



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

March 25, 2025

6:30pm

### AGENDA

**Note:**

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

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

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

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

- 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 March 11, 2025. (For possible action)
- IV. Approval of the Agenda for March 25, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning
  - 1. **WS-25-0155-WINDING RIVER RANCH, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; and 2) waive full off-sites improvements in conjunction with an existing single-family residence in an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Torrey Pines Drive, and the north side of Rome Boulevard within Lone Mountain. MK/my/kh (For possible action) **4/2/25 BCC**
  - 2. **WS-25-0185-RAINBOW ACRES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase fill height; 3) increase wall height; 4) allow attached sidewalks; and 5) waive off-site improvements (curb, gutter, streetlights, and partial paving); and 6) waive full off-site improvements. **DESIGN REVIEW** for a proposed single-family residential development on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action) **04/16/25 BCC**
  - 3. **TM-25-500042-RAINBOW ACRES, LLC: TENTATIVE MAP** consisting of 8 single-family residential lots on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action) **04/16/25 BCC**
- VII. General Business
  - None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: April 8, 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

March 11, 2025

### MINUTES

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Board Members:	Allison Bonanno - <b>Chair</b> Joseph Crapo - <b>Vice-Chair</b> Kimberly Burton Deborah Earl Matthew Schriever
Secretary:	Dawn vonMendenhall, <a href="mailto:clarkcountycac@hotmail.com">clarkcountycac@hotmail.com</a>
Town Liaison:	Michelle Baert, <a href="mailto:Michelle.Baert@clarkcountynv.gov">Michelle.Baert@clarkcountynv.gov</a> William Covington, <a href="mailto:William.Covington@clarkcountynv.gov">William.Covington@clarkcountynv.gov</a>

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions The meeting was called to order at 6:30 p.m.
- II. Public Comment None
- III. Approval of February 11, 2025, Minutes  
  
**Moved by: DEBORAH EARL**  
**Action: Approved subject minutes as submitted**  
**Vote: 5/0 -Unanimous**
- IV. Approval of Agenda for March 11, 2025  
  
**Moved by: JOE CRAPO**  
**Action: Approved agenda as submitted**  
**Vote: 5/0 - Unanimous**



V. Informational Items

1. Fix-it app and link on Clark County website shared as resource for reporting Code Enforcement issues
2. Vacancy announced for one seat on the Lower Kyle Canyon CAC
3. Commissioner Becker's first event was announced for March 29, 2025, at Mt. Crest Community Center. 10a-12p will be microchipping in the meeting room, and a Spring Festival will follow from 1p-3p
4. Link for new Facebook page was shared so constituents can stay abreast of happenings in the Northwest area

VI. Planning & Zoning

1. **WS-25-0119-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback. **DESIGN REVIEW** for a single-family residence in an approved single-family residential development on 3.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Rosada Way and the west side of Kevin Way within Lone Mountain. AB/lm/cv (For possible action) **04/02/25 BCC**

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

**Moved by: KIM BURTON**

**Vote: 5-0 Unanimous**

- VI. General Business  
None

- VIII. Public Comment  
None

- IX. Next Meeting Date  
The next regular meeting will be March 25, 2025

- X. Adjournment  
The meeting was adjourned at 6:51 p.m.



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0155-WINDING RIVER RANCH, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; and 2) waive full off-sites improvements in conjunction with an existing single-family residence in an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Torrey Pines Drive, and the north side of Rome Boulevard within Lone Mountain. MK/my/kh (For possible action)

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RELATED INFORMATION:

**APN:**

125-23-701-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Torrey Pines Drive and Rome Boulevard where two, 5 foot wide landscape strips on both sides of a detached sidewalk is required per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) on Torrey Pines Drive and Rome Boulevard where required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6690 N. Torrey Pines Drive
- Site Acreage: 2.28
- Project Type: Single-family residential

**Request, Site Plan, & Elevations**

The site plan depicts an undeveloped parcel (125-23-701-009), on the northeast corner of Torrey Pines Drive and Rome Boulevard. The property owner to the north (parcel 125-23-701-006) also owns the subject parcel and is proposing to construct the following agricultural areas: an arena on the east half of the subject parcel, and 2 pastures on the west half of the site, and perimeter screening.

First, there is an existing chain-link fence along the north property line. Second, the site plan shows an existing 6 foot high block wall located on the northeast property line that runs north to

south with an overall length of 150 feet. The applicant will extend this wall south, but the wall will be set back 15 feet from the south property line (adjacent to the front yard).

Along the south property line (Rome Boulevard), the applicant is proposing a 4 foot high decorative vinyl split rail fence with a 6 foot high wrought-iron gate decorated with stone pillars. Along the west property line (Torrey Pines Drive) the 4 foot high decorative vinyl split rail fence continues north for 280 feet in length.

#### Landscaping

The applicant is not proposing any street landscaping or off-site improvements as required per Title 30.

#### Applicant's Justification

The applicant would like to utilize the subject parcel to add additional arena and pasture areas as an extension to their existing stables, arena, and primary residence to the north. The applicant will not install street landscaping and full-off-site improvements along Torrey Pines Drive and Rome Boulevard due to the equestrian nature of the area. There are no off-site improvements to the east, west, and north. Although there are off-site improvements to the south in conjunction with an existing single-family residential development, installing off-site improvements and street landscaping to the subject parcel will look out of place and detract from the uniformity of the parcels to the east and west. The applicant's request is cohesive to the neighborhood.

#### Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0485	Vacated portions of rights-of-way	Approved by BCC	October 2022
VS-1320-02	Vacation of rights-of-way - recorded	Approved by BCC	June 2003

#### Surrounding Land Use

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

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The purpose of street landscaping is to help enhance community character and the appearance of development and streetscapes using low-water, climate-appropriate plant materials, reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort, create streets that are safe and enjoyable for people walking, biking, taking transit, or driving. Staff finds that this request is a self-imposed hardship; therefore, staff does not support this request.

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

#### Waiver of Development Standards #2

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

### **Staff Recommendation**

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:

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



the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Execute a Restrictive Covenant Agreement (deed restrictions).

**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.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WINDING RIVER RANCH, LLC

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET,  
LAS VEGAS, NV 89102



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-23-701-009

PROPERTY ADDRESS/ CROSS STREETS: Torrey Pines/Rome

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards to install a block wall and split rail fence and a horse arena/pasture as an accessory, prior to primary structure. Waiver of full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) and associated landscaping.

### PROPERTY OWNER INFORMATION

NAME: WINDING RIVER RANCH LLC

ADDRESS: 5738 GOLDEN CHASE

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89131

TELEPHONE: \_\_\_\_\_ CELL (702) 241-8243 EMAIL: LUXURYHOMESOFLLV@GMAIL.COM

### APPLICANT INFORMATION

NAME: ROBIN COMPAGNO

ADDRESS: 5738 GOLDEN CHASE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89131

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

TELEPHONE: \_\_\_\_\_ CELL (702) 241-8243 EMAIL: LUXURYHOMESOFLLV@GMAIL.COM

### CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 HINSON ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

TELEPHONE: (702) 870-8771 CELL (702) 870-8771 EMAIL: JOSHH@BAUGHMAN-TURNER.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.

[Signature]  
Property Owner (Signature)\*

ROBIN COMPAGNO, MANAGER  
Property Owner (Print)

12/2/24  
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	OTHER _____

APPLICATION # (s) WS-25-0155

PC MEETING DATE

BCC MEETING DATE 4/2/25

TAB/CAC LOCATION Lone Mtn

ACCEPTED BY MY

DATE

Fee \$500

DATE 3/25/25

WS-25-0155

PLANNER  
COPY



***Baughman & Turner, Inc.***  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

February 5, 2025

**Clark County Current Planning**

500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: APN 125-23-701-009**

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Development Standards to have a horse arena/pasture and install a block wall and split rail fence as an accessory prior to primary structures per Title 30.03.3(i) and to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) as required by Public Works and Section 30.04.08C and to waive the street landscaping as required per Section 30.04.01D to allow 0 feet street landscaping where 6 feet is required. The owners would like to utilize the subject property that is adjacent to their current residence (6690 N Torrey Pines Dr.) for a horse arena and pastures. The owners would also like to place a block wall on the east side of the undeveloped property and split rail fence on the south and west side of their undeveloped property while finalizing plans for the parcel. The parcel in question is located at the northeast corner of Rome Boulevard and Torrey Pines Drive. The vacant 2.03-acre site is comprised of APN 125-23-701-009.

The property is zoned RS20 and a planned use of Ranch Estate Neighborhood. The site lies within the RNP overlay district. The parcels are bordered on four sides by RS20 zoning. There is rural residential development generally in all directions around the site.

**Waiver of Development Standards:**

This applicant is asking for a Waiver of Development Standards to have a horse arena and pastures, and to install a block wall and split rail fence as an accessory prior to primary structures (Title 30.03.3(i)). The owners propose a 6 ft high block wall on the east side of the site and 4 ft high split rail decorative, durable vinyl fence on the south and west sides of the site with a 24 ft wide decorative, durable vinyl gate on pillars on Rome Boulevard.

The applicant owns the parcel directly to the north (APN 125-23-701-006). This lot is their primary residence, which includes a small arena and stables. They would like to utilize their adjacent vacant lot for another arena and pastures. They are not proposing any new structures at this time. All the properties in this area except to the south, have horses, arenas and pastures. This applicant's requested use would be cohesive with the balance of the neighborhood.

PLANNED COPY WS-25-0155



As the applicant owns the parcel to the north, they have no objections to the fencing, arena or pasture. The owners also have an acknowledgment letter from the neighbors to the east (APN 125-23-701-011). There is a continuous block wall along the south side of Rome. The home of the owner of the property to the west (APN 125-23-302-023) is set back about 500 ft from the proposed split rail fence. Therefore, the adjacent owners should not be impacted by the construction of the fence. The proposed block wall and split rail fence will provide security and privacy while the future plans for the lot can be finalized.

The applicant is also asking not to install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) on Torrey Pines Drive and Rome Blvd. and to waive the street landscaping as required per Section 30.04.01D to allow 0 feet street landscaping where 6 feet is required. The parcel in question is the most southerly parcel in an area that is completely void of offsite improvements due to the equestrian nature of the area. There are no offsite improvements to the west, east and north. There are offsite improvements to the south but these improvements are associated with a large subdivision. Putting full offsites across this one single family residence will look out of place and detract from the uniformity of the equestrian area. The improvements will dead-end at the developed property to the north and an undeveloped property to the east. These offsite improvements are not necessary for drainage or pedestrian ease since neither sidewalk is continuous. Additionally, this is a financial hardship for one property owner to bear. For these reasons, a waiver of the required full offsite on Torrey Pines and Rome Boulevard is requested.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,

*Baughman & Turner, Inc.*



David Turner,  
President

PLANNED  
COPY

WS -25-0155



## AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-25-0155

Property Owner or Subdivision Name: WINDING RIVER RANCH, LLC

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☐ No ☒

Delete this application from the: **TAB/CAC** 3/11/25 **PC**        **BCC**       

Add this application to the: **TAB/CAC** 3/25/25 **PC**        **BCC**       

**Change(s) to be made:**

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 4/2/25 BCC

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius:                     )

☒ Rescheduling

☐ Other:                                     

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES:                                     

☐ Refund

☐ 80%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$:                                     

Reason for Change: TAB IS BEING PUSHED BACK TWO WEEKS TO WORK WITH THE  
APPLICANT ON COMMENTS

Change initiated by: MY Date: 3/3/25

Change authorized by: [Signature] Date: 3/3/25

Change processed by: [Signature] Date: 03/03/2025

Distribution e-mail sent by: [Signature] Date: 03/03/2025

Follow up assigned to: [Signature] Instructions:                                     

Parcel Number(s): 125-23-701-006

Town Board(s): LONE MOUNTAIN

Verified by:                                      Date:



## AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-25-0155

Property Owner or Subdivision Name: WINDING RIVER RANCH LLC

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☒ No ☐

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

### Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 3/25/25 TAB; 4/2/25 BCC

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius: \_\_\_\_\_)

☐ Rescheduling

☒ Other: REMOVE PARCEL FROM APPLICATION 125-23-701-006

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_

☐ Refund

☐ 80%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: REMOVE PARCEL 125-23-701-006 AS IT IS NOT NEEDED FOR THIS APPLICATION

Change initiated by: MY Date: 3/5/25

Change authorized by: Naj Date: 3/5/25

Change processed by: JTB Date: 3/5/25

Distribution e-mail sent by: JTB Date: 3/5/25

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 125-23-701-009

Town Board(s): LONE MOUNTAIN

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0185-RAINBOW ACRES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase fill height; 3) increase wall height; 4) allow attached sidewalks; and 5) waive off-site improvements (curb, gutter, streetlights, and partial paving); and 6) waive full off-site improvements.

**DESIGN REVIEW** for a proposed single-family residential development on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action)

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RELATED INFORMATION:

**APN:**

125-14-301-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front setback to 20 feet where 40 feet is required per Section 30.02.04B (a 50% reduction).
2.
  - a. Increase fill height to 3.5 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 17% increase).
  - b. 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.
  - a. Increase the height of a proposed retaining wall to 4 feet along the south property line where 3 feet is the maximum per Section 30.04.03C (a 33% increase).
  - b. Increase the height of a proposed retaining wall to 3.5 feet along the east property line where 3 feet is the maximum per Section 30.04.03C (a 15% increase).
4. Allow a proposed attached sidewalk along Rainbow Boulevard where detached sidewalks are required per Section 30.04.08C.
5. Waive off-site improvements (curb, gutter, streetlights, and partial paving) along Rainbow Boulevard where full off-site improvements are required per Section 30.04.08C.
6. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Farm Road where full off-site improvements are required per Section 30.04.08C.

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 7560 N. Rainbow Boulevard
- Site Acreage: 4.1
- Project Type: Single-family residential development
- Number of Lots/Units: 8
- Density (du/ac): 1.93
- Minimum/Maximum Lot Size (square feet): 23,611/24,117 (gross)/20,920/18,005 (net)
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,099 to 4,136

#### Site Plans

The plans depict an 8 lot single-family residential development with a density of 1.93 dwelling units per acre. The lots range in size from 22,118 square feet to 24,106 square feet. Access to the subdivision is from Rainbow Boulevard through a private being Rainbow Court. A total of 8 lots with 4 lots on each side of the private street. Each will have a driveway facing towards Rainbow Court.

#### Landscaping

The plans depict street landscaping along Farm Road and Rainbow Boulevard with large trees spaced at 26 feet and is within a 10 foot wide landscape area. No landscaping is required for private streets. A 10 foot landscape buffer, with an attached 5 foot sidewalks, will be provided along Rainbow Boulevard.

#### Elevations

The applicant states the exterior of the homes consists of large decorative windows and a combinations of stucco finish. All proposed elevations meet the architectural features for each residence per Code requirements. Each home will have a 3 to 4 car garage with EV charging capabilities, in addition to a full-length driveway.

#### Floor Plans

The plans depict single-story detached single-family homes that range in size from 3,099 square feet to 4,136 square feet.

#### Applicant's Justification

Maintaining the standard front setback 40 feet significantly restricts the available buildable space on the property. To ensure the house fits property within the lot boundaries, a request to reduce the front setback to 20 feet is requested with this application. The adjacent residential communities to the north, south and east lack similar off-site improvements, which establishes a precedent for the proposed development. In alignment with the existing infrastructure standards in the surrounding area, implementing off-site improvements may not be necessary or practical. The excess fill in the amount of 3.5 feet and 4 feet along the east and south property lines,



respectively, is needed to ensure adequate drainage for Lot 4. The increase in retaining wall height is also necessary to maintain adequate drainage for the proposed development.

#### Prior Land Use Requests

Application Number	Request	Action	Date
TM-0047-08	9 lot single-family residential subdivision on 5.1 acres - expired	Approved by PC	April 2008
TM-0024-06	10 lot single family residential subdivision on 4.1 acres - expired	Approved by PC	March 2006
WS-0068-06	Waiver of development standards to reduce lot area and off-site improvements	Approved by PC	February 2006
ZC-0296-01	Zone change to reclassify various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II)	Approved by BCC	August 2001

#### Surrounding Land Use

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

#### Related Applications

Application Number	Request
TM-25-500042	A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda.

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

##### Waivers of Development Standards

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



#### Waiver of Development Standards #1

Staff reviews waiver of development standards requests to ensure compatibility with the existing developments in the area. Staff cannot support the requested waiver of development standards to reduce the front setbacks from the required 40 feet to 20 feet. The applicant has stated they are providing decorative features to reduce the setback by 12 feet whereby, the setback would be 28 feet. With this property being within the Neighborhood Protection Overlay there are criteria in the code that stipulates lot layout, setbacks, scale of construction and spatial relationship between buildings. Staff finds this request to be a self-imposed hardship. The applicant has not provided justification as to why the reduced setbacks are necessary and no mitigation has been provided. Therefore, staff cannot support this request.

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

Per the plans submitted the applicant is requesting to increase excess fill within 5-feet of the property line above the maximum fill allowed of 3-feet for a total fill of 3-feet, 6-inches along the south property line and to increase excess fill to 4-feet. The increased grade will not meet the intent of Title 30 for limiting the impacts to adjacent residential property. The applicant has not provided for any mitigation measures, including tiered retaining walls and a grading plan that will be in compliance with the Code. The increase in retaining wall height is related to the increase excess fill and can be in compliance with a revised grading plan. These are self-imposed hardships that can be rectified with a redesign of the subdivision. The proposed increase in fill within 5 feet of the residential property line does not meet the intent of Master Plan Policy EN-1.1 Neighborhood Integrity related to contiguous and uniform neighborhood development. For these reasons, staff cannot support these waivers.

#### Design Review

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

The proposed design of the homes incorporates design elements including recessed windows and garage doors, variable roof lines and building materials and parapet walls. Each of the homes do not exceed the maximum permissible height and are typical of other residential subdivisions within the County. However, since staff is not supporting waivers of development standards #1 through #3, staff cannot support the design review for this proposal and recommends denial.

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

##### Waiver of Development Standards #4

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Rainbow Boulevard. The site has no existing off-sites improvements, therefore there is no reason a detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

#### Waivers of Development Standards #5 & #6

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waivers of development standards for full off-site improvements as there are existing full off-site improvements to the west and north of the site.

#### **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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

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

##### **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 for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

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

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

DRAFT





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-14-301-001

PROPERTY ADDRESS/ CROSS STREETS: Farm Rd & Rainbow Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

Submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.14 gross acre, 8-lot single-family residential subdivision.

### PROPERTY OWNER INFORMATION

NAME: RAINBOW ACRES L L C

ADDRESS: 2700 E Sunset Rd., #12

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89120

TELEPHONE: \_\_\_\_\_ CELL 702-561-7999 EMAIL: Perry@NDReal.com

### APPLICANT INFORMATION (must match online record)

NAME: Woodside Homes of Nevada LLC

ADDRESS: 318 N Carson St #208

CITY: Carson City

STATE: NV

ZIP CODE: 89701

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

TELEPHONE: 702-234-9355 CELL \_\_\_\_\_ EMAIL: Scott.Swapp@woodsidehomes.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: nicolec@taneycorp.com

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

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

Perry Muscelli  
Property Owner (Signature)\*

Perry Muscelli - Manager  
Property Owner (Print)

12/4/2024  
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 type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0185

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

BCC MEETING DATE 4/16/25

TAB/CAC LOCATION enterprise

ACCEPTED BY [Signature]

DATE 2/20/25

FEES \$1,300

DATE 3/26/25





## TANEY ENGINEERING

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

January 22, 2025

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

**Re: Farm & Rainbow  
APR-24-101432  
APN: 125-14-301-001  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Woodside Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.14 gross acre, 8-lot single-family residential subdivision.

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

The subject site is 4.14 gross acres and located south of Farm Road and east of Rainbow Boulevard. A Tentative Map is requested to allow for the development of a 8-lot single-family residential subdivision with a density of 1.93 dwelling units per acre. The lots range in size from 22,118 square feet to 24,106 square feet, with an average lot size of 22,595 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO overlay district. We are not making any modifications to the Zoning of Planned Land Use.

Farm Road and Rainbow Boulevard and will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-8 will be accessed via a 40-foot-wide private street that terminates in a cul-de-sac.

A 10-foot landscape buffer, with an attached 5-foot sidewalks, will be provided along Rainbow Boulevard.

<i><b>Surrounding Property</b></i>	<i><b>Planned or Special Land Use Designation</b></i>	<i><b>Existing Zoning District</b></i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
South (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)



East (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	N/A	Residence Estates (R-E)

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

This request is to waive Section 30.02.06 B to allow 20- foot street front setback on lots 1-8 where a 40- foot side setback is required from back of curb. It is essential to accommodate the functional and aesthetic requirements of the project. Given this width, maintaining the standard front setback of 40 feet significantly restricts the available buildable space on the property. To ensure that the house fits properly within the lot boundaries while still meeting the design intent, we are requesting a reduction in the front setback from 40 feet to 20 feet. We are also intending to utilize Section 30.02.25.D.3.ii.(b) where the primary structure may be reduced by 12 feet is decorative features are provided. We believe the impact to be negligible.

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

This request seeks to waive Section 30.04.01(D)(7)(i) to allow for alternative landscaping along Rainbow Boulevard. We are proposing 10-foot street landscaping fronting Rainbow Boulevard located behind an attached sidewalk. The total frontage of Farm Road is 622.46 that would require 21 trees. The frontage of Rainbow Boulevard subtracting the driveway totals up to 253.06 that would require 8 trees. We are required a total of 21 trees and we are providing 31 trees. The fee-in-lieu would be 0 dollars.

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

This request is to waive Section 30.04.08.C requiring full off-site improvements on Rainbow Boulevard and Farm Road to include curb, gutter, sidewalks, streetlights and no paving. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) and situated in an area where rural street standards have been previously accepted. The adjacent residential communities to the north, south and east similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties.

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

This request is for a waiver to allow for an excess fill of 3.5 to the south and 4 feet on the south within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The Cross Sections call out 3 on the south and 3.5 on the south but we are asking for 3.5 and 4 feet as a buffer. The excess fill is needed for lot 4 to ensure adequate drainage of the lots.

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

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4 -foot-high retaining wall along the entire south property boundary of lot 4, a 3.5 retaining wall along the east property boundary, we are asking a 4- foot retaining wall for the south side and a 3.5-foot retaining wall along the entire east side where 3 is





allowed. The Cross Sections is showing 3 feet on the east, and 3.5 feet on the south but we are asking extra for a buffer. The increase in height is necessary so that the site maintains adequate drainage.

### Design Review – Architecture

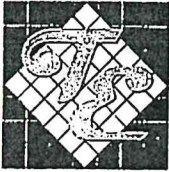
This request is for a design review for 4 architectural floor plans and elevations. The one story detached single-family homes range from 3,099 square feet to 4,136 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level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

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

Plan Name	Type	Height	Architectural Features
Plan 1	Mid Century Modern	22' -6 3/4"	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> Rear Elevation: <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> Right Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> </ul> Left Elevation: <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> </ul>
Plan 1	Contemporary Southwest	24' - 3 1/8"	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> </ul> Rear Elevation: <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> Right Elevation: <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> </ul>



			<ul style="list-style-type: none"> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding Window Trim</li> </ul>
Plan 1	Modern Prairie	23' 7 3/4"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Parapet Wall</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Bellburn Ceramic Tile</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Stone Veneer</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 1	Modern Farmhouse	26' - 1 1/6"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Parapet</li> <li>- Horizontal Siding</li> <li>- Metal Awning</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Board and Batten</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof Line</li> <li>- Window Trim</li> </ul>
Plan 1	Mid Century Modern	22' - 2 1/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> </ul>



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





			<ul style="list-style-type: none"> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 2	Modern Farmhouse	23' – 7 7/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Metal awning</li> <li>- Board and Batten</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Board and Batten</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Board and Batten</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 2	Mid Century Modern	22' – 5 1/8"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Nichiha Sliding</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Plan 2	Contemporary Southwest	28' – 2 7/6"	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Nichiha Sliding</li> <li>- Parapet Wall</li> <li>- Bellburn Ceramic Tile</li> </ul>



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



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





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



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



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

Sincerely,

Susan Florian  
Land Planner





## AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-25-0185

Property Owner or Subdivision Name: RAINBOW ACRES L L C

Public Hearing: Yes ☐ No ☐

Staff Report already created: Yes ☐ No ☐

Delete this application from the: **TAB/CAC** 3/26/25 **PC**        **BCC**       

Add this application to the: **TAB/CAC** 3/25/25 **PC**        **BCC**       

### Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) BCC: 4/16/25

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius:                     )

☒ Rescheduling

☐ Other:                                     

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES:                                     

☐ Refund

☐ 80%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$:                                     

Reason for Change: Wrong Town Board was assigned to this application. Lone Mountain is the correct ~~Town~~ Advisory Board meeting. Enterprise is the incorrect Town Board meeting.  
TOWN

Change initiated by: swd Date: 3/17/25

Change authorized by: [Signature] Date: 3/17/25

Change processed by: TS Date: 3/17/25

Distribution e-mail sent by: TS Date: 3/17/25

Follow up assigned to:                      Instructions:                     

Parcel Number(s): 125-14-301-001

Town Board(s): Lone Mountain

Verified by:                      Date:

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500042-RAINBOW ACRES, LLC:**

**TENTATIVE MAP** consisting of 8 single-family residential lots on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action)

RELATED INFORMATION:

**APN:**

125-14-301-001

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7560 N. Rainbow Boulevard
- Site Acreage: 4.1
- Project Type: Single-family residential development
- Number of Lots: 8
- Density (du/ac): 1.93
- Minimum/Maximum Lot Size (square feet): 23,611/21,117 (gross); 20,920;18,005 (net)

**Project Description**

The plans depict an 8 lot single-family residential development with a density of 1.93 dwelling units per acre. The lots range in size from 22,118 square feet to 24,106 square feet. Access to the subdivision is from Rainbow Boulevard through a private being Rainbow Court. A total of 8 lots with 4 lots on each side of the private street. Each will have a driveway facing towards Rainbow Court.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0047-08	9 lot single-family residential subdivision on 5.1 acres - expired	Approved by PC	April 2008
TM-0024-06	10 lot single-family residential subdivision on 4.1 acres - expired	Approved by PC	March 2006
WS-0068-06	Waiver of development standards to reduce lot area and off-site improvements	Approved by PC	February 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Zone change to reclassify various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II) zone	Approved by BCC	August 2001

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
WS-25-0185	Waiver of development standards and design review for a proposed 8 lot single-family residential development is a companion item agenda

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Due to the totality of the waivers of development standards associated with WS-25-0185, which include requests to reduce setback, increase fill and increase retaining wall height, staff cannot support this tentative map. Therefore, staff recommends denial.

**Staff Recommendation**

Denial

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards



completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**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.//KK

**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 for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

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

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



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-14-301-001

PROPERTY ADDRESS/ CROSS STREETS: Farm Rd & Rainbow Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

Submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.14 gross acre, 8-lot single-family residential subdivision.

### PROPERTY OWNER INFORMATION

NAME: RAINBOW ACRES L L C

ADDRESS: 2700 E Sunset Rd., #12

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

TELEPHONE: \_\_\_\_\_ CELL 702-561-7999 EMAIL: Perry@NDReal.com

### APPLICANT INFORMATION (must match online record)

NAME: Woodside Homes of Nevada LLC

ADDRESS: 318 N Carson St #208

CITY: Carson City

STATE: NV

ZIP CODE: 89701

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

TELEPHONE: 702-234-9355 CELL \_\_\_\_\_ EMAIL: Scott.Swapp@woodsidehomes.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: nicolec@taneycorp.com

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

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

Perry Muscelli  
Property Owner (Signature)\*

Perry Muscelli - Manager  
Property Owner (Print)

12/4/2024  
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 type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 7m-25-500042

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

ACCEPTED BY [Signature]

DATE

FEES

2/20/25  
\$ 750

DATE 3/26/25



## TANEY ENGINEERING

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

January 13, 2025

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

**Re: Farm & Rainbow  
APR-24-101432  
APN: 125-14-301-001  
Tentative Map Hold Request**

To whom it may concern:

Taney Engineering, on behalf of our client, Woodside Homes, realizes the Tentative Map will not be acted within NRS time frames. We respectfully request that the Tentative Map is submitted concurrently with our other land use applications (Tentative Map, Waivers of Development Standards, and Design Review).

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner





## AGENDA LOG AMENDMENT

Department of Comprehensive Planning

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