



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

July 8, 2025

6:30pm

AGENDA

Note:

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

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

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

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

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

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

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

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

- III. Approval of Minutes for June 24, 2025. (For possible action)
- IV. Approval of the Agenda for July 8, 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

08/06/25 BCC

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

- VII. General Business
None

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

- IX. Next Meeting Date: July 29, 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

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:38 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: 3-1 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.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400066 (UC-22-0081)-GREENGALE PROPERTIES, LLC:

USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 24.72 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Elkhorn Road and west of Rainbow Boulevard (alignment) within Lone Mountain. MK/my/kh (For possible action)

RELATED INFORMATION:

APN:

125-22-502-013

USE PERMITS:

1. Allow a recreational facility (indoor/outdoor) with ancillary uses such as, but not limited to, a community garden, private convention/reception space, retail sales, café/restaurant, alcohol sales, wedding events, on-site photography/filming and production, and interactive entertainment.
2. Allow sales of produce/crops not grown on-site.
3. Allow customers on-site in conjunction with the existing farm, the proposed recreational facility, and for agricultural gardening/greenhouse uses.
4. Allow a farmer's market to include retail sales of arts and crafts.
5. Allow live entertainment (indoor/outdoor).
6. Allow food processing to include cooking/baking for bakery items, fruit jams, and other food/product items for sale in conjunction with the proposed café/restaurant that is a part of the proposed recreational facility.
7. Allow retail sales and services related to all proposed uses with the existing farm and proposed recreational facility, and all related incidental and accessory uses.
8. Allow a major training facility.

9. Allow temporary outdoor commercial events removing the total number of events per year, number of days per event (including set-up and take-down timeframes), with extended hours of operation on Friday, Saturday, and Sunday (6:00 a.m. to 12:00 a.m.) for charity events, seasonal events (i.e., pumpkin patches, fall festivals, Halloween festivals, and Easter egg hunts), holiday-like events, and similar scheduled events.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the acreage for a proposed guest ranch to 25 acres where 40 acres is the minimum required per Table 30.44-1.
2. Allow alternative landscaping along all property lines (north, south, east, and west), by allowing the existing landscaping and vegetation related to the farm to remain and include a reduction in shrubs which are required to cover more than the 50% of the landscaped area per Chapter 30.64.
3. Allow existing landscaping to remain behind an existing screen wall adjacent to Elkhorn Road (north property line).
4. Allow alternative landscaping adjacent to a less intense use where Figure 30.64-11 is required per Table 30.64-2.
5. Eliminate landscape finger islands within all proposed parking lots on-site where Figure 30.64-14 is required.
6. Waive all on-site loading requirements per Section 30.60.070.
7. Reduce the required parking spaces to 249 parking spaces where 620 parking spaces are required per Chapter 30.60 (a 60% reduction).
8. Allow alternative paving within all proposed on-site parking areas, drive aisles, and walking path areas.
9. Waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving) where required per Chapter 30.52.

DESIGN REVIEWS:

1. A recreational facility.
2. Increase finished grade to 47 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 31% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6891 Elkhorn Road
- Site Acreage: 24.72
- Project Type: Recreational facility in conjunction with an existing farm
- Number of Stories: 1 (for all new proposed buildings on-site)
- Building Height (feet): 12 (proposed office)/25 (proposed greenhouses - 2 total)/14 (existing shed)/20 (proposed farm store and café)/17 (proposed restroom building)/10 (proposed temporary event tent)/14 (proposed gazebos - 2 total)/22 (proposed equipment shed)

- Square Feet: 800 (proposed office)/4,000 (proposed greenhouses - 2 total)/1,165 (existing shed)/2,000 (proposed farm store and café)/300 (proposed restroom building)/10,000 (proposed temporary event tent)/625 (proposed gazebos - 2 total)/4,800 (proposed equipment shed)
- Parking Required/Provided: 620/249

Site Plan

The approved plan depicts an existing 25 acre farm on the south side of Elkhorn Road, west of Rainbow Boulevard (alignment). The farm includes the following existing areas: a palm grove, native habitat area, an olive grove, orchards, an apiary, and a meadow area. The applicant originally proposed a recreational facility on the subject parcel and the existing farm will remain and continue to operate.

The approved plan depicts the following areas:

Northwest Quadrant -

The northwest quadrant of the site includes the main entrance with a 48 foot wide driveway along Elkhorn Road (north property line). Vehicles will head south on a vehicular loop (drive aisle) which leads to the main parking area on the northwest corner of the subject parcel. One hundred 26 parking spaces are provided in this area. The vehicular loop branches east and heads easterly along the north property line. South of the parking lot includes a network of landscaping which features many walking paths and connects visitors and employees to the proposed 2 green houses, an office building, farm store/café, cultivated garden areas, an existing shed, restrooms, picnic areas, a portion of the existing palm grove, an existing meadow which provides a flex space for events, and a nexus hardscape design which is a decorative focal point of this area. Underneath the proposed greenhouse (west of the proposed office), the applicant requested to increase the finished grade to 47 inches where a maximum of 36 inches was the standard (a 31% increase)

Northeast Quadrant -

The existing palm grove along the north property line extends into the northeast quadrant and includes a 24 foot wide drive aisle which also leads vehicles to a secondary parking area with tandem parking spaces. One hundred thirteen parking spaces are provided in this area. In addition, an equipment shed will be constructed south of the parking lot.

Southeast Quadrant -

This quadrant includes a native habitat area centrally located on the site. South of the native habitat area includes a central event location where a temporary event tent can be set-up. To the west includes an irrigation pond which includes a gazebo and a future tea pavilion area where the future accessory structure in this area will be designed/constructed at a later date. The approved site plan shows that parking spaces are also included in this area. Walking paths and gravel paths continue into this quadrant to ensure that the entire parcel is accessible via pedestrian and vehicular methods. This area includes an existing material and equipment area utilized by the farm, and portion of a proposed vineyard attached to the "east promenade", proposed gazebo, and proposed vineyard event space. Walking paths are also located throughout this area.

Southwest Quadrant -

This quadrant includes the cultivated gardens, an existing olive grove which also serves as an event area, an existing orchard which features an area called the "west promenade" and an orchard which also functions as an event area. This quadrant includes an existing equipment storage area, solar panels, and a bike rack.

In addition to the recreational facility, there are several accessory uses allowed on the subject property per Title 30.

1. Agricultural-Gardening/Greenhouse for the cultivation of crops and utilizing the vineyard.
2. Accessory Agricultural Buildings and Structures.
3. Weddings will be conducted on-site in conjunction with the recreational facility. Event locations are located throughout, including the meadow area. Weddings may be conducted indoors within temporary tents, or outdoors throughout the subject site.

The applicant requested to waive all on-site loading requirements. Furthermore, the entire parcel will provide 249 parking spaces where 620 parking spaces were required; thus, the applicant is requesting a parking reduction. The applicant will provide alternative paving as approved by the Department of Environment and Sustainability for areas throughout the site. Therefore, the applicant requested a waiver for alternative paving.

Landscaping

The approved plan shows that there are mature trees along the south, west, and east property lines. These landscaped areas are over 40 feet wide with over 60 mature trees in total. Along the central northern portion of the site is an existing palm grove that is over 3 acres in overall area. South of this palm grove is an existing native habitat area which features native Creosote and Bursage shrubs, and Cottonwood trees. Immediately to the south is an existing meadow which leads to an existing olive grove (southwest corner), a proposed orchard and vineyard (south central), and additional agricultural related areas on the southeast corner of the site. The applicant will add 2 green houses north of a cultivated garden area which will be over 1 acre in size. Furthermore, the applicant will add lush landscaping at the main entrance, throughout the picnic areas, and within the nexus area east of the farm store/café. Lastly, the applicant will plant an additional 16, large trees (24 inch box) along the majority of the east property line to provide an additional buffer to the existing residence to the east. Since the existing and proposed landscaping did not conform to the standard Title 30 requirements, the applicant requested waivers of development standards for parking lot landscaping finger islands, landscaping adjacent to a less intense use, landscaping along Elkhorn Road, and alternative landscaping for shrubs within existing and proposed landscape areas.

Elevations

The approved elevation plans show a variety of structures throughout the site. The proposed office has an overall height of 12 feet and will be a new manufactured building with vertical wood panels. The 2 proposed green houses have an overall height of 25 feet and will include steel framing and heavy duty greenhouse related covers. The existing shed has an overall height

of 14 foot and is constructed of CMU block and features a desert themed mural on 1 elevation. The approved farm store/café has an overall height of 20 feet, and will feature large windows and doors, a painted cement plaster finish, and a tiled roof. The proposed restroom building has an overall height of 17 feet and features decorative columns, railings, with wood detail and faux stone finishes. The applicant will also provide a temporary event tent which has an overall height of 10 feet. In addition, there are 2 proposed gazebos, both of which have an overall height of 14 feet. The gazebos feature decorative wood and faux stone exterior materials. Lastly, the proposed equipment shed on the northwest corner of the site has an overall height of 22 feet, which includes vertical metal paneling and roll-up doors.

Floor Plans

The approved office has an overall area of 800 square feet and will be used by employees of the facility. The 2 approved greenhouses have an overall area of 4,000 square feet each. There is an existing shed south of the greenhouses and has an overall area of 1,165 square feet. The approved farm store and café has an overall area of 2,000 square feet. The approved restroom building has an overall area of 300 square feet. Furthermore, the applicant will provide a 10,000 square foot temporary event tent. The site also includes 2 approved gazebos each have 625 square feet of overall area. Lastly, the proposed equipment shed has an overall area of 4,800 square feet.

Signage

Signage was not a part of the previous request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400047 (UC-22-0081):

Comprehensive Planning

- 1 year to review as a public hearing;
- 2 years to review as a public hearing.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with 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.

Listed below are the conditions for AR-23-400093 (UC-22-0081):

Comprehensive Planning

- Until April 20, 2024 to review as public hearing.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with 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.

Listed below are the conditions for UC-22-0081:

Current Planning

- 1 year to review as a public hearing;
- Design review as a public hearing for any significant changes to the plans;
- Major training facility limited to the instruction of agricultural, recreational, and health related uses and activities;
- Hours of operation limited to daytime hours except until 11:00 p.m. on Friday and Saturday;
- Limited to 2,500 maximum attendees;
- Monthly calendar of events to be submitted to Commissioner's office with a copy to Comprehensive Planning;
- Prior to first event, sound and lighting plan prepared by a qualified professional must be submitted to Commissioner's office with a copy to Comprehensive Planning that includes any proposed video screens;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- "No Parking" signs to be installed along Elkhorn Road;
- If required, execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Coordinate with Public Works - Development Review and Commissioner Kirkpatrick's

office for the design of any non-standard improvements in the right-of-way;

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Elkhorn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Elkhorn Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any the Elkhorn Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Elkhorn Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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.

Applicant's Justification

The applicant states that the facility is licensed and that a technical drainage study is currently under review. A traffic study has also been approved. The other buildings on-site have not commenced and are considered to be part of Phase 2 of this construction. The required sound and lighting that is mitigated for wildlife and neighbor purposes was completed with the first review. There have been no complaints regarding the sound and lighting and the noise mitigation was completed with the first review. The gate entrance on Elkhorn Road was finished and operational before the first review. The applicant is seeking a review of conditions to show that they are still in compliance as mentioned above.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|-----------------|---------------|
| AR-24-400047 (UC-22-0081) | Second application for review for recreational facility, allowed customers on-site, retail, farmers markets for crops not grown on-site, allowed live entertainment, major training facility, temporary events without timeframe, with waivers for reduced separation, landscaping, on-site loading requirements, reduced parking, paving, and off-site improvements, and design reviews for recreational facility, and finished grade on 25 acres | Approved by BCC | July 2024 |
| AR-23-400093 (UC-22-0081) | First application for review for recreational facility, allowed customers on-site, retail, farmers markets for crops not grown on-site, allowed live entertainment, major training facility, temporary events without timeframe, with waivers for reduced separation, landscaping, on-site loading requirements, reduced parking, paving, and off-site improvements, and design reviews for recreational facility, and finished grade on 25 acres | Approved by BCC | August 2023 |
| TC-23-900068 | Private outdoor event with catered food and drinks, lawn games, live entertainment, amusement ride, and inflatables | Approved by ZA | March 2023 |
| UC-22-0081 | Recreational facility, allowed customers on-site, retail, farmer markets for crops not grown on-site, allowed live entertainment, major training facility, temporary events without timeframe, with waiver for reduced separation, landscaping, on-site loading requirements, reduced parking, paving, and off-site improvements, with design review for recreational facility, and finished grade on 25 acres | Approved by BCC | April 2022 |
| TC-21-900224 | Outdoor picnic in the farm, catered food and drinks, and selling florals | Approved by ZA | May 2021 |
| VC-1377-99 | Allowed an 8 foot high block wall (accessory structure) prior to a principal structure and increased the wall height to 8 feet - maximum 6 foot high block wall on property line | Approved by PC | October 1999 |
| VS-1561-94 | Vacated and abandoned patent easements and public rights-of-way being a portion of Rainbow Boulevard - recorded | Approved by BCC | December 1994 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|--|---------------------------|---|
| North & West | City of Las Vegas | R-PD2 & R-D | Single-family residential |
| South | Ranch Estate Neighborhood (up 2 du/ac) | RS40 (NPO-RNP) | Single-family residential |
| East | Ranch Estate Neighborhood (up 2 du/ac) | RS20 (NPO-RNP) | Single-family residential & undeveloped |

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

A review was required to be filed by July 17, 2025. The applicant has demonstrated compliance with conditions.

Staff finds there are 3 approved building permits for Greengale Farms. One is for commercial grading (BD23-09161), 1 is for a commercial fence (BD23-08763), and 1 for a solar powered access gate (BD23-17578). Additionally, there have been a license maintenance recorded on the property and a drainage study in progress. Also, there are 3 approved business licenses including 1 for a recreational facility, ticket sales in conjunction to a recreational facility, and retail, all of which were approved after the first review. Staff can support the request.

Public Works - Development Review

Staff cannot support this application for review as the applicant has not complied with most of the conditions of approval that were imposed 3 years ago.

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 that a review needs to be filed by July 17, 2026 per condition of Notice of Final Action of AR-24-400047.

Public Works - Development Review

- Drainage study and compliance;

- Compliance with previous conditions.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GREENGALE PROPERTIES, LLC

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): AR-25-400066

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

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

Date: 7/8/2025

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/6/2025 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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, 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): 125-22-502-013

PROPERTY ADDRESS/ CROSS STREETS: 6891 Elkhorn Road/ - Elkhorn/Rio Vista

DETAILED SUMMARY PROJECT DESCRIPTION

APPLICATION REVIEW FOR AN APPROVED RECREATIONAL FACILITY (UC-22-0081)

PROPERTY OWNER INFORMATION

NAME: GREENGALE PROERTIES LLC

ADDRESS: 6891 ELKHORN ROAD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89131

TELEPHONE: 702-862-0707 CELL N/A

EMAIL: HARRISON@GREENGALE.NET

APPLICANT INFORMATION (must match online record)

NAME: HARRISON GALE

ADDRESS: 6722 N. RAINBOW BLVD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89131

REF CONTACT ID # _____

TELEPHONE: 702-862-0707 CELL N/A

EMAIL: HARRISON@GREENGALE.NET

CORRESPONDENT INFORMATION (must match online record)

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

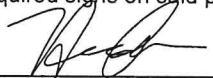
REF CONTACT ID # 173835

TELEPHONE: 702-598-1429 CELL 702-561-7070

EMAIL: LOHENE@BROWNLAWLV.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)*

HARRISON GALE

Property Owner (Print)

05/05/2025

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 _____

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 28, 2025

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

RE: Greengale Farms Elkhorn & Rio Vista

**Justification Letter: Third Application Review (AR) for an approved Outdoor
Recreational Facility (UC-22-0081)**

Assessors' Parcel Number: - 125-22-502-013

To Whom It May Concern:

Overview and Scope:

On behalf of our client, Greengale Properties, LLC., we respectfully submit this application for a second Application Review for the previously approved outdoor recreational facility (UC-22-0081). The recreational facility includes a myriad of other uses including the following: sale of produce/crops not grown on-site; allow customers on-site; farmer's market, live entertainment, food processing; retail sales and services; major training facility and temporary outdoor commercial event/s without timeframe limits and extended hours. The approved facility is in an RS40 (RNP-1) zone and consists of 24.72 acres located on the southeast corner of Elkhorn Road and the Rio Vista Street (alignment). The original application was approved on April 20, 2022, with a condition stating "1 year to review as a public hearing" which was completed and approved in 2023.

The first Application Review was approved on August 2, 2023, with a condition stating, "Until April 20, 2024, to review as a public hearing". The second Application Review was approved on July 17, 2024, with a condition stating, "1 year to review as public hearing"; and another "2 years to review as a public hearing". This application is for the one (1) year review as stated in the condition.

Since approval of the first review and also since the second review the items listed below are completed to allow the operation of facility for Phase I of the approved recreational facility.

Below are following items completed since the approval and two subsequent Application Reviews.

- The Facility is licensed and in operation since approval and the first review and second Below are the business licenses issued so far, for the operation of the Facility.

| License Num | Multi-J Num | Business Name | Primary Jurisdiction | Non Primary Jurisdiction | License Status | Business Address |
|-----------------|-------------|--------------------------|----------------------|--------------------------|----------------|------------------------------------|
| 2002942.071-101 | . | Greengale Farms & Events | | | Licensed | 6891 Elkhorn RdLas Vegas, NV 89131 |
| 2007354.056-101 | . | Greengale Farms & Events | | | Licensed | 6891 Elkhorn RdLas Vegas, NV 89131 |
| 2001333.061-121 | . | Greengale Farms & Events | | | Licensed | 6891 Elkhorn RdLas Vegas, NV 89131 |
| 2006294.045-101 | . | Greengale Farms & Events | | | Licensed | 6891 Elkhorn RdLas Vegas, NV 89131 |
| 2000238.011-101 | . | GREENGALE FARMS L.L.C. | | | Licensed | |

- A Technical Drainage Study is submitted and is currently under review (PW25-12964) for the facility. Several revisions have been submitted back to Staff. The Engineer is awaiting further comments for review and or completion of the Study.
- A Traffic Study is approved. An Acceptance Letter was provided by Clark County Public Works (PW25-10455) indicating approval of the Study.
- The other buildings and structures approved have not commenced at this point and are considered phase 2 and other future phases of the project.
- The sound and lighting plan as originally required was completed with the first review. The intent is to install and utilize different lighting systems to provide a safe, eco-friendly, illuminated environment for staff-members and guests while minimizing light-pollution that could be detrimental to neighbors and native wildlife.
- The sound and lighting plan were submitted with the first review and are still in effect. There have been no reports of complaints about the lighting and sound since the first review.
- The Noise Mitigation Plan was completed with the first review and is still in effect. The intent was to mitigate excess noise pollution and ensure the quiet enjoyment of neighboring residential properties are not compromised.
- The gate entrance on Elkhorn Road was completed prior to the first review and is operational.
- An updated Event Calendar will be provided for the facility.

The information provided indicates categorically that phase 1 of the facility is in operation and the Applicant is diligently pursuing completion of the facility as approved with the future phases and will continue to ensure compliance with the conditions of approval.

LAW OFFICE

Brown, Brown & Premsrut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

We appreciate your consideration in this second required review of the application. Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRUT


Lebere Ohene
Land Use and Development Consultant