



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

July 29, 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](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

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- 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

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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 June 24, 2025. (For possible action)
- IV. Approval of the Agenda for July 29, 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

**08/20/25 BCC**

- 1. **VS-25-0467-CCC, LLC & 3.30.300, LLC: VACATE AND ABANDON** a portion of right-of-way being Elkhorn Road located between Rainbow Boulevard and Rebecca Road within Lone Mountain. MK/rg/cv (For possible action)
- 2. **WS-25-0466-CCC, LLC & 3.30.300, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** increase retaining wall height; **3)** increase fill; **4)** waive full off-site improvements; and **5)** increase driveway width. **DESIGN REVIEW** for a proposed single-family residential development on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)
- 3. **TM-25-500116-CCC, LLC & 3.30.300, LLC: TENTATIVE MAP** consisting of 27 single-family residential lots and common lots on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)

- VII. General Business  
None

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

- IX. Next Meeting Date: August 12, 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

June 24, 2025

### MINUTES

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

Secretary: Dawn vonMendenhall, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)

Town Liaison: Michelle Baert, [Michelle.Baert@clarkcountynv.gov](mailto:Michelle.Baert@clarkcountynv.gov)  
William Covington, [William.Covington@clarkcountynv.gov](mailto:William.Covington@clarkcountynv.gov)

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff  
Introductions: The meeting was called to order at 6:38 p.m.
- II. Public  
Comment None
- III. Approval of May 27, 2025, Minutes  
**Moved by: Deborah Earl**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 - Unanimous**
- IV. Approval of Agenda for June 24, 2025  
  
**Moved by: Joe Crapo**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**

V. Informational Items

Michelle Baert introduced intern, -Mizara Norton and reminded constituents of the Clarkcountyfixit.com resource. Ms. Baert also reported the following upcoming event for Commissioner Becker:

1. August 2, 2025 – Durango YMCA from 12p-2p for a pool party with snacks from Raising Canes and Kona Ice

VI. Planning & Zoning

1. **VS-25-0392-SAMS TRUST & PEARSON SAMUEL BART & ANGELA OWENS TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Campbell Road, and Hickam Avenue and Helena Avenue within Lone Mountain. AB/nai/cv (For possible action) 7/15/25 PC

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

**Moved by: ALLISON BONANNO**

**Vote: 4-0 Unanimous**

2. **WS-25-0391-JAY JOSHUA: WAIVER OF DEVELOPMENT STANDARDS** to reduce rear setback on 0.47 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Bright Angel Way and west of Dapple Gray Road within Lone Mountain. AB/rp/cv (For possible action) 7/15/25 PC

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

**Moved by: ALLISON BONANNO**

**Vote: 3-1**

3. **WS-25-0409-ANDERSON REGINA & JUSTIN C: WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback for a proposed addition in conjunction with an existing single-family residence on 0.51 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Las Lagunas Lane and east of Durango Drive within Lone Mountain. AB/my/cv (For possible action) 7/15/25 PC

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

**Moved by: JOE CRAPO**

**Vote: 4-0 Unanimous**

4. **VS-25-0412-SCHULTZ REFINERS, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Regena Avenue and Azure Drive and Grand Canyon Drive and Park Street within Lone Mountain. AB/jud/cv (For possible action) 7/16/25 BCC

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

**Moved by: ALLISON BONANNO**

**Vote: 3-0 Unanimous**

*(Deborah Earl recused herself from the vote due to her husband's professional relationship with the applicant)*

5. **WS-25-0411-SCHULTZ REFINERS, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce front setback; 2) eliminate street landscaping; 3) waive full off-site improvements; and 4) reduce street intersection off-set. **DESIGN REVIEW** for a single-family residential development on 5.0 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)

**Action: APPROVED Waivers # 1, 3, 4 & the Design Review. Denied Waiver # 2**

**Moved by: ALLISON BONANNO**

**Vote: 2-1**

*(Deborah Earl recused herself from the vote due to her husband's professional relationship with the applicant)*

6. **TM-25-500096-SCHULTZ REFINERS, LLC: TENTATIVE MAP** consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action) 7/16/25 BCC

**Action: APPROVED Tentative Map based on the approvals of the Waivers of Development Standards on companion item # WS-25-0411.**

**Moved by: JOE CRAPO**

**Vote: 2-1**

*(Deborah Earl recused herself from the vote due to her husband's professional relationship with the applicant)*

7. **VS-25-0416-WORLD RESORT DEVELOPMENT, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Riley Street and Bonita Vista Street, and Stange Avenue and Craig Road within Lone Mountain. AB/jud/cv (For possible action) 7/16/25 BCC

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

**Moved by: ALLISON BONANNO**

**Vote: 4-0 Unanimous**

8. **WS-25-0415-WORLD RESORT DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce and eliminate street landscaping; 3) reduce gross lot area; 4) allow attached sidewalk; and 5) waive full off-site improvements. **DESIGN REVIEW** for a single-family residential development on 5.0 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action) 7/16/25 BCC

**Action: FAILED as submitted**

*(Several motions were proposed but failed to receive sufficient support to pass)*

9. **TM-25-500097-WORLD RESORT DEVELOPMENT, LLC: TENTATIVE MAP** consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action) 7/16/25 BCC

**Action: FAILED as submitted**

**Moved by: DEBORAH EARL**

**Vote: 2-2**

*(Vote was in conjunction with failed motions on companion item # WS-25-0415)*

VI. General Business  
None

VIII. Public Comment  
None

IX. Next Meeting Date  
The next regular meeting will be July 8, 2025

X. Adjournment  
The meeting was adjourned at 8:50 p.m.

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0467-CCC, LLC & 3.30.300, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Elkhorn Road located between Rainbow Boulevard (alignment) and Rebecca Road (alignment) within Lone Mountain (description on file). MK/rg/cv (For possible action)

RELATED INFORMATION:

**APN:**

125-23-101-007; 125-23-101-008; 125-23-101-011 through 125-23-101-016; 125-23-101-018; 125-23-101-023; 125-23-101-024

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant requests the vacation and abandonment of the dedicated driveway entrance along the north boundary of the development adjacent to Elkhorn Road. The proposed single-family residential development would result in the existing right-of-way not aligning with the site design of the subdivision; therefore, it is no longer necessary.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0265-01 (ET-0127-03)	Extension of time to vacate the public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive, and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road, and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way	Approved by BCC	July 2003

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-0265-01	Vacated public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive, and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road, and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way	Approved by BCC	July 2003
VS-1320-02	Vacated public rights-of-way being portions Maverick Street, Mustang Street, Torrey Pines Drive, Rebecca Road, Rainbow Boulevard, Balsam Street, Rio Vista Street, Deer Springs Way, Haley Avenue, Rome Boulevard, Dorrell Lane, Bath Avenue, Bilpar Road, Centennial Parkway, and Desperado Street	Approved by BCC	June 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	September 2001
ZC-1871-99	Reclassified 15.3 acres from R-A to R-E zoning for a single-family residential subdivision	Approved by BCC	January 2000
VS-1561-94	Vacated and abandoned easements and public rights-of-way being 1 mile portion of Rainbow Boulevard	Approved by BCC	December 1994

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS40 (NPO-RNP)	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Recreational facility & farm

### Related Applications

Application Number	Request
WS-25-0466	Waivers of development standards and design review for a proposed single-family residential development is a companion item on this agenda.
TM-25-500116	A tentative map for a 27 lot single-family residential development is a companion item on this agenda.



**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of right-of-way 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 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**Building Department - Addressing**

- Address 6725 Barney Ln assigned to parcel 125-23-101-024 shall process an address change upon recordation of the street vacation or be demolished due to the proposed development.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPLICANT:** WOODSIDE HOMES OF NEVADA, LLC

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

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0466, VS-25-0467 & TM-25-500116

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

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

Date: 7/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. \_\_\_\_\_ Time: \_\_\_\_\_

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: 8/20/2025 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.

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

### **BUNKERVILLE**

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

### **MOAPA**

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

### **SANDY VALLEY**

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

### **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gillespie Street, Las Vegas

### **MOAPA VALLEY**

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

### **SEARCHLIGHT**

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

### **GOODSPRINGS**

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

### **MOUNTAIN SPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

### **SPRING VALLEY**

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

### **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

### **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

### **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

### **LAUGHLIN**

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

### **PARADISE**

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

### **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

### **LONE MOUNTAIN**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

### **RED ROCK**

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

### **WINCHESTER**

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

### **LOWER KYLE CANYON**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

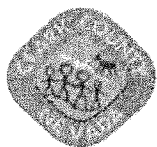
\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

**Department of Comprehensive Planning**

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-23-101-007, -008, -011, -012, -013, -014, -015, -016, -018, 023, & -024

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Elkhorn

## DETAILED SUMMARY PROJECT DESCRIPTION

27 lot single family residential subdivision

## PROPERTY OWNER INFORMATION

NAME: 3.30.300 LLC

ADDRESS: 6540 Gardenside St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

TELEPHONE: 725-377-4165

CELL \_\_\_\_\_

EMAIL: Scott.Swapp@woodsidehomes.com

## APPLICANT INFORMATION (must match online record)

NAME: Woodside Homes of Nevada, LLC

ADDRESS: 7895 W Sunset Rd, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-377-4165

CELL \_\_\_\_\_

EMAIL: Scott.Swapp@woodsidehomes.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

EMAIL: JessicaW@taneycorp.com

\*Correspondent will receive all communication on submitted application(s).

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

Property Owner (Print) Vic Nowak

Date 3/11/25

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-23-101-007, -008, -011, -012, -013, -014, -015, -016, -018, 023, & -024

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Elkhorn

## DETAILED SUMMARY PROJECT DESCRIPTION

27 lot single family residential subdivision

## PROPERTY OWNER INFORMATION

NAME: CCC LLC

ADDRESS: 2304 Losee Rd.

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89030

TELEPHONE: 725-377-4165

CELL \_\_\_\_\_

EMAIL: Scott.Swapp@woodsidehomes.com

## APPLICANT INFORMATION (must match online record)

NAME: Woodside Homes of Nevada, LLC

ADDRESS: 7895 W Sunset Rd, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 725-377-4165

CELL \_\_\_\_\_

EMAIL: Scott.Swapp@woodsidehomes.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

EMAIL: JessicaW@taneycorp.com

\*Correspondent will receive all communication on submitted application(s).

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

Property Owner (Signature)\*

Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



## TANEY ENGINEERING

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

May 12, 2025

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Rainbow & Elkhorn SEC**  
**APR-25-100140**  
**APN: 125-23-101-007, -008, -011, -012, -013, -014, -015, -016, -018, 023, & -024**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Woodside Homes, is submitting justification for the following vacation:

### **Right of Way Vacation**

This request is to vacate the dedicated driveway entrance along the north boundary of our site.

Due to the proposed single-family residential development, the currently dedicated right of way does not align with our proposed site plan and thus is no longer necessary.

Legal descriptions, an exhibit, and supporting documents for the vacation have been provided with the 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-25-0466-CCC, LLC & 3.30.300, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill; 4) waive full off-site improvements; and 5) increase driveway width.

**DESIGN REVIEW** for a proposed single-family residential development on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

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

---

RELATED INFORMATION:

**APN:**

125-23-101-007; 125-23-101-008; 125-23-101-011 through 125-23-101-016; 125-23-101-018; 125-23-101-023 through 125-23-101-024

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front yard setback to 20 feet where 40 feet is the minimum required setback per Section 30.02.04 (a 50% reduction).
2. Increase the height of retaining wall to 5 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 67% increase).
3. Increase fill height to 4 feet 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 33% increase).
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Elkhorn Road where off-site improvements are required per Section 30.04.08C.
5. Increase the driveway width to 30 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 7% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 13.95
- Project Type: Single-family residential development
- Number of Lots: 27
- Density (du/ac): 1.93



- Minimum/Maximum Lot Size (square feet): 20,362 (gross)/26,956 (gross)/18,006 (net)/21,836 (net)
- Number of Stories: 1
- Building Height (feet): Up to 28
- Square Feet: 3,099 to 5,158

### Site Plans

The plans depict a proposed single-family residential subdivision with access to the site from Elkhorn Road. All of the proposed lots have access from the internal private street. All private streets measure 39 feet wide with modified roll curbs on both sides and no sidewalks. Sakai Avenue and Tottori Avenue are east/west streets that intersect Shawood Street to the east and Gifu Street to the west; both are north/south streets. Shawood Street terminates as a stub on the south end, and Gifu Street terminates as a stub on the opposite end of the street. Lastly, pedestrian access gates are provided along the north property line of Lots 2 through 5 to allow property owners to access and maintain the 10 foot landscape easement along Elkhorn Road.

The waiver of development standards has been requested to reduce the front yard setback for the proposed lots to 20 feet, where 40 feet is the minimum required setback per Section 30.02.06 for all lots within the subdivision.

In addition, a waiver is requested to increase the height of the retaining wall to 5 feet where a maximum of 3 feet is permitted per Code. Also, a waiver to increase the fill height to 4 feet 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. The request of the retaining wall height increase, and increase fill is located along the east property line of Lot 18.

Lastly, the applicant is also requesting a waiver to increase the width of the proposed residential driveways to accommodate proposed 3 car and 4 car garages.

### Landscaping

A 10 foot wide landscape easement is provided along Elkhorn Road (north property line). The plan depicts large trees planted every 23 feet on center. The applicant is proposing not to install full off-site improvements; therefore, necessitating an additional waiver of development standards.

### Elevations

The plans depict single-story models with a maximum height of 28 feet, as well as accessory dwelling units with a maximum height of 19 feet and RV garages with a maximum height of 24 feet as options. The elevations on all 4 sides feature a flat concrete tile roof, Nichiha siding, a roof opening, bell burn ceramic, stone veneer, a parapet wall, horizontal siding, board and batten, metal awning options, and various garage door patterns.

### Floor Plans

The plans depict single-family residences with 4 to 5 bedrooms and 3.5 to 4.5 bathrooms. Each home will have 3 to 4 car garages. In addition, the development will provide options for

accessory dwelling units, and RV garage with accessory dwelling unit above it. The submitted floor plans show a minimum area of 3,099 square feet to 5,158 square feet.

#### Applicant's Justification

The applicant requests a waiver to reduce the front setback, to accommodate the functional and aesthetic requirements of the project. Due to the width, maintaining the standard front setback of 40 feet would significantly restrict the buildable space on the property. To ensure that the house fits within the lot boundaries while still meeting the design intent. The waiver requests for increased fill and retaining wall height which are necessary to maintain adequate drainage. The request to waive the off-site improvements on Elkhorn Road arises because the existing road has minimal paving and the area follows rural street standards that have been previously accepted. The adjacent residential communities to the north, south, and east similarly lack the off-site improvements, which establishes a precedent for the current development. The existing infrastructure standards in the surrounding area mean implementing off-site improvement may not be necessary or practical. This approach also ensures consistency and cohesion within the community framework, maintaining a uniform development standard across neighboring properties. The increase in driveway width waiver is necessary to accommodate the 3 to 4 car garage offered with all the plans and allow for unimpeded vehicular ingress and egress.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0265-01 (ET-0127-03)	Extension of time to vacate the public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way	Approved by BCC	July 2003
VS-0265-01	Vacated public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way	Approved by BCC	July 2003

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1320-02	Vacated public rights-of-way being portions Maverick Street, Mustang Street, Torrey Pines Drive, Rebecca Road, Rainbow Boulevard, Balsam Street, Rio Vista Street, Deer Springs Way, Haley Avenue, Rome Boulevard, Dorrell Lane, Bath Avenue, Bilpar Road, Centennial Parkway, and Desperado Street	Approved by BCC	June 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	September 2001
ZC-1871-99	Reclassified 15.3 acres from R-A to R-E zoning for a single-family residential subdivision	Approved by BCC	January 2000
VS-1561-94	Vacated and abandoned easements and public rights-of-way being 1 mile portion of Rainbow Boulevard	Approved by BCC	December 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS40 (NPO-RNP)	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Recreational facility & farm

**Related Applications**

Application Number	Request
VS-25-0467	A vacation and abandonment to vacate a portion of right-of-way is a companion item on this agenda.
TM-25-500116	A tentative map for a 27 lot single-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff finds that the reduction of front setback is simply due to the footprint of the homes being too large for the proposed lots. A reduction in square footage would eliminate the need for a waiver of development standards. The proposed reduction in setbacks does not comply with the Rural Neighborhood Preservation (NPO) rules in Title 30, Chapter 30.02.26(F), which state that main buildings in NPO areas must follow the district rules that require a 40 foot front setback in the RS20 zoning district. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood over time as well as the character of the surrounding area. For these reasons, staff cannot support this request.

#### Waivers of Development Standards #2 & #3

The purpose of reviewing increased retaining wall height and grade fill is to ensure that there are no negative impacts on the surrounding properties and all attempts have been made to minimize the increase in wall height and grade fill. Staff finds that the proposed retaining wall and grade fill are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. The affected lot for these waivers is Lot 18 and is located along the east property line. The retaining wall height and grade fill increase only affect the adjacent lot to the east, APN 125-23-101-003. The retaining wall height and grade fill increase have minimal impact on the adjacent parcel. For these reasons, staff can support this request. However, since staff does not support the tentative map, the design review, and the remaining waivers of development standards, staff also cannot support these requests.

#### Design Review

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

The elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes and accessory structures meet the minimum design required by Title 30. The landscaping is compatible with the surrounding area. However, approval of this request is contingent upon approval of the waivers of development standards, which staff does not support.

## **Public Works - Development Review**

### Waiver of Development Standards #4

Staff cannot support this request to not install full off-site improvements on Elkhorn Road when there are existing full improvements on the northwest side of the street. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

### Waiver of Development Standards #5

The increase is only for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the increase. Therefore, staff has no objection to the request to increase driveway widths.

## **Staff Recommendation**

Approval of waiver of development standards #5; denial of waivers of development standards #1 through #4 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 shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

### **Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 125-23-101-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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:** WOODSIDE HOMES OF NEVADA, LLC

**CONTACT:** TANEY ENGINEERING, 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-25-0466, VS-25-0467 & TM-25-500116

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

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

Date: 7/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. \_\_\_\_\_ Time: \_\_\_\_\_

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: 8/20/2025 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.

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

## **BUNKERVILLE**

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

## **MOAPA**

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## **SANDY VALLEY**

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

## **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gillespie Street, Las Vegas

## **MOAPA VALLEY**

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## **SEARCHLIGHT**

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

## **GOODSPRINGS**

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## **MOUNTAIN SPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## **SPRING VALLEY**

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

## **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## **LAUGHLIN**

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

## **PARADISE**

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## **LONE MOUNTAIN**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## **RED ROCK**

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

## **WINCHESTER**

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

## **LOWER KYLE CANYON**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

**Department of Comprehensive Planning**

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-23-101-007, -008, -011, -012, -013, -014, -015, -016, -018, 023, & -024

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Elkhorn

## DETAILED SUMMARY PROJECT DESCRIPTION

27 lot single family residential subdivision

## PROPERTY OWNER INFORMATION

NAME: 3.30.300 LLC

ADDRESS: 6540 Gardenside St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

TELEPHONE: 725-377-4165

CELL \_\_\_\_\_

EMAIL: Scott.Swapp@woodsidehomes.com

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TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

EMAIL: JessicaW@taneycorp.com

\*Correspondent will receive all communication on submitted application(s).

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

Property Owner (Signature)\*

Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

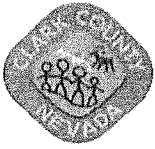
DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEE\$ \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



# Department of Comprehensive Planning Application Form

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CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: JessicaW@taneycorp.com

\*Correspondent will receive all communication on submitted application(s).

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

Property Owner (Signature)\*

Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

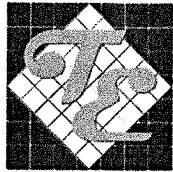
DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



## TANEY ENGINEERING

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

June 16, 2025

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

**Re: Rainbow & Elkhorn SEC**  
**APR-25-100140**  
**APN: 125-23-101-007, -008, -011, -012, -013, -014, -015, -016, -018, 023, & -024**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Woodside Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 13.95 gross acre, 27-lot single-family residential subdivision.

### **Proposed Single-Family Residential Subdivision**

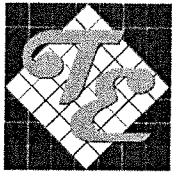
The subject site is 13.95 gross acres and located at the southeast corner of Rainbow Blvd and Elkhorn Rd. A Tentative Map is requested to allow for the development of a 27-lot single-family residential subdivision with a density of 1.92 dwelling units per acre. The lots range in size from 20,362 square feet (18,006 net square feet) square feet to 26,956 square feet (21836 net square feet), with an average lot size of 22,540 square feet (18,970 net square feet). 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. We are not making any modifications to the Zoning of Planned Land Use.

Elkhorn Road will maintain its rural standards. Lots 1-27 will be accessed via a 39-foot-wide private street. The subdivision will have 4 private internal streets.

A 10-foot landscape buffer will be provided along Elkhorn Road behind the property line.

Referencing Section 30.04.09.C.1, which states that single-family residential subdivisions which are greater than 5 acres require a minimum of two access points. From a safety perspective, consolidating access to a single point rather than multiple entrances would be more advantageous. Additionally, we don't anticipate potential negative traffic impacts on Elkhorn Road.

<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 (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)



South (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 40 (RS40)
West (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 40 (RS40)

#### **Waiver of Development Standards- Front Setbacks**

This request is to waive Section 30.02.06 B to allow 20- foot street front setbacks on lots 1-27 where a 40- foot side setback is required from back of curb. It is essential to accommodate the functional and aesthetic requirements of the project. Given this width, maintaining the standard front setback of 40 feet significantly restricts the available buildable space on the property. To ensure that the house fits properly within the lot boundaries while still meeting the design intent, we are requesting a reduction in the front setback from 40 feet to 20 feet. We are also intending to utilize Section 30.02.25.D.3.ii.(b) where the primary structure may be reduced by 12 feet if decorative features are provided. We believe the impact to be negligible.

#### **Waiver of Development Standards – Excess Fill**

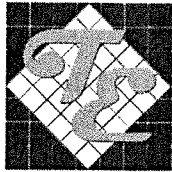
This request is for a waiver to allow for an excess fill of 4 feet to the east within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The Cross Sections call out 3.7 feet, but we are asking for 4 feet as a buffer. The excess fill is needed for lot 18 to ensure adequate drainage of the lots.

#### **Waiver of Development Standards – Wall Height**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 5 -foot-high retaining wall along the entire east property boundary this is for lot 18, we are asking for a 5- foot retaining wall for the east side where 3 is allowed. The Cross Sections show 4.4 feet, but we are asking extra. We are also asking for a maximum of 3.5 retaining wall along the frontage of lot 23. The Cross Sections show 3.3 but we are asking for more as a buffer. We are also asking for a 3.5 retaining wall along the frontage of lot 20. The cross sections show 3.3 but we are asking for more as a buffer. The increase in height is necessary so that the site maintains adequate drainage.

#### **Waiver of Development Standards – Off-Site Improvements**

This request is to waive Section 30.04.08.C requiring full off-site improvements on Elkhorn Road to include curb, gutter, sidewalks, streetlights and minimal paving. Minimum paving required exists on Elkhorn Road and minimum paving will be provided on Rainbow boulevard (32'). This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) and situated in an area where rural street standards have been previously accepted. The adjacent residential communities to the north, south and east similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also



ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties.

### Waiver of Development Standards – Residential Driveway Width

This request is for a waiver of development standards to allow for residential driveway widths of 30 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222. To accommodate the 3 to 4-car garage offered with all plans, it is necessary for the driveway widths to be increased to 30 feet to allow for unimpeded vehicular ingress and egress. This request would be for all lots. The subject lots have widths that vary from 103 feet to 154 feet, so a driveway width of 30 feet will still allow for landscaped front yards that adhere to the 60% maximum hardscape requirement described in Section 30.04.01. D.3.

### Design Review – Architecture

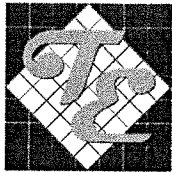
This request is for a design review for 4 architectural floor plans and elevations. The one story detached single-family homes range from 3,099 square feet to 4,136 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater as shown in the table below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect Mid Century Modern, Contemporary Southwest, Modern Prairie, and Modern Farmhouse. There are options for 2 different types of accessory buildings such as a casita and an RV garage. Both are detached but will meet the accessory building setback for RS20. Each home will have a three-to four-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of three vehicles.

Plan Name	Square Footage	Stories	Highest Height	Garages
Plan 1	3,099	1 story	26'-1 1/8"	3 car garage
Plan 2	3,512	1 story	23'- 7 7/8"	3 car garage
Plan 3	3,698	1 story	28' – 2 7/8"	4 car garage
Plan 4	4,136	1 story	25' – 3 3/4"	4 car garage

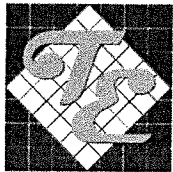
Plan Name	Type	Height	Architectural Features
Plan 1	Mid Century Modern	22' -6 3/4"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> </ul>



Plan 1	Contemporary Southwest	24' - 3 1/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> </ul>
Plan 1	Modern Prairie	23' 7 3/4"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Parapet Wall</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Bellburn Ceramic Tile</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Stone Veneer</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 1	Modern Farmhouse	26' - 1 1/6"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Parapet</li> <li>- Horizontal Siding</li> <li>- Metal Awning</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Board and Batten</li> <li>- Window Trim</li> </ul>

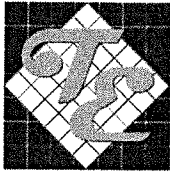


			<ul style="list-style-type: none"> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof Line</li> <li>- Window Trim</li> </ul>
Plan 1	Mid Century Modern	22' - 2 1/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Opening</li> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Opening</li> </ul>
Plan 1	Contemporary Southwest	23' - 11 1/2"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> <li>- Parapet Wall</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 2	Modern Prairie	23' 7 3/4"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> </ul>

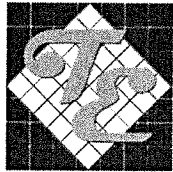


			<ul style="list-style-type: none"> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Stone Veneer</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Stone Veneer</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 2	Modern Farmhouse	23' – 7 7/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Metal awning</li> <li>- Board and Batten</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Board and Batten</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Board and Batten</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 2	Mid Century Modern	22' - 5 1/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>





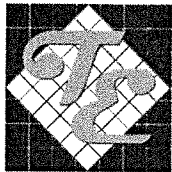
Plan 2	Contemporary Southwest	28' – 2 7/6"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> <li>- Parapet Wall</li> <li>- Bellburn Ceramic Tile</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Bellburn Ceramic Tile</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof Line</li> <li>- Window Trim</li> </ul>
Plan 2	Modern Prairie	22' – 9 3/4"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Bellburn Ceramic Tile</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Stone Veneer</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof Line</li> <li>- Window Trim</li> </ul>
Plan 3	Mid Century Modern	21' 5 1/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> </ul>



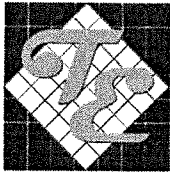
			<ul style="list-style-type: none"> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> </ul>
Plan 3	Contemporary Southwest	28' 2 7/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> <li>- Bellburn Ceramic Tile</li> <li>- Parapet Wall</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Bellburn Ceramic Tile</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 3	Modern Prairie	22' 9 3/4"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Bellburn Ceramic Tile</li> <li>- Stucco</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Stone Veener</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Bellburn Ceramic Tile</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 3	Modern Farmhouse	24' 11 1/2"	<p>Front Elevation:</p>



			<ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Board and Batten</li> <li>- Bellburn Ceramic Tile</li> <li>- Metal Awning</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Board and Batten</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof Line</li> <li>- Window Trim</li> <li>- Parapet Wall</li> </ul>
Plan 4	Mid Century Modern	23'- 9 5/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Bellburn Ceramic Tile</li> <li>- Nichiha Siding</li> <li>- Stucco</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> </ul>
Plan 4	Contemporary Southwest	23'- 2 5/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> <li>- Parapet Wall</li> </ul>



			<ul style="list-style-type: none"> <li>- Bellburn Ceramic Tile</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 4	Modern Prairie	25' – 3 3/4"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Bellburn Ceramic Tile</li> <li>- Stucco</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Bellburn Ceramic Tile</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Stone Veneer</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 4	Modern Farmhouse	24' – 11 1/2"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Bellburn Ceramic Tile</li> <li>- Metal Awning</li> <li>- Board and Batten</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> </ul>



			<ul style="list-style-type: none"><li>- Window Trim</li></ul> Right Elevation: <ul style="list-style-type: none"><li>- Board and Batten</li><li>- Window Trim</li><li>- Variable Roof Line</li></ul> Left Elevation: <ul style="list-style-type: none"><li>- Board and Batten</li><li>- Window Trim</li><li>- Variable Roof Line</li></ul>
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We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500116-CCC, LLC & 3.30.300, LLC:**

**TENTATIVE MAP** consisting of 27 single-family residential lots and common lots on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

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

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**RELATED INFORMATION:**

**APN:**

125-23-101-007; 125-23-101-008; 125-23-101-011 through 125-23-101-016; 125-23-101-018; 125-23-101-023 through 125-23-101-024

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 13.95
- Project Type: Proposed single-family residential development
- Number of Lots: 27
- Density (du/ac): 1.93
- Minimum/Maximum Lot Size (square feet): 20,362 (gross)/26,956 (gross); 18,006 (net)/21,836 (net)

**Project Description**

The plans depict a proposed single-family residential subdivision with access to the site from Elkhorn Road. All of the proposed lots have access from the internal private streets. All private streets measure 39 feet wide with modified roll curbs on both sides and no sidewalks. Sakai Avenue and Tottori Avenue are east/west streets that intersect Shawood Street to the east and Gifu Street to the west; both are north/south streets. Shawood Street terminates as a stub on the south end, and Gifu Street terminates as a stub on the opposite end of the street.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-0265-01 (ET-0127-03)	Extension of time to vacate the public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive, and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road, and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way - recorded	Approved by BCC	July 2003
VS-0265-01	Vacated public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive, and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road, and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way - recorded	Approved by BCC	July 2003
VS-1320-02	Vacated public rights-of-way being portions Maverick Street, Mustang Street, Torrey Pines Drive, Rebecca Road, Rainbow Boulevard, Balsam Street, Rio Vista Street, Deer Springs Way, Haley Avenue, Rome Boulevard, Dorrell Lane, Bath Avenue, Bilpar Road, Centennial Parkway, and Desperado Street	Approved by BCC	June 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	September 2001
ZC-1871-99	Reclassified 15.3 acres from R-A to R-E zoning for a single-family residential subdivision	Approved by BCC	January 2000
VS-1561-94	Vacated and abandoned easements and public rights-of-way being 1 mile portion of Rainbow Boulevard	Approved by BCC	December 1994

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS40 (NPO-RNP)	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Recreational facility & farm

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0466	Waivers of development standards and design review for a proposed single-family residential development is a companion item on this agenda.
VS-25-0467	A vacation and abandonment to vacate a portion of right-of-way 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**

This site is located within the Lone Mountain Interlocal Agreement Area, where the recommended net lot area is 18,000 square feet, with a target of 18,500 square feet. The proposed lot size complies with the recommended net lot area. Additionally, the lots adhere to the provisions in Title 30 regarding net lot sizes to be along collector and arterial streets.

The development fulfills most of the subdivision design standards. The subdivision has only one entry point, with the number of lots having no effect on nearby residences. However, staff does not support the associated waivers of development standards; therefore, staff does not support the tentative map.

##### **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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).



**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

**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:** WOODSIDE HOMES OF NEVADA, LLC

**CONTACT:** TANEY ENGINEERING, 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-25-0466, VS-25-0467 & TM-25-500116

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

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

Date: 7/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. \_\_\_\_\_ Time: \_\_\_\_\_

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: 8/20/2025 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.

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

### **BUNKERVILLE**

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

### **MOAPA**

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

### **SANDY VALLEY**

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

### **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gillespie Street, Las Vegas

### **MOAPA VALLEY**

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

### **SEARCHLIGHT**

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

### **GOODSPRINGS**

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

### **MOUNTAIN SPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

### **SPRING VALLEY**

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

### **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

### **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

### **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

### **LAUGHLIN**

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

### **PARADISE**

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

### **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

### **LONE MOUNTAIN**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

### **RED ROCK**

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

### **WINCHESTER**

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

### **LOWER KYLE CANYON**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

**Department of Comprehensive Planning**

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-23-101-007, -008, -011, -012, -013, -014, -015, -016, -018, 023, & -024

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Elkhorn

## DETAILED SUMMARY PROJECT DESCRIPTION

27 lot single family residential subdivision

## PROPERTY OWNER INFORMATION

NAME: 3.30.300 LLC

ADDRESS: 6540 Gardense St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

TELEPHONE: 725-377-4165

CELL \_\_\_\_\_

EMAIL: Scott.Swapp@woodsidehomes.com

## APPLICANT INFORMATION (must match online record)

NAME: Woodside Homes of Nevada, LLC

ADDRESS: 7895 W Sunset Rd, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-377-4165

CELL \_\_\_\_\_

EMAIL: Scott.Swapp@woodsidehomes.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

EMAIL: JessicaW@taneycorp.com

\*Correspondent will receive all communication on submitted application(s).

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

Property Owner (Signature)\*

Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-23-101-007, -008, -011, -012, -013, -014, -015, -016, -018, 023, & -024

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Elkhorn

## DETAILED SUMMARY PROJECT DESCRIPTION

27 lot single family residential subdivision

## PROPERTY OWNER INFORMATION

NAME: CCC LLC

ADDRESS: 2304 Losee Rd.

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89030

TELEPHONE: 725-377-4165

CELL \_\_\_\_\_

EMAIL: Scott.Swapp@woodsidehomes.com

## APPLICANT INFORMATION (must match online record)

NAME: Woodside Homes of Nevada, LLC

ADDRESS: 7895 W Sunset Rd, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 725-377-4165

CELL \_\_\_\_\_

EMAIL: Scott.Swapp@woodsidehomes.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # \_\_\_\_\_

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EMAIL: JessicaW@taneycorp.com

\*Correspondent will receive all communication on submitted application(s).

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

Property Owner (Signature)\*

Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

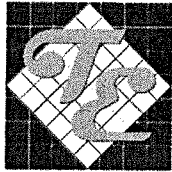
DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



## TANEY ENGINEERING

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

June 16, 2025

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

**Re: Rainbow & Elkhorn SEC**  
**APR-25-100140**  
**APN: 125-23-101-007, -008, -011, -012, -013, -014, -015, -016, -018, 023, & -024**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Woodside Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 13.95 gross acre, 27-lot single-family residential subdivision.

### **Tentative Map**

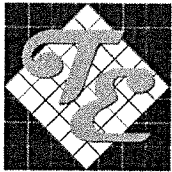
The subject site is 13.95 gross acres and located at the southeast corner of Rainbow Blvd and Elkhorn Rd. A Tentative Map is requested to allow for the development of a 27-lot single-family residential subdivision with a density of 1.92 dwelling units per acre. The lots range in size from 20,362 square feet (18,006 net square feet) square feet to 26,956 square feet (21836 net square feet), with an average lot size of 22,540 square feet (18,970 net square feet). 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. We are not making any modifications to the Zoning of Planned Land Use.

Elkhorn Road will maintain its rural standards. Lots 1-27 will be accessed via a 39-foot-wide private street. The subdivision will have 4 private internal streets.

A 10-foot landscape buffer will be provided along Elkhorn Road behind the property line.

Referencing Section 30.04.09.C.1, which states that single-family residential subdivisions which are greater than 5 acres require a minimum of two access points. From a safety perspective, consolidating access to a single point rather than multiple entrances would be more advantageous. Additionally, we don't anticipate potential negative traffic impacts on Elkhorn Road.

<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 (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)



South (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 40 (RS40)
West (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 40 (RS40)

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