



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

July 28, 2026

6:30pm

AGENDA

Note:

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

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

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 July 14, 2026. (For possible action)
- IV. Approval of the Agenda for July 28, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning
 - 1. **VS-26-0405-BOYD SAMUEL JOSEPH TRUST & BOYD SAMUEL JOSEPH TRS: VACATE AND ABANDON** easements of interest to Clark County located between Corbett Street and El Campo Grande Avenue, and Hualapai Way and Conquistador Street within Lone Mountain. AB/tpd/cv (For possible action) **8/18/26 PC**
 - 2. **VS-26-0379-PRIME BUILDING & DEVELOPMENT, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Campbell Road and Kevin Way and Azure Drive and Regena Avenue within Lone Mountain. AB/hw/cv (For possible action) **8/19/26 BCC**
 - 3. **WS-26-0380-PRIME BUILDING & DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a gated community; **2)** eliminate street landscaping; **3)** increase retaining wall height; **4)** increase fill height; **5)** reduce call box setbacks; and **6)** waive full off-site improvements **DESIGN REVIEW** for a proposed single-family residential development on 2.5 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Azure Drive and east of Campbell Road within Lone Mountain. AB/hw/cv (For possible action) **8/19/26 BCC**
 - 4. **WS-26-0363-WILDER TRUST & BENNALLACK GUY R & KARRIE M TRS: WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.99 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Cayon Drive and north of Red Coach Avenue within Lone Mountain. AB/rp/cv (For possible action) **8/19/26 BCC**
- VII. General Business
 - None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: July 28, 2026.
- X. Adjournment.
- XI. **POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129



Lone Mountain Citizens Advisory Council

July 14, 2026

MINUTES

Board Members: Allison Bonanno – Chair (excused)
Joseph Crapo – Vice-Chair
Kimberly Burton
Deborah Earl
Matthew Schriever

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Michelle Baert, Michelle.Baert@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:33 p.m.
- II. Public Comment
None
- III. Approval of June 30, 2026, Minutes
- Moved by: JOSEPH CRAPO**
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for July 14, 2026
- Moved by: JOSEPH CRAPO**
Action: Approved the agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Items
None

VI. Planning & Zoning

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 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) 8/4/26 PC

Action: DENIED based on how the setback reductions were written in the staff report

Moved by: DEBORAH EARL

Vote: 4/0 Unanimous

(One member voted to deny the application but was in favor of Waiver # 1)

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) 8/5/2026 BCC

Action: APPROVED as submitted, subject to staff conditions

Moved by: MATTHEW SCHRIEVER

Vote: 4/0 - Unanimous

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. AB/gc (For possible action)

Action: Motion was made to approve the application as submitted

Moved by: KIM BURTON

Vote: 2/2 FAILED

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

Action: APPROVED as submitted, subject to staff conditions

Moved by: MATTHEW SCHRIEVER

Vote: 3/1

VI. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be July 28, 2026

X. Adjournment
The meeting was adjourned at 7:52 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0405-BOYD SAMUEL JOSEPH TRUST & BOYD SAMUEL JOSEPH TRS:

VACATE AND ABANDON easements of interest to Clark County located between Corbett Street and El Campo Grande Avenue, and Hualapai Way and Conquistador Street within Lone Mountain (description on file). AB/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-303-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon the existing easements within the property to facilitate the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0201-16	Vacated and abandoned a portion of right-of-way	Approved by PC	May 2016
ZC-0296-01	Zone change to reclassify parcels from R-E to R-E (RNP-E)	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and utility easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comments.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BOYD SAMUEL JOSEPH TRUST & BOYD SAMUEL JOSEPH TRS

CONTACT: AVALON ARCHITECTURAL, INC., 17752 MITCHELL N, SUITE E, IRVINE,
CA 92614



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0405

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

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 7/28/26

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: 8/18/26 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.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100957

ASSESSOR PARCEL #(s): 1125-30-303-006

PROPERTY ADDRESS/ CROSS STREETS: 9870 W El Campo Grande Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request to vacate existing patent access/utility easements.

PROPERTY OWNER INFORMATION

NAME: Samuel Joseph Boyd Trust

ADDRESS: 5965 North Ruffian Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: 702-296-1112

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Samuel Joseph Boyd Trust

ADDRESS: 5965 North Ruffian Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: 702-296-1112

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Avalon Architectural, Inc.

ADDRESS: 17752 Mitchell N, Suite E

CITY: Irvine

STATE: CA

ZIP CODE: 92614

TELEPHONE: 949-640-0606

CELL

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)*

Property Owner (Print)

Date



AVALON
ARCHITECTURAL, INC.

17752 Mitchell N, Suite E, Irvine, CA 92614
Ph 949-640-0606 avalonarchitectural.com

EASEMENT VACATION JUSTIFICATION LETTER

May 29, 2026

RE: 9870 W El Campo Grande Avenue, Las Vegas, Nevada, 89149

ENCLOSED:

Application

Assessor's parcel map

Deed

Disclosure Form

Legal description with exhibit of the area to be vacated

Owner/signing authority

Existing easement documents

Current Survey

We are requesting vacation of the Patent Easements and a Utility Easement (that was reserved in the vacation of Eula Street). Since Eula street has already been vacated on the western side and no other roads or access points are required for the lot, we would like to have these easements vacated. This property will be developed as a 2.28 acre single-family residential project and not subdivided. These legacy easements unduly restrict development on this single-family residential lot. The patent easement is 33-feet on both the east and west sides, which is 20% of the lot width that is made unusable. The side building setbacks are 10'/5' (primary/accessory) for this RS20 zone. We are working separately with Public Works to relinquish the existing drainage protective covenant/easement. Please let me know if there is any further information required.

Best Regards,

Jeff Anderson, Principal Architect, NCARB

CC: FILE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0379-PRIME BUILDING & DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Campbell Road and Kevin Way and Azure Drive and Regena Avenue within Lone Mountain (description on file). AB/hw/cv (For possible action)

RELATED INFORMATION:

APN:

125-29-101-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements on the subject site. The existing easements are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400105 (VS-0611-17)	Second extension of time to vacate and abandon easements - expired	Approved by BCC	November 2020
ET-20-400058 (DR-18-0413)	First extension of time to increase finished grade - expired	Approved by BCC	August 2020
ADET-19-900628 (VS-0611-17)	First extension of time to vacate and abandon easements	Approved by ZA	August 2020
DR-18-0413	Design review to increase finished grade	Approved by BCC	July 2018
VS-0611-17	Vacation and abandonment of patent easements	Approved by PC	September 2017
VS-0237-15	Vacation and abandonment of patent easements - expired	Approved by PC	June 2015
ZC-0296-01	Zone change to add the site to the RNP-I Overlay	Approved by BCC	September 2011

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-26-0380	Waivers of development standards for a proposed single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Campbell Road, and associated spandrel;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PRIME BUILDING & DEVELOPMENT

CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0379

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

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

Date: 7/28/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 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-26-100258

ASSESSOR PARCEL #(s): 125-29-101-013

PROPERTY ADDRESS/ CROSS STREETS: Azure Dr. & Campbell Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards, vacation and a design review for a proposed 2.5 gross acre, 4 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Prime Building and Development LLC

ADDRESS: 2963 The Peaks Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

TELEPHONE: 949-212-7303

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Prime Building and Development LLC

ADDRESS: 2963 The Peaks Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

TELEPHONE: 949-212-7303

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

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)*

Landon Miller

Property Owner (Print)

2-16-26

Date



TANEY ENGINEERING

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

April 9, 2026

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Azure & Campbell
APR-26-100258
APN: 125-29-101-013
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Prime Building and Development LLC., is respectfully submitting justification for the vacation of a patent easement.

Patent Easement Vacation

This request is to vacate 3-foot-wide portions of patent easements located along the south and west and a 33-foot patent easement along the north and east of property boundaries of APN: 125-29-101-031

Due to the subject parcel being developed into single family residential, the stated patent easement is no longer necessary.

Due to the subject parcel being developed into single family residential, the stated right-of-way is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0380-PRIME BUILDING & DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a gated community; 2) eliminate street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) reduce call box setbacks; and 6) waive full off-site improvements

DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Azure Drive and east of Campbell Road within Lone Mountain.
AB/hw/cv (For possible action)

RELATED INFORMATION:

APN:

125-29-101-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a gated community where gated communities are not permissible within the NPO RNP Overlay per Section 30.02.26F.
2. Eliminate street landscaping along Azure Drive where a 6 foot wide landscape area is required per Section 30.04.01D.
3.
 - a. Increase the height of retaining walls along the east property line to 7 feet where 3 feet is the maximum height permitted per Section 30.04.03C (a 133% increase).
 - b. Increase the height of retaining walls along Azure Drive to 7 feet where 3 feet is the maximum height permitted per Section 30.04.03C (a 133% increase).
 - c. Increase the height of retaining walls along Campbell Road to 6 feet where 3 feet is the maximum height permitted per Section 30.04.03C (a 100% increase).
4. Increase fill height to 6 feet along the east property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
5. Reduce the setbacks of a call box along Azure Drive to 30 feet where 50 feet is the minimum required per Uniform Standard Drawing 222.1 and Section 30.04.03E (a 40% reduction).
6.
 - a. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Azure Drive where full off-site improvements are required per Section 30.04.08C.
 - b. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Campbell Road where full off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential development
- Number of Lots: 4
- Density (du/ac): 1.60
- Number of Stories: 1
- Building Height (feet): 30
- Minimum/Maximum Lot Size (square feet): 20,178/25,149 (gross)/18,095/18,597 (net)
- Minimum/Maximum Square Feet: 4,088 to 4,360

Site Plans

The plans provided depict a proposed single-family residential development accessed by a 54 foot wide driveway along Azure Drive that will lead to a private drive terminating in a cul-de-sac. The development will be gated, which requires a waiver of development standards within the RNP-NPO area. The gates for the development will be set back at least 60 feet from the right-of-way line of Azure Drive, while the call box is set back 30 feet from Azure Drive, which will also require a waiver of development standards. The plans also show that no off-site improvements, including curb, gutters, sidewalks, streetlights, and partial paving, will be provided along both Azure Drive and Campbell Road, necessitating a waiver of development standards.

Landscaping

Street landscaping is proposed along both Campbell Road and Azure Drive. Along Campbell Road, a 6 foot wide landscape strip is provided behind the right-of-way line and contains large trees every 30 feet. Along Azure Drive, the same landscape configuration as Campbell Road is provided, however, the landscape strip is placed on top of and between 2 retaining walls. Due to this location in relation to the retaining walls, this landscape area is not permitted to count toward required landscaping requirements, thus requiring the waiver of development standards.

Elevations

The provided plans show several retaining walls, screen walls, and grade increase throughout the subject site. The following are proposed:

- Along Campbell Road (west property line), 6 feet of retaining wall with a 6 foot screen wall is proposed.
- Along the east property line a 7 foot tall retaining wall with a 6 foot screen wall is proposed.
- The north property will have at maximum a 3 foot retaining wall with a 6 foot screen wall.
- Along Azure Drive (south property line), a maximum 3.5 foot tall retaining wall is proposed along the right-of-way with a 6 foot wide landscape strip on top. The plans

show that a second 3 foot high retaining with a 6 foot high screen wall will be behind this tiered landscape area.

- Along the eastern property line, 6 feet of fill is being requested, requiring a waiver of development standards.

The applicant provided elevation plans for the proposed 3 home models with 9 elevation options. The architectural design complies with Title 30 standards where 2 architectural features for each façade is provided and reflect a modern design.

Floor Plans

The submitted plans show a minimum of 4,088 square feet to 4,360 square feet as the maximum square footage for the proposed homes. Each floor plan features typical areas such bedrooms, bathrooms, a kitchen, dining area, and storage spaces. Plan 1 and Plan 2 include 4 car garages, and Plan 3 include a 4 car garage with and RV garage addition.

Applicant's Justification

The proposed gating of the proposed development is acceptable as the area has had similar developments approved in the past and there should be no impact on traffic. The increased retaining wall and grade heights are also justified due to the topography of the site and the drainage considerations needed of the site to become buildable. The increased height should also not impact the surrounding area in a significant way. The elimination of off-site improvements is also justified as the surrounding area lacks similar improvements and is consistent with the RNP area. The proposed homes feature elevations which meet the 2 architectural features for each façade of the structure per Section 30.04.05E(2). The exterior elevations reflect modern designs and finishes and each proposed home will have a 4 car garage with EV charging capabilities.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400105 (VS-0611-17)	Second extension of time to vacate and abandon easements - expired	Approved by BCC	November 2020
ET-20-400058 (DR-18-0413)	First extension of time to increase finished grade - expired	Approved by BCC	August 2020
ADET-19-900628 (VS-0611-17)	First extension of time to vacate and abandon easements	Approved by ZA	August 2020
DR-18-0413	Design review to increase finished grade	Approved by BCC	July 2018
VS-0611-17	Vacation and abandonment of patent easements	Approved by PC	September 2017
VS-0237-15	Vacation and abandonment of patent easements - expired	Approved by PC	June 2015
ZC-0296-01	Zone change to add the site to the RNP-I Overlay	Approved by BCC	September 2011

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-26-0379	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of limiting gated residential developments in the RNP-NPO area is to maintain a rural and open character. The introduction of gated communities encloses spaces and reduces the open character that the RNP-NPO is designed to protect. Additionally, while there are other gated communities in the area surrounding the subject site, all these developments serve larger scale developments than the one purposed with this request. Ultimately, staff finds the gating of the proposed development is not consistent with the goal and intent of the RNP-NPO and is not meeting Title 30 requirements for gate design. For these reasons, staff is unable to support this request.

Waiver of Development Standards #2

The purpose of street landscaping is to soften the impacts of development on the streetscape and to aid in the reduction of radiant heat. In this case, street landscaping is being proposed along Azure Drive just on top of the proposed retaining wall. Staff finds the trees being provided should be able to be maintained in the provided landscape strip and serve to soften the appearance of the increased retaining wall height. Additionally, the landscape strip will still be able to serve its intended purpose of radiant heat reduction regardless of the location on top of the retaining wall. For these reasons, staff could support this request, but is unable as staff is not supporting the other waivers of development standards.

Waivers of Development Standards #3 & #4

The purpose of reviewing increased retaining wall and fill height is to assure that there are no negative impacts on the surrounding properties and all attempts have been made to minimize the increase in wall height. Existing residential development to the north and east are the lots being affected by the proposed retaining wall and fill height increase. Additionally, the existing residential developments to the north have been around since at least 1996, as a result, these new walls and fill will impact both long standing existing properties and properties in the process of being developed. With that said, while staff acknowledges the increase in retaining wall and fill height are the result of these drainage considerations, there are several alternatives that are provided within Title 30 that can be utilized to either minimize or completely remove this waiver. Staff finds more could be done to redesign the affected portions of the site to reduce the height of the retaining walls and reduce the impacts on the existing residences to the north and east. For these reasons, staff cannot support this request.

Design Review

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

Staff finds the architecture of the proposed homes comply with Master Plan Policy EN-1.2 (Ranch Estate Neighborhoods), however, staff finds that the proposed lot layout of a gated community does not encourage preserving the integrity of uniform neighborhoods and does not comply with Neighborhood Protection Overlay standards. In addition, since staff is not supporting most of the associated waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Although the throat depth to the call box does not meet the minimum standard, the applicant has placed the gates farther into the site. This provides additional space for vehicles to exit the right-of-way, reducing stacking and helping to avoid collisions. Therefore, staff has no objection to this request.

Waiver of Development Standards #6

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

Staff Recommendation

Approval of waiver of development standards #5; denial of waivers of development standards #1, #2, #3, #4, #6 and the design review.

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 required 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Campbell Road, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to construct a 5-foot asphalt path along Azure Drive and Campbell Road;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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: PRIME BUILDING & DEVELOPMENT

CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0380

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

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

Date: 7/28/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 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-26-100258

ASSESSOR PARCEL #(s): 125-29-101-013

PROPERTY ADDRESS/ CROSS STREETS: Azure Dr. & Campbell Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards, vacation and a design review for a proposed 2.5 gross acre, 4 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Prime Building and Development LLC

ADDRESS: 2963 The Peaks Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

TELEPHONE: 949-212-7303

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Prime Building and Development LLC

ADDRESS: 2963 The Peaks Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

TELEPHONE: 949-212-7303

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

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)*

Landon Miller

Property Owner (Print)

2-16-26

Date



TANEY ENGINEERING

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

April 9, 2026

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Azure & Campbell
APR-26-100258
APN: 125-29-101-013
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Prime Building and Development LLC., is respectfully submitting justification for the vacation of a patent easement.

Patent Easement Vacation

This request is to vacate 3-foot-wide portions of patent easements located along the south and west and a 33-foot patent easement along the north and east of property boundaries of APN: 125-29-101-031

Due to the subject parcel being developed into single family residential, the stated patent easement is no longer necessary.

Due to the subject parcel being developed into single family residential, the stated right-of-way is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0363-WILDER TRUST & BENNALLACK GUY R & KARRIE M TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Grand Canyon Drive and north of Red Coach Avenue within Lone Mountain. AB/rp/cv (For possible action)

RELATED INFORMATION:

APN:

138-06-504-008

WAIVER OF DEVELOPMENT STANDARDS:

Allow 3 driveways where 1 driveway is allowed per Uniform Standard Drawing 222 (a 200% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4620 Grand Canyon Drive
- Site Acreage: 0.99
- Project Type: Driveways

Site Plan & Request

The site plan depicts an existing single-family residence located on the northeast corner of Red Coach Avenue and Grand Canyon Drive. The plans depict 3 driveways for the site: 2 along Red Coach Avenue and 1 along Grand Canyon Drive. The driveway on the northwest corner connects to the porte-cochère on the west side of the residence and leads to the driveway on the southwest corner of the parcel. The third driveway is located on the southeast corner of the site.

Applicant's Justification

The applicant indicates that the request will not create any negative impacts because all driveways exist, no circulation changes are proposed, and a nearby property across Red Coach Avenue has a similar three-driveway configuration. The applicant stated that the site's 2 street frontages and unique circulation layout constitute special circumstances that are not self-imposed. The request represents the minimum deviation necessary, as no other waivers are required. The applicant indicates that safe access, sight-visibility requirements, and development

code intent are fully maintained, and that the request aligns with the established neighborhood pattern.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-24-900193	Minor deviation for a porte-cochère	Approved by ZA	May 2024
WS-19-0190	Waivers of development standards and design review for a single-family residential development	Approved by BCC	May 2019

Surrounding Land Use

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

Public Works - Development Review

Waiver of Development Standards

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

Staff has no objection to the request for the additional driveway it has no direct impact on any improvements or within the public right-of-way.

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

- Applicant to construct a 5-foot asphalt path along Red Coach Road and Grand Canyon Drive;
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GUY RICHARDBENNALLACK

CONTACT: KRIS BARBER, GSD INDUSTRIES, 7301 BREEZY NIGHT COURT, LAS VEGAS, NV 89129



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0363

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

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

Date 7/28/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- **You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.**
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- **You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:**
 - Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100596

ASSESSOR PARCEL #(s): 138-065-04008

PROPERTY ADDRESS/ CROSS STREETS: 4620 N Grand Canyon - Las Vegas, NV 89129

DETAILED SUMMARY PROJECT DESCRIPTION

This project is ongoing and we previously have approval for 3 gates on our civil plan for this custom residence. After an extensive back and forth, Public Works has requested that we obtain a waiver with planning for the 3 Gates.

PROPERTY OWNER INFORMATION

NAME: Wilder Trust and Bennallack Guy R & Karrie M TRS

ADDRESS: 4620 Grand Canyon Dr

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: 702-234-9233

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Guy Bennallack

ADDRESS: 4515 Copper Sage Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 702-234-9233

CELL

ACCELA REFERENCE CONTACT ID # guy@trclv.com

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kris Barber

ADDRESS: 7301 Breezy Night Court

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE:

CELL 702-845-7827

ACCELA REFERENCE CONTACT ID # kris@gsdsd1.com

*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)*

Guy Bennallack

Property Owner (Print)

4.8.26

Date

JUSTIFICATION LETTER

Waiver of Development Standards

4620 N. Grand Canyon Drive

APN: 138-06-504-008

Owner(s): WILDER TRUST and BENNALLACK GUY R & KARRIE M TRS

Clark County Comprehensive Planning

Las Vegas, Nevada

Project Information

Applicant: Mr. Guy Bennallack

Project Address: 4620 N. Grand Canyon Drive

APN: 138-06-504-008

Request:

Waiver of Development Standards to allow a third driveway where two are permitted.

1. Background & Basis for the Waiver

The subject property contains three existing driveways—two along Red Coach Avenue and one along Grand Canyon Drive. These access points were shown on the originally approved civil plans for the residence and reflect the functional design of the site.

During the County's review of the fence and gate revisions, Public Works and Comprehensive Planning confirmed that the only remaining item requiring a waiver is the driveway count. As stated in the correspondence from the project's consultant:

The gate-setback issue has already been resolved. Public Works has agreed that the gates may be placed closer than 20 feet from the property line provided they remain outside all sight-visibility zones, which the applicant will comply with. Therefore, the only deviation requiring formal approval is the allowance of a third driveway.

2. Compliance

A. No material detriment to public welfare or neighboring properties

The third driveway is existing, functional, and previously shown on approved plans. No new access points are being added, and no changes to traffic patterns, safety, or circulation will occur.

A directly adjacent property located immediately south of the project site, across Red Coach Avenue, contains three driveways and gates placed with minimal setback from the right-of-way. This demonstrates that the requested configuration is consistent with the established development pattern and will not create any new or unique impacts.

B. Consistency with the purpose and intent of the zoning district and Title 30

The underlying zoning allows the residential use and access configuration.

The waiver does not increase density or intensity; it simply formalizes an existing condition that staff has already reviewed and supported.

C. Special circumstances justify the waiver

The property has unique access conditions, including two street frontages and a circular driveway that connects to a different right-of-way, causing it to be counted differently under the development standards. These conditions are not self-imposed and justify relief.

The presence of a neighboring property with an almost identical driveway configuration further demonstrates that the requested deviation is typical for the area.

D. The waiver is the minimum deviation necessary

The request is limited strictly to allowing the third driveway.

No other deviations are requested.

Gate placement will comply with Public Works requirements and does not require a waiver.

E. The waiver does not impair the intent of the development code

The project maintains safe access, clear sight-visibility triangles, and compliance with Public Works and Planning requirements. The requested waiver aligns with the existing neighborhood pattern and supports orderly development without compromising public safety or community character.

3. Conclusion

The applicant respectfully requests approval of this Waiver of Development Standards to allow a third driveway where two are permitted. The request is supported by County staff, consistent with neighboring development, justified by site-specific conditions.

Sincerely,

GB

Guy Bennallack – Wilder Trust -