



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

October 28, 2025

6:30pm

AGENDA

Note:

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

Board/Council Members: Allison Bonanno - Chair
Joseph Crapo – Vice-Chair
Kimberly Burton
Deborah Earl
Matthew Schriever

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, Michelle.Baert@clarkcountynv.gov
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

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

- III. Approval of Minutes for October 14, 2025. (For possible action)
- IV. Approval of the Agenda for October 28, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning
 - 1. **WS-25-0705-FARMER, JUSTIN: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** reduce building separation; **3)** eliminate access gate setback; **4)** allow modified driveway geometrics; **5)** waive full off-site improvements; and **6)** allow non-standard improvements in the right-of-way in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and west of Kevin Way within Lone Mountain. AB/jam/cv (For possible action) **11/19/25 BCC**
 - 2. **WS-25-0712-CHURCH LDS PRESIDING BISHOP: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setback; **2)** reduce gross lot area; **3)** reduce and eliminate street landscaping; and **4)** allow an attached sidewalk to remain in conjunction with 2 proposed single-family residential lots on a portion of 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Solar Avenue and west of Conquistador Street within Lone Mountain. AB/dd/xx (For possible action) **11/19/25 BCC**
- VII. General Business
 - None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: November 11, 2025.
- X. Adjournment.

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



Lone Mountain Citizens Advisory Council

October 14, 2025

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:32 p.m.
- II. Public
Comment None
- III. Approval of September 30, 2025, Minutes
Moved by: KIM BURTON
Action: Approved subject minutes as submitted
Vote: 4/0 - Unanimous
- IV. Approval of Agenda for October 14, 2025

Moved by: ALLISON BONANNO
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

1. October 24, 2025 - The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p.
2. October 24, 2025 – Trunk or Treat and movie in the park (Hotel Transylvania)

VI. Planning & Zoning

1. **WS-25-0664-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** allow a gated community; **3)** increase fill height; **4)** increase retaining wall height; and **5)** waive full off-site improvements. **DESIGN REVIEW** for a single-family residential subdivision on 4.72 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/kh (For possible action) **11/5/25 BCC**

Action: APPROVED Waivers # 1, 3, 4, 5 and Design Review. DENIED Waiver #2

Moved by: JOSEPH CRAPO

Vote: 4

2. **TM-25-500163-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS: TENTATIVE MAP** consisting of 8 single-family residential lots on 4.72 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/kh (For possible action) **11/5/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 4-0

3. **AR-25-400066 (UC-22-0081)-GREENGALE PROPERTIES, LLC: HOLDOVER USE PERMITS THIRD APPLICATION FOR REVIEW** for the following: **1)** recreational facility; **2)** sale of produce/crops not grown on-site; **3)** allow customers on-site; **4)** farmer's market; **5)** allow live entertainment; **6)** food processing; **7)** retail sales and services; **8)** major training facility; and **9)** allow temporary outdoor commercial events without a timeframe limit and extended hours. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation of proposed live entertainment from a residential use; **2)** alternative landscaping along all property lines; **3)** allow existing landscaping adjacent to Elkhorn Road; **4)** allow alternative landscaping adjacent to a less intense use; **5)** eliminate landscape finger islands; **6)** waive on-site loading requirements; **7)** reduce parking; **8)** allow alternative paving; and **9)** waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: **1)** recreational facility; and **2)** finished grade in conjunction with a proposed recreational facility on 24.72 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Elkhorn Road and west of Rainbow Boulevard (alignment) within Lone Mountain. MK/my/kh (For possible action) **11/5/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: KIMBERLY BURTON

Vote: 5-0

VI. General Business

None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be October 28, 2025

X. Adjournment
The meeting was adjourned at 7:49 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0705-FARMER, JUSTIN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce building separation; **3)** eliminate access gate setback; **4)** allow modified driveway geometrics; **5)** waive full off-site improvements; and **6)** allow non-standard improvements in the right-of-way in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Tropical Parkway and west of Kevin Way within Lone Mountain.
AB/jam/cv (For possible action)

RELATED INFORMATION:

APN:

125-29-303-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side street setback of an existing detached accessory storage building to 8 feet where 10 feet is required per Section 30.02.04 (a 20% reduction).
2. Reduce the building separation between an existing detached accessory storage building and an existing single-family family residence to 5 feet where 6 feet is required per Section 30.02.04 (a 17% reduction).
3. Eliminate the setback for existing access gates along the north property line (Tropical Parkway) where 20 feet is required per Section 30.04.03E (a 100% reduction).
4.
 - a. Allow 3 curb cut driveways where 1 is permitted per Uniform Standard Drawing 222 (a 200% increase).
 - b. Reduce the radius separation from a proposed driveway along Tropical Parkway to 7.5 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 38% reduction).
 - c. Reduce the separation from a proposed driveway along Tropical Parkway to a property line to 4 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 33% reduction).
5.
 - a. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Tropical Parkway where required per Section 30.04.08C.
 - b. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Kevin Way where required per Section 30.04.08C.
6. Allow non-standard improvements (paved driveway and curb) within the right-of-way of Tropical Parkway where not permitted per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5985 N. Kevin Way
- Site Acreage: 0.50
- Project Type: Existing detached accessory storage building, access gate setback, modified driveway geometrics, and off-site improvements
- Number of Stories: 1 (existing detached accessory storage building)/1 (existing single-family residence)/1 (existing metal shade structure)
- Building Height (feet): 16 (existing detached accessory storage building)/10 (existing metal shade structure)
- Square Feet: 1,478 (existing detached accessory storage building)/3,760 (existing single-family residence)/256 (existing metal shade structure)

Site Plan

The site plan depicts an existing single-family residence centrally located on the parcel and faces south toward a private cul-de-sac adjacent to Kevin Way. The plans show an existing metal shade structure southeast of the existing residence and meets all required setbacks per code. The site plan also renders an existing detached accessory storage building located on the northeast corner of the subject parcel. This building is set back 5 feet away from the existing residence to the southwest, 10 feet from the north property line, and 8 feet from the northeast corner property line. The applicant is requesting to reduce the side street setback of the accessory storage building to 8 feet where 10 feet is required per code. Furthermore, the applicant is requesting to reduce the building separation between the accessory storage building and the existing residence to 5 feet where 6 feet is required per code.

Access to the accessory storage building is from an existing driveway on the northeast corner of the site adjacent to Tropical Pkwy. The northeast driveway includes an existing access gate set back zero feet from the north property line and an additional existing access gate located on the northwest corner of the site which is set back 4 feet from the north property line. Since there have been improvements added to the driveways along the north property line, a waiver to allow non-standard improvements within the right-of-way is a part of this application. Furthermore, the applicant is requesting waivers of development standards related to driveway geometrics along the north property line and to not install off-site improvements along Tropical Parkway and Kevin Way.

Landscaping

There is existing landscaping within the front yard and along the east property line. The existing landscaping includes mature trees and shrubs. However, off-site improvements are required along Tropical Parkway and is subject to a waiver of development standards request. Per Section 30.04.01D, when curb, gutter, and sidewalk are not installed, a 6-foot-wide landscaped area shall be provided on-site. Since the applicant is not providing the landscape area a waiver of development standards is also required.

Elevations & Floor Plans

The plans show that the existing residence has an overall area of 3,760 square feet. In addition, the plans show an existing 1,478 square foot detached accessory storage building with an overall height of 16 feet with 2 roll-up doors on the north side elevation and 1 roll-up door on the south side elevation and an entry door on the west elevation. The exterior material is made up of gray corrugated metal. There is also an existing metal shade structure with an overall height of 10 feet and has an overall area of 256 feet.

Applicant's Justification

The applicant states he was unaware of the permitting process required for a pre-engineered metal building. The applicant was also unaware of the concept of architectural compatibility as defined in the previous Title 30; however, based on the most recent version of Title 30, in Section 30.04.05.F.7.ii(b)(1) "any accessory structure...within the side or rear yard visible from any street of residential development, shall use complementary exterior colors and building materials compatible with the primary building". The applicant believes the gray corrugated metal structure complements the wood framed with stucco primary house. The applicant did not provide justification as to why the existing structures and access gates do not meet the required setbacks and separation distances.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE21-18923 is an active case for building without permits and setback violations.

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.

Waivers of Development Standards #1 & #2

The requested separation and setback reductions are a self-imposed hardship that would have been prevented if the applicant sought information regarding the structures prior to constructing them. Additionally, the storage building is not architecturally compatible with the residence in material or color and no mitigation to reduce the potential negative impacts has been provided. Separation distances between structures are essential to ensure safety and mitigate visual clutter. Staff does not typically support requests to reduce setbacks or building separations, however the building separation only being reduced by 1 foot still provides the intended result. Therefore, staff cannot support waiver #1 but can support waiver #2.

Waiver of Development Standards #3

Staff does not normally support waivers for access gate setbacks, as these setbacks are imposed to cut down on stacking within the right-of-way and avoid any potential safety hazards. In this case, reducing the setback to zero feet, doesn't allow any stacking outside of the right-of-way and may pose potential negative impacts to the surrounding area. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4 & #5

PENDING

Waiver of Development Standards #6

PENDING

Staff Recommendation

Approval of waivers of development standards #2; denial of waivers of development standards #1 and #3.

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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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.

ADDITIONAL COMMENTS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ELICIA MONTGOMERY

CONTACT: ELICIA MONTGOMERY, 9680 W. TROPICANA AVENUE #132, LAS VEGAS, NV 89147

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0712-CHURCH LDS PRESIDING BISHOP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** reduce gross lot area; **3)** reduce and eliminate street landscaping; and **4)** allow an attached sidewalk to remain in conjunction with 2 proposed single-family residential lots on a portion of 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Solar Avenue and west of Conquistador Street within Lone Mountain.
AB/dd/xx (For possible action)

RELATED INFORMATION:

APN:

125-18-401-012 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 20 feet where 40 feet is the minimum required per Section 30.02.04B (a 50% reduction).
2.
 - a. Reduce the width of the street landscaping strip along Solar Avenue to 6 feet where a minimum of 10 feet is required per Section 30.04.01D (a 40% reduction).
 - b. Eliminate street landscaping along Conquistador Street where a minimum 10 foot wide landscaping strip is required per Section 30.04.01D.
3. Reduce the gross lot area (Lot 2) to 19,005 square feet where 20,000 square feet is required per Section 30.02.04B (a 5% reduction).
4.
 - a. Allow an attached sidewalk to remain along Solar Avenue where a detached sidewalk is required per Section 30.04.08C.
 - b. Allow an attached sidewalk to remain along Conquistador Street where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9830 Elkhorn Road
- Site Acreage: 4.02 (portion)
- Project Type: Single-family residential
- Number of Lots: 2

- Minimum/Maximum Lot Size (square feet): 19,005/20,514 (gross) and 18,575/19,679 (net)

Site Plan

The site plan depicts 2 proposed single-family residential lots located on the south side of Solar Avenue and the west side of Conquistador Street, on the northern portion of APN 125-18-401-012. There is a Minor Subdivision Map (MSM-25-600021) in process to subdivide the proposed lots from the southern portion of the parcel which contains an existing place of worship. Per the parcel map, Lot 1 is the existing place of worship. The northwest lot (Lot 2) will be 19,005 gross square feet and 18,575 net square feet, and the northeast lot (Lot 3) 20,514 gross square feet and 19,679 net square feet. The minimum gross lot area is 20,000 square feet, which necessitates the waiver of development standards for gross lot size for Lot 2. The plan shows that Lot 2 and Lot 3 will have access directly from Solar Avenue to the north. Lot 2 and Lot 3 will have custom single-family residences, and the front setback for the building areas is depicted at 20 feet where 40 feet is required thus necessitating a waiver; all other required setbacks are being met.

Landscaping

There is an existing attached sidewalk on both Solar Avenue and Conquistador Street where a detached sidewalk is required, necessitating a waiver of development standards. The plan also depicts a 6 foot wide landscaping strip along Solar Avenue containing a mix of required shrubs and large trees spaced 30 feet on-center. Typically, a 10 foot wide landscape strip is required where an attached sidewalk is allowed to remain, however the applicant has chosen to waive this standard. A block wall built on the property line is shown in lieu of landscaping along Conquistador Street where 5 large trees along with shrubs are required.

Applicant's Justification

The applicant states that the waivers to allow a reduction in gross lot size is necessary to develop the lots since the rest of the parcel is already occupied by the existing place of worship to the south. Additionally, the reduction of the front setbacks will allow the future custom homes to meet the required rear setbacks and will provide a look that is similar to other residential lots in the area. The applicant also states that they will provide the required number of trees in the landscape strip along Solar Avenue, and that they intend to construct a wall along Conquistador Street, therefore, they are not proposing street landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400191-08 (UC-1051-05)	Second extension of time for a use permit and design review for a place of worship	Approved by PC	August 2008
ET-400096-08 (VS-0500-06)	First extension of time for a vacation and abandonment of easements – recorded	Approved by PC	May 2008
ET-400245-07 (UC-1051-05)	First extension of time for a use permit and design review for a place of worship	Approved by PC	September 2007
VS-0500-06	Vacation and abandonment of easements – recorded	Approved by PC	May 2006

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400225-05 (UC-1051-05)	Waiver of conditions of a use permit requiring full off-site improvements (curb, gutter, and sidewalk)	Approved by PC	November 2005
UC-1051-05	Use permit and design review for a place of worship	Approved by PC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Place of worship

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 applicant can comply with the required front setbacks since custom homes are proposed on Lot 2 and Lot 3. The proposed setback reduction does not comply with the Neighborhood Protection Overlay standards per Chapter 30.02.26F, which states that setbacks for primary structures within NPO-RNP Overlay shall be maintained in accordance with the applicable district standards. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood as well as improving the character of the surrounding area. For these reasons, staff cannot support this request.

Waiver of Development Standards #2a

While staff does not normally support the reduction in landscaping requirements, staff finds that in this case the reduction is minor enough that it should not have a negative effect on the development. Six feet of landscaping is being provided along Solar Avenue where 10 feet is required, and the applicant is providing the required number of large trees within the proposed 6

foot landscape strip along Solar Avenue. This proposed landscaping will match or exceed the landscaping that already exists within the surrounding area.

Waiver of Development Standards #2b

The purpose of street landscaping is to provide shade for streets and sidewalks to mitigate the urban heat island effect. Staff also notes that street landscaping has been provided on various properties to the north and south of the subject property, and that waiving the required street landscaping would not benefit the immediate area. Since the applicant is providing landscaping along Solar Avenue, the applicant should continue the required landscaping along Conquistador Street as well. For these reasons, staff cannot support this request.

Waiver of Development Standards #3

While staff does not normally support reductions for gross lot size, staff finds that the reduction being requested is minor and should not have an impact on the development or the surrounding area. Additionally, staff notes that there are other developed lots within the Lone Mountain area that have been approved to reduce the lot size such as the subdivision on the northeast corner of Solar Ave and Conquistador Street. For these reasons, staff can support this request.

Waiver of Development Standards #4

Pending.

Staff Recommendation

Approval of waivers of development standards #2a and #3; denial of waivers of development standards #1 and #2b.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALLEN RINGEL

CONTACT: ALLEN RINGEL, 9350 WITTIG AVENUE, LAS VEGAS, NV 89149

DRAFT