and east of Jensen Street within Lone Mountain.  
AB/jl/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-30-310-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a proposed accessory structure to 26 feet where 25 feet is allowed (a 4% increase).
2.
  - a. Reduce the side setback of a proposed accessory structure with a balcony to 5 feet where 7 feet is allowed (a 40% reduction).
  - b. Reduce the rear setback of a proposed accessory structure with a balcony to 5 feet where 27 feet is allowed (an 81% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9660 Todd Lake Court
- Site Acreage: 0.45
- Project Type: Accessory structure (pool house)
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 3,057 / 5,547 (existing residence)

**Site Plan, Elevations, & Floor Plans**

The site plan depicts a proposed accessory structure (pool house) in the northwest corner of the property, located behind an existing single-family residence. The proposed building is set back 5 feet from both the west (side) property line and rear property line. Floor plans and elevations show a 2 story pool house with a rooftop balcony and an overhang to create a ground-level



covered patio area. The applicant requests a waiver of development standards as the proposal does not comply with setback restrictions for balconies.

The accessory building is 1,905 square feet and includes a gym, home office, and bathroom. The building is 26 feet in height. The applicant also requests a waiver as the proposed building exceeds the 25 foot maximum height allowed per Title 30.

#### Landscaping

Landscaping is neither required nor a part of this request.

#### Applicant's Justification

The applicant did not provide any justification to reduce the required setbacks. The applicant states that the proposed pool house will match the color and material of the existing single-family residence. They state that the only portions of the building that exceed the 25-foot maximum height restriction are the parapet and skylights.

#### Prior Land Use Requests

| Application Number | Request                                                                                   | Action          | Date      |
|--------------------|-------------------------------------------------------------------------------------------|-----------------|-----------|
| WS-18-0309         | Waiver of development standards design review for a single-family residential subdivision | Approved by BCC | June 2018 |
| VS-18-0311         | Vacation and abandonment of easements - recorded                                          | Approved by BCC | June 2018 |
| TM-18-500065       | Tentative map for a single-family residential subdivision                                 | Approved by BCC | June 2018 |

#### Surrounding Land Use

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

#### **STANDARDS FOR APPROVAL:**

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

#### Analysis

##### **Comprehensive Planning**

##### Waivers of Development Standards

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

Staff finds that the request is a self-imposed hardship and there are no site-specific conditions that would warrant an increase in height. The applicant has not provided sufficient justification as to why the proposed building could not be redesigned to comply with the height limitations. Staff is also concerned about the proximity of a rooftop balcony to adjacent properties. Adjacent properties to the north and west of the subject site are developed with single story residences. The design of the 2 story accessory building is inconsistent with nearby development.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

#### **Public Works - Development Review**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

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

### **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.

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

**APPLICANT:** DANIELLE GUY

**CONTACT:** PLATA DESIGN, PO BOX 401296, LAS VEGAS, NV 89140

DRAFT





# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0338

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

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 7/14/26

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: 8/4/26

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.
- 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.



Tuesday, May 5, 2026

Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

RE: Justification Letter for A Waiver of Development Standards For New Custom 2-Story  
Casita Located at: 9660 Todd Lake Ct, Las Vegas NV 89149  
APN: 125-30-310-003  
Zoned: RS20

Presented are plans that include a Site Plan, First Floor Plan, Second Floor Plan, Roof Deck Plans, Roof Plan, Sections and Elevations of a proposed 1,905 Square Foot Pool House. The proposed two-story pool house will consist of a first floor TV room and bathroom, a second floor gym, and a roof deck.

According to Title 30, Section 30.02.04 the maximum height for an accessory structure is 25 feet. The top of the parapet is 5 1/4 inches over the allowed 25 feet, this is a 1.75% increase from code requirement. Additionally, there are skylights that protrude above the parapet an additional 4 1/2 inches for a total of 25-9 1/2 feet, this is a 3.17% increase from code requirement.

The proposed plans have a 36 inch countertop and outdoor sink towards the rear of the structure. The proposed countertop does not comply with the definition of structure.

Code requires the accessory structure to have matching architectural styles to the existing single family residence. As there is no roof on the proposed structure, there is no roof to match. All other colors and materials of the proposed accessory structure match the existing single family residence.

We are requesting a waiver to allow for the accessory structure to have a height of 25-9 1/2 feet where 25 feet is allowed.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

Adrian A. Plata, Residential Designer #408-RD  
Phone: 702.931.9227  
Email: [adrian@platadesign.com](mailto:adrian@platadesign.com)





**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-26-0348-GAROFALO, JASON & KELLY:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a gated community; 2) reduce access gate setback; 3) reduce call box setback; 4) allow modified driveway design standards; and 5) reduce call box median width in conjunction with an existing single-family residential subdivision on 1.97 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Solar Avenue and east of Conquistador Street within Lone Mountain.  
AB/bb/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-18-401-044 through 125-18-401-047

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a gated community within the Neighborhood Protection (RNP) Overlay area where not permissible per Section 30.02.26F.
2. Reduce the access gate setback to 28 feet where 50 feet is required per Section 30.04.03 (a 43% reduction).
3. Reduce distance from the property line to the call box to 6 feet where 50 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
4. Reduce driveway width to 44 feet where 48 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
5. Reduce call box median width to 3 feet where 4 feet is required per Uniform Standard Drawing 222.1 (a 33% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9760, 9770, 9780, & 9790 Solar Avenue
- Site Acreage: 1.97
- Project Type: Access gate
- Building Height (Feet): 7 feet (gate and fences)



### Site Plan

The plans depict the existing single-family detached subdivision on 1.97 acres at the northeast corner of Conquistador Street and Solar Avenue consisting of 4 lots. The homes are accessed from Solar Avenue by a 47.5 foot wide private cul-de-sac street. The plan depicts a new 24 foot wide access gate, and 1 call box median. The plans show the access gate will be set back 28 feet from the southern property line. The call box is located 6 feet from the south property line.

### Elevations

Existing decorative walls are located adjacent to Solar Avenue, with wing walls extending to the east and west sides of the proposed gate. Seven foot high decorative fences will connect the proposed gate to the existing walls.

The elevations depict a 7 foot high double-swing gate with a decorative horizontal flat-bar screen design. The gate will open northward into the subdivision. Each side of the gate will be attached to a 6 inch by 6 inch column post with hinges, with associated mechanical equipment located on the north side of the gate.

### Applicant's Justification

The applicant is requesting to construct gated access to the existing 4 lot subdivision known as Kensington Manor north of Solar Avenue and east of Conquistador Street. The proposed gate will be 28.6 feet from the south property line with a 16.4 foot space between the gate and call box median. Several waivers are requested to locate the gate closer to the south property line to avoid conflicts with existing private home driveways, utilities, and general circulation within the neighborhood. Strict adherence to the current design standard for entry gates would create practical difficulties and unnecessary disruption to the existing development. The proposed gate design is like other developments in Clark County. The gate design will be compatible with existing decorative walls and neighborhood character. The gate will not interfere with public right-of-way operations, sight distance, or emergency access. The gate is designed for all applicable fire department and traffic engineering standards. Adequate vehicle stacking and clear visibility will be maintained to ensure safe ingress and egress. The proposed gate will enhance security and safety for residents.

### Prior Land Use Requests

| Application Number | Request                                                                              | Action          | Date          |
|--------------------|--------------------------------------------------------------------------------------|-----------------|---------------|
| WS-20-0352         | Increased finished grades                                                            | Approved by BCC | December 2020 |
| VS-20-0314         | Vacate and abandon government patent easements                                       | Approved by PC  | August 2020   |
| ZC-0296-01         | Reclassified a variety of sites, including the subject parcel, to R-E (RNP-I) zoning | Approved by BCC | August 2001   |

### Surrounding Land Use

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Staff finds that the NPO-RNP standards are intended to protect the established rural character of the areas within the overlay, and Section 30.02.26F specifically states that gated communities are not permissible within the overlay. For these reasons, staff would not typically support a request for gated access within the NPO-RNP overlay. However, there are several gated subdivisions in close proximity to the subject site, also within the NPO-RNP overlay. These subdivisions appear to have been established before the update to Title 30 that made gated communities not permissible within the overlay. Based on the surrounding development pattern, staff could support the request. However, because staff does not support the remaining waiver requests, staff recommends denial.

##### Waiver of Development Standards #2

Staff finds that the proposed reduced access-gate setback is incompatible with the development standards, which are intended to provide adequate room for vehicle queuing when traffic arrives at the gate. For this reason, staff cannot support the request.

#### Public Works - Development Review

##### Waivers of Development Standards #3, #4, & #5

The reduction in throat depth to the call box, driveway width and island median width for the driveway on Solar Avenue reduces the safety of vehicles entering the community and will cause stacking in the right-of-way. It is difficult to retrofit a gate as the subdivision was previously approved without one. Lastly, it is imperative that traffic can flow without the interruption of vehicles attempting to access the community. Therefore, staff cannot support this request.



**Staff Recommendation**  
Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- 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**

- Traffic study and compliance.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JASON GAROFALO

**CONTACT:** AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0348

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

TAB/CAC: Lone Mountain CAC 6:30 pm

Date: Click to enter a date. 07/14/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. \_\_\_\_\_ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/05/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-102066

ASSESSOR PARCEL #(s): 125-18-401-046

PROPERTY ADDRESS/ CROSS STREETS: Solar Ave & Conquistador Street

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for a reduction of the 50' foot set back requirement set by CCAUSD 222.1 to install an Entry Gate on parcels 125-18-401-044 through -047.

## PROPERTY OWNER INFORMATION

NAME: PAUL DUY VU

ADDRESS: 9770 SOLAR AVE

CITY: Las Vegas

STATE: NV ZIP CODE: 89149

TELEPHONE: CELL

## APPLICANT INFORMATION (information must match online application)

NAME: LR Nelson Consulting Engineers

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-798-7978

CELL 702-682-7933

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Aimee English

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-798-7978

CELL 702-682-7933

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)\*

Paul Duy Vu  
Property Owner (Print)

01-13-2020  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-102066

ASSESSOR PARCEL #(s): 125-18-401-044

PROPERTY ADDRESS/ CROSS STREETS: Solar Ave & Conquistador Street

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for a reduction of the 50' foot set back requirement set by CCAUSD 222.1 to install an Entry Gate on parcels 125-18-401-044 through -047.

## PROPERTY OWNER INFORMATION

NAME: JASON & KELLY GAROFALO

ADDRESS: 9790 SOLAR AVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: 702-217-1694

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: LR Nelson Consulting Engineers

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-798-7978

CELL 702-682-7933

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Aimee English

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-798-7978

CELL 702-682-7933

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.

Jason Garofalo  
Property Owner (Signature)

Property Owner (Print)

Kelly Garofalo

1/13/2026  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-102066

ASSESSOR PARCEL #(s): 125-18-401-047

PROPERTY ADDRESS/ CROSS STREETS: Solar Ave & Conquistador Street

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for a reduction of the 50' foot set back requirement set by CCAUSD 222.1 to install an Entry Gate on parcels 125-18-401-044 through -047.

## PROPERTY OWNER INFORMATION

NAME: GHEORGHI & IRINA TURCANU

ADDRESS: 9760 SOLAR AVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: LR Nelson Consulting Engineers

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-798-7978 CELL 702-682-7933 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Aimee English

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-798-7978 CELL 702-682-7933 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.

George Turcanu

Property Owner (Signature)\*

George Turcanu

Property Owner (Print)

1/13/2026

Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-102066

ASSESSOR PARCEL #(s): 125-18-401-045

PROPERTY ADDRESS/ CROSS STREETS: Solar Ave & Conquistador Street

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for a reduction of the 50' foot set back requirement set by CCAUSD 222.1 to install an Entry Gate on parcels 125-18-401-044 through -047.

## PROPERTY OWNER INFORMATION

NAME: ERIC MOORE

ADDRESS: 9780 SOLAR AVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: CELL

## APPLICANT INFORMATION (information must match online application)

NAME: LR Nelson Consulting Engineers

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-798-7978

CELL 702-682-7933

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Aimee English

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-798-7978

CELL 702-682-7933

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)

ERIC MOORE

Property Owner (Print)

11/17/26

Date





25LRN0546  
June 10, 2026

Clark County  
Comprehensive Planning  
Development Review  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

**Reference: Waiver of Development Standards Justification Letter for Kensington Manor**  
**APR-25-102066 APN # 125-18-401-044 though 047**

On behalf of the property owners, we are providing information regarding a Waiver of Development Standards request for the above-mentioned parcel numbers, which are located within the Kensington Manor Residences along Solar Avenue and Conquistador Street. The Kensington Manor Residences is an established residential community with existing perimeter walls, internal circulation, and access points that were developed prior to the current request. The existing roadway alignments, parcel configuration, and improvements limit the ability to locate an entry gate. Therefore, we are requesting the following waivers:

- This request seeks a waiver of Section 30.02.26.F.4.i(d)(2), which prohibits gated communities within the RNP NPO area. The proposed development is located in an area where gated communities have previously been approved and established. Based on current conditions and available information, the introduction of an additional gated community is not anticipated to result in a significant adverse impact on traffic circulation or traffic flow within the surrounding area.
- Waiver of Development Standards for a reduction of the total driveway width of 48' set by CCAUSD 222.1. The existing driveway width is 44.8' - a reduction of 7%.
- Waiver of Development Standards for a reduction of the island setback from the property line of 8' min set by CCAUSD 222.1. The proposed design has a setback of 0.0' - a 100% reduction.
- Waiver of Development Standards for a reduction of the island width of 4' set by CCAUSD 222.1. The proposed design has a width of 3' - a 25% reduction. This was done to mitigate the reduction of overall driveway width to preserve drivable width.
- Waiver of Development Standards for a reduction of the island length of 20' set by CCAUSD 222.1. The proposed design has a length 6' - a 70% reduction. The gate is designed to be closer to Solar Ave than typical design standards, resulting in a shorter island length to preserve a turn area for vehicles vs. vehicles backing out onto Solar Ave. if they have issues during entry.
- Waiver of Development Standards for a reduction of the setback from the property line to the callbox of 50' set by CCAUSD 222.1. The proposed design has a setback of 6.7' - an 87% reduction. The gate is designed to be closer to Solar Ave than typical design standards, resulting in a shorter





island length and call box location to preserve a turn area for vehicles vs. vehicles backing out onto Solar Ave. if they have issues during entry.

Strict adherence to the current design standard for entry gates would create practical difficulties and unnecessary disruption to the existing development.

The proposed entry gate is consistent with similar gated residential developments throughout Clark County and the surrounding area. The gate will be designed to be architecturally compatible with the existing perimeter walls and neighborhood character. Granting the waiver will not negatively impact adjacent properties, traffic circulation, or public safety along Solar Avenue or Conquistador Street.

The proposed reductions will not interfere with public right-of-way operations, sight distance, or emergency access. The gate will be designed in compliance with all applicable fire department, public works, and traffic engineering standards. Adequate vehicle stacking and clear visibility will be maintained to ensure safe ingress and egress.

The installation of an entry gate will enhance security and safety for residents by controlling access to the community. This improvement supports the welfare of existing residents and does not increase density, intensify land use, or create additional impacts beyond the current residential use.

We feel that this development and the proposed Waiver of Development Standards are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this Waiver of Development Standard. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

*Aimee English*

Project Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0339-LONE MOUNTAIN ESTATES, LLC:**

**ZONE CHANGE** to remove 16.45 acres from the Neighborhood Protection (RNP) Overlay.

Generally located south of Helena Avenue and west of Grand Canyon Drive within Lone Mountain (description on file). AB/gc (For possible action)

RELATED INFORMATION:

**APN:**

138-06-312-001 through 138-06-312-004; 138-06-401-001; 138-06-401-012; 138-06-401-015; 138-06-415-001 through 138-06-415-005; 138-06-416-001 through 138-06-416-006

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4119, 4120, 4140, 4160, 4161, 4180, 4181, 4200, 4220, 4240, 4260, & 4280 N. Jensen Street; and 4105, 4123, 4141, 4159, 4177, & 4195 N. Grand Canyon Drive
- Site Acreage: 16.45
- Existing Land Use: Single-family residential

**Applicant's Justification**

The applicant states the subject parcels are part of a larger assemblage under common ownership and are being developed in coordination with the parcels located northeast of the subject parcels within the City of Las Vegas. Maintaining a consistent zoning framework across the entire project area is critical to ensure cohesive site planning, circulation, and architectural design. The current inclusion of the subject parcels within the Neighborhood Protection (RNP) Overlay creates an inconsistency that limits the ability to develop the site in a unified and efficient manner. Additionally, the subject parcels are located on the edge of and not situated within a cohesive Neighborhood Protection (RNP) Overlay area. The surrounding area includes a place of worship and other properties not within the Neighborhood Protection (RNP) Overlay.

**Prior Land Use Requests**

| Application Number | Request                                                                                                       | Action         | Date        |
|--------------------|---------------------------------------------------------------------------------------------------------------|----------------|-------------|
| WS-19-0503         | Waiver of development standards to increase wall height and alternative screening in the front yard - expired | Approved by PC | August 2019 |



### Prior Land Use Requests

| Application Number | Request                                                                                                                                                                                                                                                                                                                                           | Action          | Date          |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
| VS-19-0204         | Vacation and abandonment of patent easements for the lots that front Grand Canyon Drive                                                                                                                                                                                                                                                           | Approved by BCC | April 2019    |
| WS-19-0172         | Waivers of standard development to allow single-family residential lots to access a collector street (Grand Canyon Drive), allow single-family residential lots to access a collector street without a circular driveway or on-site turnaround, increase wall height, and waive off-site improvements for a single-family residential development | Approved by BCC | April 2019    |
| TM-19-500060       | Tentative map for 6 single-family residential lots along Grand Canyon Drive                                                                                                                                                                                                                                                                       | Approved by BCC | April 2019    |
| VS-18-0742         | Vacation and abandonment of patent easements along the Hickam Avenue alignment                                                                                                                                                                                                                                                                    | Approved by PC  | November 2018 |
| WS-18-0743         | Waivers of development standards to increase wall height and finished grade for a single-family residential development for lots along the east side of Jensen Street                                                                                                                                                                             | Approved by PC  | November 2018 |
| TM-18-500176       | Tentative map for 9 single-family residential lot along the east side of Jensen Street                                                                                                                                                                                                                                                            | Approved by PC  | November 2018 |
| VS-18-0481         | Vacated a BLM right-of-way grant (easement) being the northern 30 feet of Solitaria Drive                                                                                                                                                                                                                                                         | Approved by PC  | August 2018   |

### Surrounding Land Use

|       | Planned Land Use Category                                               | Zoning District (Overlay)      | Existing Land Use                                          |
|-------|-------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------|
| North | Ranch Estate Neighborhood (up to 2 du/ac)                               | RS20                           | Single-family residential                                  |
| South | Low-Intensity Suburban Neighborhood (up to 5 du/ac) & City of Las Vegas | RS10, RS20, & R-D              | Single-family residential                                  |
| East  | City of Las Vegas                                                       | R-E, C-V, & U (RNP)            | Single-family residential, place of worship, & undeveloped |
| West  | Ranch Estate Neighborhood (up to 2 du/ac)                               | RS20 (1 lot is within NPO-RNP) | Single-family residential & undeveloped                    |

### Related Applications

| Application Number | Request                                                                                                                          |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|
| WS-26-0340         | A waiver of development standards to increase front wall height on 17 of the subject parcels 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 can support the request to remove the subject parcels from the Neighborhood Protection (RNP) Overlay. The subject parcels are at the edge of a Neighborhood Protection (RNP) Overlay area and all the adjacent and abutting parcels south of Helena Avenue (with the exception of 1 lot within this subdivision that is not a part of this request) are not within the Neighborhood Protection (RNP) Overlay. Additionally, the nature of the surrounding area has changed with the establishment of a large place of worship (LDS temple) to the east. Higher density single-family residential is also located adjacent to the site to the south. The development trend for the lots that have been developed within the subject subdivision also don't necessarily align with the Neighborhood Protection (RNP) Overlay character as stated in Title 30. Title 30 states the Neighborhood Protection (RNP) Overlay should preserve an open, rural character where a variety of agriculture and equestrian animals are kept. The homes developed within the subdivision already have increased wall heights, including along the front property line, and do not appear to be used for agriculture or the raising or keeping of animals. Although, it should be noted that the removal of the Neighborhood Protection (RNP) Overlay does not prevent agriculture or the raising or keeping of animals in conjunction with a single-family residence in the RS20 zoning district. For these reasons, staff finds the request for the removal of the Neighborhood Protection (RNP) Overlay is appropriate for this location.

#### **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:**

### **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, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT:** LONE MOUNTAIN ESTATES, LLC

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

DRAFT



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** ZC-26-0339 & WS-26-0340

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

**TAB/CAC:** Lone Mountain CAC 6:30 PM

**Date:** 7/14/26

**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:** 8/5/26

**Time:** 9:00 AM

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

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

<https://clarkcountynv.gov/agendas>

### **Please Note:**

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

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

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





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-401-015

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: Templeton Development Corporation

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

Property Owner (Signature)\*

TEMPLETON DEVELOPMENT CORPORATION  
By: Kenneth L Templeton, President  
Property Owner (Print)

Date

2/24/2020





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR- 26-100256

ASSESSOR PARCEL #(s): 138-06-312-001, 138-06-415-001, 138-06-415-003, 138-06-416-001, 138-06-416-002, 138-06-416-003, 138-06-416-004  
138-06-416-005, 138-06-416-006, 138-06-401-012, 138-06-401-011

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # RCI # 217076

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

LONE MOUNTAIN ESTATES LLC  
By: N.S.M. L.L.C. - Its Manager  
By: Kenneth J. Templeton, Manager  
Property Owner (Signature)\*  
Property Owner (Print)

2/24/2024  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-312-002

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: Andrew J. Schubkegel, Trustee of The Andrew J. Schubkegel Revocable Trust

ADDRESS: 514 Morris Lane

CITY: Hinsdale

STATE: IL

ZIP CODE: 60521

TELEPHONE: CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700 CELL ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)

ANDREW SCHUBKEGEL  
Property Owner (Print)  
FOR TITUS F

Date

3/10/2026





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR- 26-100256

ASSESSOR PARCEL #(s): 138-06-312-003

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: LME A3L3, LLC

ADDRESS: 8560 Grand Palms

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # RCI # 217076

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[Signature]  
Property Owner (Signature)\*

LME A3L3, LLC  
By Kristoffer Templeton, Managing Member  
Property Owner (Print)

2.26.26  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-312-004

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: James Richard Sparks and Tiffany Love Wallace-Sparks

ADDRESS: 8032 Springbuck Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_ RCI # 217076

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[Signature]  
Property Owner (Signature)\*

James Sparks  
Property Owner (Print)

3-2-26  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-415-004

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: Tristan Taylor Collins, Trust of TC Family Trust

ADDRESS: 4140 N. Jensen St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # RCI # 217076

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Tristan Collins  
Property Owner (Signature)\*

Tristan Collins TC  
Property Owner (Print)

3/4/26  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR- 26-100256

ASSESSOR PARCEL #(s): 138-06-415-005

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: James Martini, Trustee of the James E. Martini Trust

ADDRESS: 10263 Meridian Hill Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID # RCI # 217076

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Property Owner (Signature)

JAMES MARTINI, Trustee of the  
James E Martini Trust  
Property Owner (Print)

Date





## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-415-002

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay)

### PROPERTY OWNER INFORMATION

NAME: Amarpreet Singh Chadha and Jasmeet Kaur Chadha, Trustees of the Triple A Nevada Trust

ADDRESS: 4180 N. Jensen St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

### APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # RCI # 217076

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[Signature]  
Property Owner (Signature)\*

AMARPREET S. CHADHA  
Property Owner (Print)

04/29/2028  
Date





## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

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

TANEYCORP.COM

April 7, 2026

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

**Re: Jensen & Helena Area 1, 2, 3, & 8**  
**APR-26-100256**  
**APN: Attached in Third Page**  
**Justification Letter ZC**

To whom it may concern:

Taney Engineering, on behalf of Lone Mountain LLC., is respectfully submitting a Zone Boundary Amendment for 18 separate parcels.

### **Existing Single-Family Residential Subdivision**

The subject sites are located south of Helena Avenue and west of Grand Canyon Drive. All lots are recorded and are approximately 40,000 square feet in size. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of removing these parcels from the NPO/RNP Overlay area they will continue to be part of the RS20 zoning.

### **Zone Boundary Amendment– Removal of Parcels (See Attached on Page 3) from the RNP/NPO Overlay District**

The applicant respectfully requests a Zone Change to remove parcels that are attached on the third page from the NPO/RNP Overlay District.

The subject parcels are part of a larger assemblage under common ownership and are being developed in coordination with the parcels located to the front of the site, which are under the same developer. Maintaining a consistent zoning framework across the entire project area is critical to ensure cohesive site planning, circulation, and architectural design. The current inclusion of these parcels within the NPO/RNP Overlay creates an inconsistency that limits the ability to develop the site in a unified and efficient manner.

Additionally, the subject parcels are not situated within a cohesive NPO/RNP neighborhood context. The surrounding area includes a church and other properties that are not within the NPO/RNP Overlay District, indicating that the parcels are effectively on the edge of, or outside of, the intended overlay boundary. As such, the existing overlay designation does not reflect the actual development pattern or character of the surrounding area.

Removing these parcels from the NPO/RNP Overlay will align the zoning with the existing land use context and allow for development that is compatible with adjacent properties. The request will not adversely impact surrounding uses, as the proposed development will remain consistent with the character and scale of nearby improvements.



Furthermore, this Zone Change will eliminate unnecessary regulatory constraints that are not applicable to the site's context, while facilitating a more cohesive and practical development plan across all parcels under common ownership.

For these reasons, the applicant respectfully requests approval of the Zone Change to remove these 19 parcels from the NPO/RNP Overlay District.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner





APN'S:

138-06-401-015  
138-06-401-012  
138-06-401-011  
138-06-312-001  
138-06-312-002  
138-06-312-003  
138-06-312-004  
138-06-415-001  
138-06-415-002  
138-06-415-003  
138-06-415-004  
138-60-415-005  
138-06-416-001  
138-06-416-002  
138-06-416-003  
138-06-416-004  
138-06-416-005  
138-06-416-006

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0340-LONE MOUNTAIN ESTATES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase front wall heights for 17 single-family residential lots in conjunction with a single-family residential subdivision on 15.48 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Helena Avenue and west of Grand Canyon Drive within Lone Mountain. AB/rr/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

138-06-312-001 through 138-06-312-004; 138-06-401-011; 138-06-401-012; 138-06-401-015; 138-06-415-001; 138-06-415-003 through 138-06-415-005; 138-06-416-001 through 138-06-416-006

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Increase the height of a non-decorative wall to 9 feet (5 foot block/3 foot wrought iron/1 foot lighting cap) where a 3 foot high maximum wall is permitted within the first 15 feet of the front setback per Section 30.04.03B (a 200% increase).
- b. Increase the height of a wall to 9 feet (5 foot block/3 foot wrought iron/1 foot lighting cap) where a 6 foot high wall is permissible along a street (Grand Canyon Drive) per Section 30.04.03B (a 50% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4119, 4120, 4140, 4160, 4161, 4181, 4200, 4220, 4240, 4260, & 4280 N. Jensen Street; and 4105, 4123, 4141, 4159, 4177, & 4195 N. Grand Canyon Drive
- Site Acreage: 15.48
- Project Type: Wall height
- Wall Height (feet): 9

**History & Site Plan**

WS-19-0503 was approved in August 2019, allowing walls up to 9 feet in height to be located along the front property lines of 19 undeveloped lots located along Jensen Street and Grand Canyon Drive. The application has since expired; however, front walls were constructed on 2 lots located on Jensen Street prior to the expiration.



A companion zone change, ZC-26-0339, has been submitted to remove 18 lots from the Neighborhood Protection (RNP) Overlay so that a waiver may be requested to increase the wall heights where front walls have not been constructed. The submitted site plan depicts 17 single-family residential lots with 8 undeveloped lots and 3 developed lots facing Jensen Street, along with 6 undeveloped lots facing Grand Canyon Drive. The front wall is depicted to be set back 10 feet from the front property lines of each of the lots along Jensen Street and Grand Canyon Drive. Each lot includes 1 wrought iron gate at the driveway that is set back 20 feet from the front property lines along the streets.

#### Landscaping

Landscaping is not required or a part of this request.

#### Elevations

The site plan includes a detail of the proposed front wall which is comprised of a 5 foot block wall with 8 courses of smooth face CMU with light earth tone, a 3 foot wrought iron fence on top, and 9 foot tall columns including a decorative cap and 1 foot tall light fixture on top. The columns would be a maximum of 50 feet apart as measured center to center. The detail of the wrought iron gate indicates it will be up to 9 feet in height at the center.

#### Applicant's Justification

The applicant states the requested wall configuration has been thoughtfully designed to balance security, aesthetics, and visibility. The CMU base provides durability and privacy at the pedestrian level with the wrought iron portion maintains openness and reduces the visual mass of the wall. The decorative cap and integrated lighting enhance the overall appearance and contribute to site safety. The proposed wall height is consistent with existing perimeter walls in the surrounding area. The applicant states that granting this waiver will not negatively impact adjacent surrounding area, as the design remains compatible with typical perimeter treatments and will improve both functionality and visual quality of the site.

#### Prior Land Use Requests

| Application Number | Request                                                                                                                                                                                                                                                                                                                                             | Action          | Date        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
| WS-19-0503         | Waiver of development standards to increase wall height and alternative screening in the front yard - expired                                                                                                                                                                                                                                       | Approved by PC  | August 2019 |
| VS-19-0204         | Vacation and abandonment of patent easements for the lots that front Grand Canyon Drive                                                                                                                                                                                                                                                             | Approved by BCC | April 2019  |
| WS-19-0172         | Waivers of development standards to allow single-family residential lots to access a collector street (Grand Canyon Drive), allow single-family residential lots to access a collector street without a circular driveway or on-site turnaround, increase wall height, and waived off-site improvements for a single-family residential development | Approved by BCC | April 2019  |
| TM-19-500060       | Tentative map for 6 single-family residential lots along Grand Canyon Drive                                                                                                                                                                                                                                                                         | Approved by BCC | April 2019  |



**Prior Land Use Requests**

| Application Number | Request                                                                                                                                                               | Action         | Date          |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|
| VS-18-0742         | Vacation and abandonment of patent easements along the Hickam Avenue alignment                                                                                        | Approved by PC | November 2018 |
| WS-18-0743         | Waivers of development standards to increase wall height and finished grade for a single-family residential development for lots along the east side of Jensen Street | Approved by PC | November 2018 |
| TM-18-500176       | Tentative map for 9 single-family residential lot along the east side of Jensen Street                                                                                | Approved by PC | November 2018 |
| VS-18-0481         | Vacate a BLM right-of-way grant (easement) being the northern 30 feet of Solitaria Drive                                                                              | Approved by PC | August 2018   |

**Surrounding Land Use**

|       | Planned Land Use Category                                               | Zoning District (Overlay) | Existing Land Use                                          |
|-------|-------------------------------------------------------------------------|---------------------------|------------------------------------------------------------|
| North | Ranch Estate Neighborhood (up to 2 du/ac)                               | RS20                      | Single-family residential                                  |
| South | Low-Intensity Suburban Neighborhood (up to 5 du/ac) & City of Las Vegas | RS10, RS20, & R-D         | Single-family residential                                  |
| East  | City of Las Vegas                                                       | R-E, C-V, & U (RNP)       | Single-family residential, place of worship, & undeveloped |
| West  | Ranch Estate Neighborhood (up to 2 du/ac)                               | RS20 & RS20 (NPO-RNP)     | Single-family residential & undeveloped                    |

**Related Applications**

| Application Number | Request                                                                                                                     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------|
| ZC-26-0339         | A zone change to remove the subject site from the Neighborhood Protection (RNP) Overlay 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****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.

A similar wall configuration was previously approved under WS-19-0503. The height and location of the walls will be compatible with other existing front walls in the area. The proposed walls will be on lots that are between 0.75 acres and 1 acre in size. The majority of the front yards will still be open, and the existing and future single-family residences will still be visible from the streets. Therefore, staff can support this request.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

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

##### **Public Works - Development Review**

- No comment.

##### **Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LONE MOUNTAIN ESTATES, LLC

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



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** ZC-26-0339 & WS-26-0340

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

**TAB/CAC:** Lone Mountain CAC 6:30 PM

**Date:** 7/14/26

**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:** 8/5/26 **Time:** 9:00 AM

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

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

<https://clarkcountynv.gov/agendas>

### **Please Note:**

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

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

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





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-401-015

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: Templeton Development Corporation

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

Property Owner (Signature)\*

TEMPLETON DEVELOPMENT CORPORATION  
By: Kenneth L Templeton, President  
Property Owner (Print)

Date

2/24/2020





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR- 26-100256

ASSESSOR PARCEL #(s): 138-06-312-001, 138-06-415-001, 138-06-415-003, 138-06-416-001, 138-06-416-002, 138-06-416-003, 138-06-416-004  
138-06-416-005, 138-06-416-006, 138-06-401-012, 138-06-401-011

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

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CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

Property Owner (Signature)\*

LONE MOUNTAIN ESTATES LLC

By: N.S.M. L.L.C. - Its Manager

By: Kenneth I. Templeton, Manager

Property Owner (Print)

Date

2/24/2024





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR- 26-100256

ASSESSOR PARCEL #(s): 138-06-312-002

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: Andrew J. Schubkegel, Trustee of The Andrew J. Schubkegel Revocable Trust

ADDRESS: 514 Morris Lane

CITY: Hinsdale

STATE: IL ZIP CODE: 60521

TELEPHONE: CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID # RCI # 217076

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Property Owner (Signature)

ANDREW SCHUBKEGEL  
FOR TRUST

Property Owner (Print)

Date

3/10/2026





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-312-003

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: LME A3L3, LLC

ADDRESS: 8560 Grand Palms

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # RCI # 217076

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Property Owner (Signature)\*

LME A3L3, LLC

By Kristoffer Templeton, Managing Member

Property Owner (Print)

Date

2.26.26





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-312-004

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: James Richard Sparks and Tiffany Love Wallace-Sparks

ADDRESS: 8032 Springbuck Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_ RCI # 217076

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[Signature]  
Property Owner (Signature)\*

James Sparks  
Property Owner (Print)

3-2-26  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-415-004

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: Tristan Taylor Collins, Trust of TC Family Trust

ADDRESS: 4140 N. Jensen St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_ RCI # 217076

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Tristan Collins  
Property Owner (Signature)\*

Tristan Collins TC  
Property Owner (Print)

3/4/26  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR- 26-100256

ASSESSOR PARCEL #(s): 138-06-415-005

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay) and Waiver for front yard walls

## PROPERTY OWNER INFORMATION

NAME: James Martini, Trustee of the James E. Martini Trust

ADDRESS: 10263 Meridian Hill Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

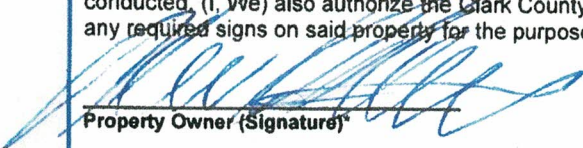
STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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Property Owner (Signature)

JAMES MARTINI, Trustee of the  
James E Martini Trust  
Property Owner (Print)

\_\_\_\_\_  
Date





## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100256

ASSESSOR PARCEL #(s): 138-06-415-002

PROPERTY ADDRESS/ CROSS STREETS: Jensen & Helena

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change (remove parcel(s) from NPO-RNP overlay)

### PROPERTY OWNER INFORMATION

NAME: Amarpreet Singh Chadha and Jasmeet Kaur Chadha, Trustees of the Triple A Nevada Trust

ADDRESS: 4180 N. Jensen St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

### APPLICANT INFORMATION (information must match online application)

NAME: Lone Mountain Estates, LLC

ADDRESS: 3311 S. Rainbow Blvd, Ste 225

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-873-6700

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # RCI # 217076

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

[Signature]  
Property Owner (Signature)\*

AMARPREET S. CHADHA  
Property Owner (Print)

04/29/2028  
Date





## TANEY ENGINEERING

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

April 7, 2026

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

**Re: Jensen & Helena Area 1, 2, 3, & 8**  
**APR-26-100256**  
**APN: Attached in Third Page**  
**Justification Letter WS**

To whom it may concern:

Taney Engineering, on behalf of Lone Mountain LLC., is respectfully submitting justification for a Waiver of Development Standards, for 17 separate parcels.

### Existing Single-Family Residential Subdivision

The subject sites are located south of Helena Avenue and west of Grand Canyon Drive. All lots are recorded and are approximately 40,000 square feet in size. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of removing these parcels from the NPO/RNP Overlay area they will continue to be part of the RS20 zoning.

| <i><b>Surrounding Property</b></i> | <i><b>Planned or Special Land Use Designation</b></i>    | <i><b>Existing Zoning District</b></i> |
|------------------------------------|----------------------------------------------------------|----------------------------------------|
| Subject Property<br>(Undeveloped)  | RN (Ranch Estates Neighborhood - up to 2 du/ac)          | Residential Single-Family 20 (RS20)    |
| North<br>(Developed)               | RN (Ranch Estates Neighborhood - up to 2 du/ac))         | Residential Single-Family 20 (RS20)    |
| South<br>(Developed)               | LN (Low-Intensity Suburban Neighborhood - up to 5 du/ac) | Residential Single-Family 10 (RS10)    |
| East<br>(Developed)                | City of Las Vegas                                        | Residence Estates (R-E)                |
| West<br>(Undeveloped)              | RN (Ranch Estates Neighborhood - up to 2 du/ac))         | Residential Single-Family 20 (RS20)    |



### **Waiver of Development Standards- Front Wall Height**

The applicant respectfully requests a waiver to allow a total front wall height of eight (8) feet in accordance with Title 30 Section 30.04.03B.1i(a). The proposed wall design consists of a 5- foot CMU block wall, a 3-foot wrought iron fence above, and a 1-foot decorative cap with integrated lighting. This waiver includes all of the parcels attached to the third page.

The subject site is currently within the NPO/RNP Overlay District, which does not permit a waiver for the requested wall height. However, a separate Zone Change application has been submitted to remove the parcels from the NPO/RNP Overlay District.

The waiver is only for the front walls. We are requesting them to be 8 feet in height, comprising of a 5-foot CMU wall with a 3-foot wrought iron fence with a 1-foot decorative cap.

The requested wall configuration has been thoughtfully designed to balance security, aesthetics, and visibility. The CMU base provides durability and privacy at the pedestrian level, while the wrought iron portion maintains openness and reduces the visual mass of the wall. The decorative cap and integrated lighting enhance the overall appearance and contribute to site safety.

Additionally, the proposed wall height is consistent with existing perimeter walls in the surrounding area, where nearby residential properties have similar wall heights. As such, the request will maintain compatibility with the established neighborhood character and will not introduce an out-of-scale element.

Granting this waiver will not negatively impact adjacent properties or the surrounding area, as the design remains compatible with typical perimeter treatments and will improve both functionality and visual quality of the site.

The proposed wall configuration was previously approved under WS-19-0503 which has since expired.

For these reasons, the applicant respectfully requests approval of this waiver.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner





APN'S:

138-06-401-015  
138-06-401-012  
138-06-401-011  
138-06-312-001  
138-06-312-002  
138-06-312-003  
138-06-312-004  
138-06-415-001  
138-06-415-003  
138-06-415-004  
138-60-415-005  
138-06-416-001  
138-06-416-002  
138-06-416-003  
138-06-416-004  
138-06-416-005  
138-06-416-006