



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

July 9, 2024

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: Don Cape, Chairperson  
Kim Burton, Vice Chairperson  
Chris Darling  
Carol Peck  
Allison Bonanno

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): Marcelo Erosa, 702-250-0907, [Marcelo.Erosa@clarkcountynv.gov](mailto:Marcelo.Erosa@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state 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 – ROSS MILLER – 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 25, 2024. (For possible action)
- IV. Approval of the Agenda for July 9, 2024, 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

**07/16/24 PC**

- 1. **TM-24-500059-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS:**  
**TENTATIVE MAP** consisting of 8 single-family lots on 4.66 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Dapple Gray Road and the south side of La Madre Way within Lone Mountain. (For possible action)

**08/06/24 PC**

- 2. **WS-24-0288-FORT CRAIG, LLC: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with 2 proposed single-family residences on 0.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fort Apache Road and the south side of Craig Road within Lone Mountain. (For possible action)
- 3. **WS-24-0299-EAGLE VALLEY HOLDINGS, LLC: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a proposed single-family residence on 0.83 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Egan Crest Drive, 240 feet north of Ann Road within Lone Mountain. (For possible action)

**08/07/24 BCC**

- 4. **AR-24-400068 (UC-23-0316) -SMITH KIMBERLY: USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** allow clients to a home occupation (equine therapy) where not permitted; **2)** allow non-family members as employees in conjunction with a home occupation; and **3)** allow a home occupation to be conducted outside where not permitted in conjunction with an existing single-family residence on 0.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. (For possible action)

5. **WS-24-0269-LEE PINHEIRO TEAM, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** off-site improvements (streetlights, curb, gutter, and sidewalk); **2)** increase fill height; and **3)** increase wall height on 2.06 acres in conjunction with a proposed single-family residential subdivision in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Verde Way and the east side of Bonita Vista Street within Lone Mountain. (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 30, 2024.

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  
<https://notice.nv.gov>



## Lone Mountain Citizens Advisory Council

June 25, 2024

### MINUTES

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Board Members: Don Cape– Chair – **PRESENT**  
Kimberly Burton – Vice Chair – **EXCUSED**  
Chris Darling – **EXCUSED**  
Carol Peck – **PRESENT**  
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Marcelo Erosa, marcelo.erosa@clarkcountynv.gov  
William Covington, 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 6:31 p.m.
- II. Public Comment  
None
- III. Approval of May 28, 2024, Minutes  
  
**Moved by: DON CAPE**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for June 25, 2024  
  
**Moved by: DON CAPE**  
**Action: Approved agenda as submitted**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **VS-24-0246-COSMIC DEVELOPMENT, LLC: VACATE AND ABANDON**  
easements of interest to Clark County located between Ann Road and La Mancha Avenue  
and between Conquistador Street and Grand Canyon Drive within Lone Mountain.  
RM/nai/ng (For possible action) 7/16/24 PC

**Action: APPROVED as submitted subject to staff conditions**  
**Moved By: DON CAPE**  
**Vote: 3/0**

VII. General Business  
None

VIII. Public Comment  
None

IX.. Next Meeting Date  
The next regular meeting will be July 9, 2024

X. Adjournment  
The meeting was adjourned at 7:43 p.m.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500059-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS:**

**TENTATIVE MAP** consisting of 8 single-family lots on 4.66 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Dapple Gray Road and the south side of La Madre Way within Lone Mountain. RM/hw/xx (For possible action)

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RELATED INFORMATION:

**APN:**

125-32-402-001; 125-32-402-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.66
- Project Type: Single-family detached residential subdivision
- Number of Lots: 8
- Density (du/ac): 1.72
- Minimum/Maximum Lot Size (square feet): 23,025/24,518 (gross)/18,106/22,542 (net)

The plans depict a single-family residential detached development totaling 8 single-family lots on 4.66 acres located on the east side of Dapple Gray Road and the south side of La Madre Way. The density of the overall development is shown at 1.72 dwelling units per acre. The lots range in size from a minimum gross acreage of 23,025 square feet up to 24,518 square feet with the net acreage ranging from 18,106 square feet up to 22,542 square feet. The development will have access from Verde Way. The lots within the subdivision will be served by 40 foot wide internal private streets that runs through the center portion of the site from Verde Way and will terminate in a cul-de-sac. The private street will have lots on each side of it and the private street will be incorporated into the adjacent lots. The plans show that no landscaping nor off-sites are being provided. Due to the grading of the site, the original design review (DR-19-0651) for the site is still active, but since 4 years have passed without a recorded final the original tentative map (TM-19-500152) expired.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0506	Vacated and abandoned patent easements	Approved by PC	January 2021
TM-19-500152	8 single-family residential lot subdivision map - expired	Approved by BCC	October 2019
DR-19-0651	Single-family residential subdivision with increased finished grade	Approved by BCC	October 2019
ZC-0296-01	Reclassified the site into the RNP-I Overlay	Approved by BCC	September 2001

### Surrounding Land Use

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

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and complies with the approved plans and conditions of the original design review for the subdivision (DR-19-0651). For these reasons, staff can support this the request for this tentative map.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

##### Comprehensive Planning

- Applicant is advised within 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.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

**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.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TIPPETS BLOCK TRUST

**CONTACT:** KEAMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

**DRAFT**





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-32-402-001 & 004

PROPERTY ADDRESS/ CROSS STREETS: Dapple Gray/La Madre

**DETAILED SUMMARY PROJECT DESCRIPTION**

Tentative map

**PROPERTY OWNER INFORMATION**

NAME: Tippetts Block Trust  
 ADDRESS: 4612 Evan Ridge Ct  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

**APPLICANT INFORMATION**

NAME: Tippetts Block Trust  
 ADDRESS: 4612 Evan Ridge Ct  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # n/a  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

**CORRESPONDENT INFORMATION**

NAME: Kaempfer Crowell -- Jennifer Lazovich  
 ADDRESS: 1980 Festival Plaza Dr. #650  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

(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.

*Juan Ray Tippetts*  
 Property Owner (Signature)\*

JUAN RAY TIPPETTS  
 Property Owner (Print)

5/1/2024  
 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 checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

APPLICATION # (s) TM-24-500059

ACCEPTED BY *dlw*

PC MEETING DATE 7/16/24

DATE 6/3/24

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

\$750

TAB/CAC LOCATION Lone Mountain

DATE 7/9/24

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D: 702.693.4215

May 1, 2024

**VIA EMAIL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: *Justification Letter – Tentative Map for 8-Lot Residential Subdivision  
APNs: 125-32-402-001 & 004 (SEC of Dapple Grey Road/Verde Way)***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is developing approximately 4.66 acres of property generally located on the southeast corner of Dapple Grey Road and Verde Way, more particularly described as APNs: 125-32-402-001 & 004 (collectively the “Site”). The Site is zoned RNP-I.

This project was previously approved, via TM-19-500152, and certain improvements have already been completed. More specifically:

- Residential Grading BD20-50747 – work has been approved and completed on Site.
- Residential Grading BD22-04052 – work has been approved and completed on Site.
- Exterior Wall BD22-04052, BD-22-02550 & BD-21-39026 – work has been approved and completed on Site

The Applicant has been working to get sewer improvements to the Site. Due to the delay associated with these improvements, the Applicant now must re file for the tentative map. The Applicant is refileing a new Tentative Map without any changes from the previously approved design. In addition, since the grading has already been completed and is now considered an existing condition, no cross sections will be provided with this submittal.

Consistent with the prior approval of TM-19-500152, the proposed development is an 8-lot residential subdivision. As such, the Applicant is proposing a tentative map creating the 8-residential lots. The proposed tentative complies with the RNP-I lot requirements as the proposed density is less than 2 units per acres and each lot’s minimum gross lot size exceeds 20,000 SF and net lot size exceeds 18,000 SF. Therefore, the 8-lot tentative map is appropriate.

Clark County Comprehensive Planning  
May 1, 2024

KAEMPFER

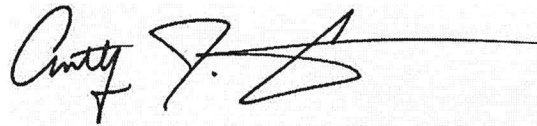
CROWELL

Page 2

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", is written over a light gray rectangular background.

Anthony J. Celeste

AJC/jmd

08/06/24 PC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0288-FORT CRAIG, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with 2 proposed single-family residences on 0.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Fort Apache Road and the south side of Craig Road within Lone Mountain. RM/mh/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

138-06-703-008; 138-06-703-009

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front setback for 2 proposed primary buildings (single-family residences) to 20 feet where 40 feet is required per Section 30.02.04B (a 50% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4383 N Fort Apache Road & 4395 Fort Apache Road
- Site Acreage: 0.90
- Project Type: Single-family residential development
- Number of Lots: 2
- Gross Lot Size (square feet): 19,954 (Lot 3)/19,230 (Lot 4)
- Net Lot Size (square feet): 18,310 (Lot 3)/15,765 (Lot 4)
- Number of Stories: 1 & 2
- Building Height (feet): 35 (Lot 3)/22 (Lot 4)
- Square Feet: 7,336 (Lot 3)/6,419 (Lot 4)

**Site Plan**

The plan for Lot 3, which is 19,954 gross square feet and 18,310 net square feet, depicts a 7,336 square foot single-family residence, which is accessed via a private cul-de-sac that connects to Fort Apache Road to the east of the site. The residence is set back 20 feet from back of curb of the private street, 25 feet 7 inches from the side street property line, and 32 feet 10 inches from the rear property line. A 12 foot wide driveway extends from the private street into the property for vehicular access. A recreation area is shown along the north side property line. The site plan

for Lot 4, which is 19,230 gross square feet and 15,765 net square feet, depicts a 6,419 square foot single-family residence, which is also accessed via a private cul-de-sac connecting to Fort Apache Road. The residence is set back 20 feet from back of curb of the private street, 15 feet from the side street property line, 10 feet from the interior side property line, and 30 feet from the rear property line. A driveway extends from the private street into the property for vehicular access. An attached patio cover is located in the rear of the residence.

Landscaping

There is an existing 6 foot wide landscape strip along Craig Road to the north, along with a 6 foot wide landscape strip with an attached sidewalk along Fort Apache Road to the east. There are no proposed changes to landscaping associated with this application.

Elevations

The plans for Lot 3 depict a 2 story residence that is 35 feet in height. The residence features a stucco and exposed concrete finish with dark gray paint, along with a flat roof and rooftop parapet that will feature a matching paint finish. The plans for Lot 4 depict a 1 story residence that is 22 feet in height. The residence features a sand stucco finish with concrete slate roof tiles.

Floor Plans

The plans for Lot 3 depict a garage, great room, laundry room, kitchen, media room on the first floor, while the second floor features 3 bedrooms, 3 bathrooms, 3 balconies, a flex room for an office or future bedroom, an entertainment or gym room, and an elevator shaft to transport between the first and second floors. The floor plan for Lot 4 depicts 2 garages, 4 bedrooms, 5 bathrooms, a laundry room, a kitchen, 2 dining rooms, a family room, and a home office/living room.

Applicant's Justification

The applicant states that 1 of the residences (Lot 1) was constructed in 2021 with setbacks measured from the center line of the street without any issues. Therefore, the requested setback reduction for Lots 3 and 4 would resemble what was permitted for Lot 1.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-0066-17 (WS-0932-14)	First extension of time for a waiver to reduce lot sizes	Approved by PC	July 2017
WS-0932-14	Reduced lot sizes	Approved by PC	January 2015

### Surrounding Land Use

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

##### Waiver of Development Standards

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

Staff finds that the developed properties in the cul-de-sac were constructed when front setbacks were measured from the street center line, which allowed the residence on the southeast lot (Lot 1) to be constructed closer than 40 feet from back of curb. This is also the case for other cul-de-sac neighborhoods in the surrounding area, including those immediately to the east side of Fort Apache Road. The front setback reduction for Lots 3 and 4 is unlikely to adversely affect the existing residences in the neighborhood, or other properties in the surrounding area, as the development of these lots will be consistent with what currently exists in the vicinity. For these reasons, staff can support this request.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**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)**

- No comment.

**TAB/CAC:**

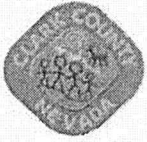
**APPROVALS:**

**PROTESTS:**

**APPLICANT: LUIS GUTIERREZ**

**CONTACT: LUIS GUTIERREZ, 4367 N. FORT APACHE ROAD, LAS VEGAS, NV 89129**

**DRAFT**



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-06-703-008 and 138-06-703-009

PROPERTY ADDRESS/ CROSS STREETS: 4303 and 4395 N. Fort Apache Rd 89129

**DETAILED SUMMARY PROJECT DESCRIPTION**

Requesting a waiver of Development Standards of the new code per title 30,03.02.25 (40'ft from back of curb) In a 4-lot small development with a private gate, no HOA.

**PROPERTY OWNER INFORMATION**

NAME: Fort Craig, llc  
 ADDRESS: 7500 W. Lake Mead Bl #9-232  
 CITY: Las Vegas STATE: NV ZIP CODE: 89128  
 TELEPHONE: 702 498 5305 CELL: same EMAIL: 4985305@gmail.com

**APPLICANT INFORMATION (must match online record)**

NAME: Luis Gutierrez  
 ADDRESS: 7500 W. Lake Mead Bl #9-232  
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702 498-5305 CELL: same EMAIL: 4985305@gmail.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Luis Gutierrez  
 ADDRESS: 7500 W. Lake Mead Bl #9-232  
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702 498 5305 CELL: same EMAIL: 4985305@gmail.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.

[Signature] Property Owner (Signature)\*      Luis Gutierrez, manager Property Owner (Print)      5/21/2024 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 checked="" 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) WS-24-0288  
 PC MEETING DATE 8/7/24  
 BCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION Lone Mountain

ACCEPTED BY RP  
 DATE 6/11/24  
 FEES \$800

DATE 7/19/24



# FORTCRAIG, LLC

7500 W. Lake Mead Blvd. #9-232  
Las Vegas, NV. 89128  
Tel. 702-869-4099

CLARK COUNTY COMPREHENSIVE  
PLANNING DEPARTMENT  
500 GRAND CENTRAL PARKWAY  
LAS VEGAS NEVADA 89155  
702.455.4314

June 1, 2024

## JUSTIFICATION LETTER

**RE: FORTCRAIG, LLC**  
CUSTOM RESIDENCE LOT-3 AND LOT 4  
4383 and 4395 N. FORT APACHE RD.  
LAS VEGAS, NV 89129

**TO: CLARK COUNTY PLANNING:**

Request: We are requesting a Waiver of Development Standards for front set back to be 20ft where 40ft is required per Section 30.02.04 for Lots 3 and 4.

Proposed Development: The new house build is in a small private 4-lot gated community and would at this time also apply for Lot-3 and Lot-4 with APN #138-06-703-008 and APN #138-06-703-009. Plans and are in the County Building Department ready in the review process.

Summary Justification: Please take in consideration Lot-1 was built in 2021 with set back from the property line at the center of the private street, and has no issues.

Respectfully,

*Luis Gutierrez*

Owner/Manager  
FORTCRAIG, LLC  
7500 W. Lake Mead Blvd. # 9-232  
Las Vegas, Nevada 89128  
Direct: (702) 498-5305

08/06/24 PC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0299-EAGLE VALLEY HOLDINGS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a proposed single-family residence on 0.83 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Egan Crest Drive, 240 feet north of Ann Road within Lone Mountain. RM/mh/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

126-25-812-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the interior side setback for a proposed primary building (single-family residence) to 5 feet where 10 feet is required per Section 30.02.04 (a 50% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5654 Egan Crest Drive
- Site Acreage: 0.83
- Project Type: Setbacks
- Number of Stories: 2
- Building Height: 29 feet, 8 inches
- Square Feet: 10,986

**Site Plan**

The plan depicts a proposed 10,986 square foot, 2 story single-family residence that will be accessed from Egan Crest Drive via a circular driveway. The residence is set back 40 feet from the front property line, 10 feet from the side property line to the north, 5 feet from the side property line to the south, and 44 feet from the rear property line. The rear yard features retaining walls, planter walls, and screen walls with fencing, ranging from 2 feet to 4 feet in height.

**Landscaping**

The plans depict a 24 inch box tree in the front yard, along with artificial turf in portions of the side and rear yards.

Elevations

The plans depict a 2 story residence that is 29 feet, 8 inches in height. The residence will be constructed with stucco and painted primarily in grey tones but also have bronze portions, while the door and window frames will feature a dark bronze finish. There will also be stone portions on both levels of the residence.

Floor Plan

The plan depicts a 2 story residence, with the first floor featuring a 2 car garage, recreational vehicle garage, several bedrooms, bathrooms, offices, a theater room, workshop, laundry room, kitchen, living room, and storage rooms. There is an outdoor kitchen and dining area that is under the same continuous roof and foundation as the rest of the residence, which connects to an attached casita and gym. The second floor features a bedroom, bathroom, and covered deck area.

Applicant's Justification

The applicant indicates that the setback reduction for the residence is necessary so that the side-loading garage is easily accessible, otherwise maneuvering vehicles on the property would be difficult. The applicant also states that an attached recreational vehicle garage will blend into the property better than a detached garage and therefore have less of a visual impact. The neighbor to the south supports the request and has been involved throughout the design process.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-22-500186	5 lots and common lots on a 5.2 acre portion of a 10 acre site	Approved by BCC	November 2022
WS-22-0546	Single-family residential development with waivers for street landscaping, accessory structure setbacks, and non-standard improvements within the right-of-way	Approved by BCC	November 2022
ZC-0296-01	Reclassified various parcels within Lone Mountain to (RNP) zoning	Approved by BCC	June 2001

**Surrounding Land Use**

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

#### Waiver of Development Standards

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

While staff does not typically support requests to reduce setbacks, the applicant has received support from the adjacent property owner to the south, which is the only property that will be impacted. Staff finds that the setback reduction is unlikely to adversely affect the surrounding neighborhood, which is currently undeveloped. Therefore, staff can support this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

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

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

**APPLICANT:** CHRIS DARLING  
**CONTACT:** CHRIS DARLING, 4785 N. GRAND CANYON DRIVE, LAS VEGAS, NV  
89129

DRAFT



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-25-812-003

PROPERTY ADDRESS/ CROSS STREETS: 5654 Egan Crest Drive Las Vegas NV 89149

**DETAILED SUMMARY PROJECT DESCRIPTION**

Reduce Side yard set back to 5'

**PROPERTY OWNER INFORMATION**

NAME: Tucker Darling Family Trust  
 ADDRESS: 4785 N Grand Canyon Dr  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129  
 TELEPHONE: 702 334 1551 CELL 702-334-1551 EMAIL: chris@cdjtbuilders.com

**APPLICANT INFORMATION (must match online record)**

NAME: Tucker Darling Family Trust  
 ADDRESS: 4785 N Grand Canyon Dr  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702 334 1551 CELL 702-334-1551 EMAIL: chris@cdjtbuilders.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Jill Tucker  
 ADDRESS: 4785 n Grand Canyon Dr  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-334-1551 CELL 702-334-1551 EMAIL: chris@cdjtbuilders.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.

[Signature] \_\_\_\_\_ Jill Tucker \_\_\_\_\_ 6/10/24  
 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) W15-240299  
 PC MEETING DATE 8/16/2024  
 BCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION Lone Mountain

ACCEPTED BY NAT  
 DATE 6/12/2024  
 FEES \$900.00

DATE 7/9/2024

Clark County Comprehensive Planning

500 S Grand Central Pkwy

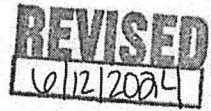
Las Vegas, NV 89155

126-25-812-003

24-1000724

6/10/24

To whom it may concern,



We are requesting a reduction in the side yard set back from 10' to 5'. The reason for this request is the following. The lot is narrow, and we would like to have an attached RV Garage, that matches the house. We are trying not to build a detached garage, which allows a 5' set back for an Accessory Structure in ~~25-20~~ Zoned area.

We feel that if the RV garage is attached to the home it will blend into the property and not be an eye sore with a large standalone building in the back of the property.

The neighbor (Jordan Sager) to the south, which we share the property line with is in support of this request. See his letter of support. The whole time during the design of the house he was involved so we both would be comfortable with the design outcome.

The Casita in the back yard is attached to the main house by a roof line. The back of the casita is 43'4 3/8' to rear property line. The north side of the casita is 10' to the property line.

I appreciate your consideration and I look forward to your acceptance of this request.

*Chris Darling*

Chris Darling

Owner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-24-400068 (UC-23-0316) -SMITH KIMBERLY:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) allow clients to a home occupation (equine therapy) where not permitted; 2) allow non-family members as employees in conjunction with a home occupation; and 3) allow a home occupation to be conducted outside where not permitted in conjunction with an existing single-family residence on 0.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. MK/tpd/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

125-14-303-010

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7530 Sisk Road
- Site Acreage: 0.63
- Project Type: Home occupation (equine therapy)
- Number of Stories: 1
- Square Feet: 2,109 (single-family residence)

Site Plans

The plans depict an existing single-family residence centrally located on a 0.63 acre site. The single-family residence has the following setbacks: 71 feet from the north property line; 28.5 feet from the west property line; 17.5 feet from the east property line; and 31.5 feet from the south property line. Access to the site is granted via a paved access easement located adjacent to the southwest corner of the site that connects to Sisk Road. An open corral area, measuring 9,966 square feet, is located within the rear yard of the property, immediately north of the residence. Existing accessory agricultural buildings (shade structures) are located at the northwest corner of the property for the 3 horses kept on site for equine therapy.



### Landscaping

Existing mature trees are located immediately to the northeast and southwest of the residence. No additional landscaping was required or provided with the original request.

### Elevations

The plans depict an existing 1 story single-family residence with a pitched concrete tile roof. The house consists of a stucco exterior and is painted with neutral, earth tone colors.

### Floor Plans

The plans depict a single-family residence measuring 2,109 square feet that features multiple bedrooms, bathrooms, living room, kitchen, closets, and a 3 car garage.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0316:

#### Comprehensive Planning

- 6 month administrative review through the Commissioner's office with a copy to Comprehensive Planning;
- 1 year to review as a public hearing;
- Limit hours to 8:30 a.m. to 3:00 p.m.;
- Maximum 5 patients per day;
- Limited to a maximum of 3 horses;
- Vehicles not registered to the residence are limited to a maximum of 3 at any one time;
- Parking of vehicles for employees and patients is limited to on-site only and only on areas with asphalt pavement.
- 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.

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

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

### Applicant's Justification

The applicant states that they are using their primary residence to operate a business for horse therapy. This entails providing 1 on 1 appointments with clients in need of help who are not responding well to the traditional talk forms of therapy. The requests was previously approved (UC-23-0316) and now the applicant is coming back for the required review. There are 3 employees in total, an equine specialist, a therapist in training, and the property owner. No additional horses were purchased. To ensure compliance with the conditions regarding hours of operation and maximum number of daily patients, the scheduling platform allows the applicant

to block certain time slots and limit the scheduling. Patients and staff are required to park on-site. Additionally, Republic Services empties the dumpster weekly so that the surrounding parcels are not affected.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-23-0316	Allowed a home occupation with non-family members as employees and conducted outside where not permitted	Approved by BCC	September 2023
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road - recorded	Approved by PC	March 2011
ZC-0296-01	Reclassified multiple parcels, including the subject property, from R-E to a R-E (RNP-I) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

A review was required per UC-23-0316. The applicant has demonstrated compliance with the previous conditions of approval and is not impacting the surrounding neighborhood, community, or streets.

Staff finds that the applicant has worked to meet all conditions of the previous approval (UC-23-0316). An administrative review was successfully completed with the commissioner's office within 6 months of approval. Additionally, it appears that there have been no complaints filed with the Department of Public Response since the original approval. It is for this fact that staff can support the request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: KIM SMITH**

**CONTACT: KIM SMITH, 7530 SISK ROAD LAS VEGAS, NV 89131**

**DRAFT**

PLANNER  
COPY

AR-24-400068



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-14-303-010

PROPERTY ADDRESS/ CROSS STREETS: 7530 Sisk Rd., Las Vegas NV 89131/Farm and Torrey Pines

### DETAILED SUMMARY PROJECT DESCRIPTION

I am submitting a request for the yearly review of the Special Use Permit for Healing Hooves to continue to provide equine-facilitated therapy services to the public. Healing Hooves is a dedicated and passionate organization committed to enhancing mental health through innovative and effective interventions. Our mission is to provide equine-facilitated mental health services to individuals and families, promote healing, personal growth, and overall well-being. Our equine-facilitated mental health facility aims to integrate the healing power of horses into traditional mental health therapies and does not include riding horses. As this therapy will be provided by employees, we are requesting continued special permission to allow our clients and employees to the residence. Additionally, this therapy will be provided outside therefore we are requesting continued permission to provide the services outside. The property is my primary residence where I have three horses. The nature of this business is having clients on a one-on-one basis with the horse. These horses are a critical requirement for equine therapy services therefore this type of service cannot be located in a traditional commercial location. Based on the equine-facilitated therapy model, there is very little traffic unlike that of a typical and customary commercial venture. Although clients will have services provided at the arena, they will complete an intake session at Healing Hooves office located at 7435 W. Azure Dr., 89130. This procedure is in place to screen clients for their ability to participate in equine-facilitated therapy as well as to assure the safety of our neighbors. In August 2023, the Planning Commission approved our Special Use Permits which included hours of operations from 9:00 am to 3:00 pm in the winter and from 8:00 am to 7:00 pm in the summer. Equine-facilitated therapy occurs outside and is weather dependent therefore our hours of operation fluctuate. Additionally, many of our clients are youth and they are only able to attend after school or on the weekends. Our client's well-being and ability to access services is very important, which is the reason that we requested the hours of operations as indicated above. After the Planning Commission approved the Special Use Permits, applications were submitted therefore the Board of County Commissioners reviewed our application and conditionally approved the Special Use Permits. They limited the hours of operations, which has impacted our ability to provide services to the citizens of Clark County. Hopefully, this review will allow for the hours to be approved.

### PROPERTY OWNER INFORMATION

NAME: Kimberly Smith  
ADDRESS: 7530 Sisk Rd  
CITY: Las Vegas STATE: NV ZIP CODE: 89131  
TELEPHONE: 702-582-7132 CELL: \_\_\_\_\_ EMAIL: Kimsmith@Healinghoovestherapy.com

### APPLICANT INFORMATION

NAME: Kimberly Smith  
ADDRESS: 7530 Sisk Rd  
CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-582-7132 CELL: \_\_\_\_\_ EMAIL: Kimsmith@HealingHoovesTherapy.com

### CORRESPONDENT INFORMATION

NAME: Kimberly Smith  
ADDRESS: 7530 Sisk Rd  
CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-582-7132 CELL: \_\_\_\_\_ EMAIL: Kimsmith@Healinghoovestherapy.com

\*Correspondent will receive all project communication

(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.

Kimberly Smith  
Property Owner (Signature)\*

Kimberly Smith  
Property Owner (Print)

05/20/2024  
Date

### DEPARTMENT USE ONLY:

- |                              |  |                              |                               |                             |                             |                             |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input checked="" 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) AR-24-400068

ACCEPTED BY MY

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

DATE 5/30/24

BCC MEETING DATE 08/07/24

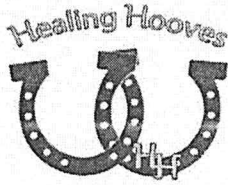
Fee \$800

TAB/CAC LOCATION Lone Mtn

DATE 07/09/24

\$800

AR-24-400068



PLANNER  
COPY

May 23, 2024

Clark County Comprehensive Planning

Justification Letter

To Whom It May Concern,

This justification letter is regarding the application UC-23-0316 to provide equine-facilitated therapy services to the public. As this therapy will be provided by employees, we are requesting special permission to allow our clients and employees to the residence. Additionally, this therapy will be provided outside therefore we are requesting permission to provide the services outside.

Healing Hooves is an equine-facilitated mental health facility that integrates the healing power of horses with mental health therapies. Horses have a remarkable ability to connect with individuals on a deep emotional level, fostering trust, empathy, and self-awareness. Our groundbreaking methods deliver highly effective results, fostering profound changes in shorter periods of time and sustaining the changes longer than traditional talk therapy. Through carefully designed programs, participants will engage in non-riding activities such as groundwork, grooming, and goal-oriented activities guided by licensed mental health professionals and equine specialists.

Equine facilitated sessions do not involve talking like traditional therapy does, instead clients will engage in activities with the horses to learn to regulate their moods, to heal from trauma and to make healthier decisions. An individual's mental health not only effects them but it effects their family and the community. When an individual has had unsuccessful results in therapy, their mental health issues are exacerbated, and they do not want to re-engage into therapy which increases the negative impact on our community. Healing Hooves unique treatment program offers a solution to re-engage individuals into therapy and increasing the rate of a successful outcome for the individual and their family.

The services would be provided at: 7530 Sisk Road, Las Vegas, NV 89131.

This property is my primary residence where I have three horses. These horses are a critical requirement for equine-facilitated therapy services. Given that a horse is required, these types of services cannot be located in a traditional commercial location. The nature of this business is having clients on a one-on-one basis with the horse. Based on this exclusive therapy model, there is very little traffic unlike that of a typical and customary commercial venture. On occasion, there may be a group therapy session that may be up to ten individuals who are brought to session in a van by the agency from which they are receiving other services.

Clients will complete an intake session at the Healing Hooves office located at 7495 W.

PLANNER  
COPY

AR-24-400068

Azure Dr., 89130. Meeting clients for an intake session at the Azure office allows us to assess if equine-facilitated therapy is appropriate for the clients. To assure that our neighbors are not negatively effected by our clients arrival and departures, during the intake session clients are advised of the logistics of where to park and to wait for their session to begin.

Clients will park in front of the house which has a gravel covering. There also is a concrete driveway that will be available for clients to use.

As this therapy is completed outside, we will have Winter and Summer hours. Our Winter hours are 9:00 am to 3:00 pm and our summer hours are 8:00 am to 7:00 pm.

Therapy will be provided by myself, and two other employees. One is an Equine Specialist which is a person that is responsible for assuring that the horses are acting in a safe manner and that the horses are being treated well. The other is a therapist in training.

Healing Hooves currently has a business license for 7530 Sisk Road, Las Vegas, NV 89131 and will continue to maintain the business license. There is no signage, no hazardous materials, and no commercial vehicles on property. The only products and/or materials that we receive are related to the care and welfare of the horses. Republic services empties the dumpster once weekly.

Equine-Facilitated Therapy is a very anticipated therapy for many individuals as it serves as a respite from many of their daily challenges. We are excited to be able to provide equine therapy services as we serve our community and we look forward to your assistance in bringing much needed mental health services to our citizens.

Sincerely,

*Kimberly Smith, MFT LADC*

Kimberly Smith, MFT LADC

Eagala Certified

AAMFT Approved Supervisor

08/07/24 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0269-LEE PINHEIRO TEAM, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** off-site improvements (streetlights, curb, gutter, and sidewalk); **2)** increase fill height; and **3)** increase wall height on 2.06 acres in conjunction with a proposed single-family residential subdivision in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (NRP) Overlay.

Generally located on the south side of Verde Way and the east side of Bonita Vista Street within Lone Mountain. RM/tpd/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-32-804-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive off-site improvements (streetlights, curb, gutter, and sidewalk) where required per Section 30.04.08.
2. 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).
3. Increase retaining wall height along the east property line to 6 feet 6 inches where 3 feet is allowed per Section 30.04.03 (a 116% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4860 N. Bonita Vista Street
- Site Acreage: 2.06
- Project Type: Single-family residential subdivision
- Number of Lots: 4
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 20,660/28,341 (gross)/ 19,888/26,953 (net)

Site Plan

The plan depicts a proposed 4 lot single-family subdivision with an existing home to remain on the southwest lot and accessed via Bonita Vista Street. The northwest, northeast, and southeast lots will be accessed via Verde Way.

Landscaping

The plans depict Pistachia Chinensis and Acacia Salicenia to be planted along the north portion of Bonita Vista Street, and the entirety of Verde Way. The trees will be spaced 30 feet from each other with bushes planted in between on Verde Way, and 20 feet along Bonita Vista Street. Landscaping exists on the lot with the existing home.

Applicant's Justification

The applicant states the existing home will remain on 1 of the proposed lots while custom homes will be constructed on the remaining lots at a later date. Furthermore, the request to waive full off-site improvements is justified because the subject parcel is in an area where rural street standards are established. The request for alternative landscaping, a 6 foot wide landscape buffer with 1 large tree planted every 30 feet, aligns with the buffers that are already established throughout the surrounding area. The excess fill and increased wall height is needed to allow for proper drainage of the 4-lot single-family residential subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified from R-E to R-2 zoning to allow for a 35 lot subdivision - expired	Approved by BCC	May 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-I)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-I)	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	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**

Waivers of Development Standards

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



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

The request to increase grade for drainage cannot be supported by staff as designed. Section 30.04.06F of Code states that no more than 3 feet is allowed within 5 feet of the shared property line of a residential property. The applicant could reduce the increased grade to 3 feet within this area and still be able to provide the requested 1 foot increase beyond 5 feet of the property lines without the need of a waiver. In addition, maintaining a maximum retaining wall height of 3 feet would lessen impacts of an increased wall height to the adjacent properties. It is for these facts that staff cannot support the waivers of development standards #3 and #4.

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

#### Waiver of Development Standards #1

Staff has no objection to the request to not install full off-site improvements on Bonita Vista Street and Verde Way. The parcel is in the RNP-I overlay district and there are no existing off-site within the area.

### **Staff Recommendation**

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

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Comply with approved drainage study PW23-19302;
- Execute a Restrictive Covenant Agreement (deed restrictions).

#### **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. (flag lot)

**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 that for any sanitary sewer needs, applicant should 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:**

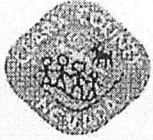
**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LEE PINHEIRO TEAM LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 98118

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-32-804-001

PROPERTY ADDRESS/ CROSS STREETS: Bonita Vista & Verde

**DETAILED SUMMARY PROJECT DESCRIPTION**

4-lot single family residential subdivision.

**PROPERTY OWNER INFORMATION**

NAME: Lee Pinheiro Team, LLC.

ADDRESS: 3201 Sunrise Ave.

CITY: Las Vegas

STATE: NV ZIP CODE: 89101

TELEPHONE: 702-219-9006 CELL n/a EMAIL: leepingarrow@gmail.com

**APPLICANT INFORMATION**

NAME: Lee Pinheiro Team, LLC.

ADDRESS: 3201 Sunrise Ave.

CITY: Las Vegas

STATE: NV ZIP CODE: 89101 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-219-9006 CELL n/a EMAIL: leepingarrow@gmail.com

**CORRESPONDENT INFORMATION**

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844 CELL n/a EMAIL: \_\_\_\_\_

\*Correspondent will receive all project communication

(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.

[Signature]  
Property Owner (Signature)\*

LEE P. PINHEIRO  
Property Owner (Print)

1-16-24  
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 checked="" 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 | <input type="checkbox"/> OTHER _____   |

APPLICATION # (s) 24-0269

ACCEPTED BY Jm

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

DATE 6/3/24

BCC MEETING DATE 8/7/24

Fee 800.00

TAB/CAC LOCATION Love mtn.

DATE 7/9/24



## TANEY ENGINEERING

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

May 29, 2024

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

**Re: Bonita Vista & Verde**  
**APR-24-100086**  
**APN: 125-32-804-001**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Lee Pinheiro Team, LLC, is respectfully submitting justification for Waivers of Development Standards in support of a parcel map application (MSM-23-600106) for a proposed 4-lot single-family residential development.

### **Project Information**

The subject site is 2.06 gross acres and located east of Bonita Vista Street and south of Verde Way. The proposed use is a 4-lot single-family residential development, with a density of 1.94 dwelling units per acre. The parcel is currently zoned RS20 (Residential Single-Family 20) with a planned land use of RN (Ranch- Estates Neighborhood) and lies within an RNP-I (Rural Neighborhood Preservation) Overlay District. We are not requesting any modifications to the current zoning category or planned land use.

The lots range in size from 20,659 gross square feet (*19,870 net square feet*) to 28,341 gross square feet (*26,953 net square feet*), with an average lot size of 23,477 gross square feet (*22,928 net square feet*). The existing structure on lot 1 will be retained, whereas custom-built homes, yet to be designed, will be constructed on lots 2-4 at a future date.

To maintain the rural neighborhood characteristics and align with the existing residential developments, we are proposing to follow rural street standards with no curb, gutter, detached sidewalks, or streetlights.

### **Waiver of Development Standards – Off-Site Improvements (Bonita Vista)**

This request is to waive Section 30.04.08 requiring full off-site improvements along Bonita Vista Street. The proposed development is zoned RS20 (Residential Single-Family) and situated in an area where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, streetlights along Bonita Vista Street.

### **Waiver of Development Standards – Off-Site Improvements (Verde Way)**

This request is to waive Section 30.04.08 requiring full off-site improvements along Verde Way. The proposed development is zoned RS20 (Residential Single-Family) and situated in an area where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, streetlights, along Verde Way.



### **Waiver of Development Standards – Alternative Landscaping**

This request is to waive Section 30.04.01 (D)(7)(i) to allow for alternative street landscaping on lot 2 along Bonita Vista Street. As an alternative, lot 2 will have a 6-foot-wide landscape buffer with one large tree planted every 30 feet on center for a total of five trees. This waiver will allow the proposed development to align with the existing landscape buffers adjacent to the site, creating a harmonious and visually cohesive environment.

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