



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

April 8, 2025

6:30pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at [clarkcountycac@hotmail.com](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 (Excused)  
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 25, 2025. (For possible action)
- IV. Approval of the Agenda for April 8, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning
  - 1. **VS-25-0209-MARTIN J & S FAMILY TRUST: VACATE AND ABANDON** easements of interest to Clark County located between Fisher Avenue and Hammer Lane and between Eula Street and Golden Gossamer Street within Lone Mountain. (AB/nai/cv (For possible action) **05/06/25PC**)
  - 2. **VS-25-0225-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS: VACATE AND ABANDON** easements of interest to Clark County located between Bright Angel Way and Tropical Parkway, and between Dapple Gray Road and Campbell Road within Lone Mountain. AB/rr/cv (For possible action) **05/07/25 BCC**
  - 3. **WS-25-0226-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) increase fill; and 4) waive full off-site improvements. **DESIGN REVIEW** for a proposed single-family residential subdivision on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Tropical Parkway and the west side of Campbell Road within Lone Mountain. AB/rr/cv (For possible action) **05/07/25 BCC**
  - 4. **TM-25-500056-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS: TENTATIVE MAP** consisting of 7 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Tropical Parkway and the west side of Campbell Road within Lone Mountain. AB/rr/cv (For possible action) **05/07/25 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 29, 2025.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129

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



## Lone Mountain Citizens Advisory Council

March 25, 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 6:32 p.m.
- II. Public Comment None
- III. Approval of March 11, 2025, Minutes, amended to reflect Public Comment discussion regarding the need for more cell towers in the Northwest area
- Moved by: ALLISSON BONANNO**  
**Action: Approved subject minutes as amended**  
**Vote: 5/0 -Unanimous**
- IV. Approval of Agenda for March 25, 2025
- Moved by: KIMBERLY BURTON**  
**Action: Approved agenda as submitted**  
**Vote: 5/0 - Unanimous**



V. Informational Items

1. Vacancy reannounced for one seat on the Lower Kyle Canyon CAC
2. Commissioner Becker's first event was reannounced 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

VI. Planning & 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**

**Action: APPROVED** elimination of landscaping along Torrey Pines, required street landscaping on Rome per county standard, and approved waiver for full off-site improvements

**Moved by: JOE CRAPO**

**Vote: 5-0 Unanimous**

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**

**Action: APPROVED** as submitted without waiver # 4 (it is believed to be a typo)

**Moved by: ALLISON BONANNO**

**Vote: 5-0 Unanimous**

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**

**Action: APPROVED** as submitted, with condition that traffic from subdivision exit and enter off Farm Road

**Moved by: ALLISON BONANNO**

**Vote: 5-0 Unanimous**

VI. General Business  
None

VIII. Public Comment  
None

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

X. Adjournment  
The meeting was adjourned at 8:08 p.m.



05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0209-MARTIN J & S FAMILY TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fisher Avenue and Hammer Lane (alignment) and between Eula Street and Golden Gossamer Street within Lone Mountain (description on file). AB/nai/cv (For possible action)

RELATED INFORMATION:

**APN:**

125-31-201-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate patent easements on the subject parcel. These easements are no longer required for development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1270-06	Vacated easements - expired	Approved by PC	October 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences
South & West	City of Las Vegas	R-E	Single-family residential development

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of the patent easement that is not necessary for site development.

## **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

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

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPLICANT:** CIVIL WORKS, INC.

**CONTACT:** CIVIL WORKS, INC., 4945 W. PATRICK LANE, LAS VEGAS, NV 89118





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-31-201-002

PROPERTY ADDRESS/ CROSS STREETS: N. EULA ST. / W. HAMMER LN.

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of patent easements.

### PROPERTY OWNER INFORMATION

NAME: MARTIN J & S FAMILY TRUST and MARTIN JERRAD B & SARA L TRS

ADDRESS: 8701 KINGSHIP CT

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: \_\_\_\_\_ CELL 702-845-8008 EMAIL: jmartin@jbmunderground.com

### APPLICANT INFORMATION (must match online record)

NAME: GABRIELA PEREZ

ADDRESS: 4945 W PATRICK LN

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: \_\_\_\_\_ CELL 702-281-1799 EMAIL: gjp@civilworksonline.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: GABRIELA PEREZ

ADDRESS: 4945 W PATRICK LN

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: \_\_\_\_\_ CELL 702-281-1799 EMAIL: gjp@civilworksonline.com

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

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

  
Property Owner (Signature)\*

Jerrad Martin  
Property Owner (Print)

8-14-24  
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 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) VS-25-0209

PC MEETING DATE 5/16/2025

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

TAB/CAC LOCATION LONE MOUNTAIN

ACCEPTED BY NAT

DATE 3/10/2025

FEES \$1,200.00

DATE 4/8/2025



February 11, 2025

Ms. Nairee Aguilan  
Clark County Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

**Subject: APR-24-100985 Martin Residence – Vacation Justification Letter**

To Whom It May Concern,

This letter serves to justify the request for a Vacation and Abandonment application on behalf of the owner, MARTIN J & S FAMILY TRUST and MARTIN JERRAD B & SARA L TRS, for a proposed single family residence house, located on 2 acres at the corner of N Eula St and W Fisher Ave, Assessor's Parcel Number 125-31-201-002.

We are requesting to vacate the patent easements on site per Public Works Land Use request located along the east, south, and west side of the property. The easement on the east side is 33', south is 3', and west is 3'.

Should you have any questions or concerns, please feel free to contact me at (702) 279-3576.

Thank you for your consideration.

Respectfully,



Brandon A Potts, P.E.  
Principal

**CivilWorksInc**

*"Sensible" solutions tailored to your "specific" needs*

4945 West Patrick Lane • Las Vegas, NV 89118-2858  
Office: 702.534.7555 • Email: [info@civilworksonline.com](mailto:info@civilworksonline.com)

05/07/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0225-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Bright Angel Way and Tropical Parkway, and between Dapple Gray Road and Campbell Road within Lone Mountain (description on file). AB/r/cv (For possible action)

RELATED INFORMATION:

**APN:**

125-29-201-012

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans provided show the vacation and abandonment of government patent easements on the subject site. The plans show the easements are located along the northern, western, and eastern boundaries of the site. The applicant indicates the easements are no longer needed for roadways and utilities and need to be vacated in order to fully develop the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	March 2001

**Surrounding Land Use**

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

### Related Applications

Application Number	Request
WS-25-0226	Waivers of development standards for a single family detached residential development and a design review is a companion item on this agenda.
TM-25-500056	A tentative map for a 7 lot single-family residential development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site and roadway development.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Campbell Road and 40 feet for Tropical Parkway;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the recordation of the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;



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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** D.R. HORTON, INC.

**CONTACT:** DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV  
89014



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-29-201-012

PROPERTY ADDRESS/ CROSS STREETS: West Tropical Parkway and North Campbell Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Tropical Campbell West - 7 Single Family Residential lot community

## PROPERTY OWNER INFORMATION

NAME: LOVEMAN HAROLD & SARALYN FAM TR and LOVEMAN SARALYN S TRS

ADDRESS: 7 Pleasant Hill Drive

CITY: Rolling Hills STATE: CA ZIP CODE: 90274

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.

ADDRESS: 1081 Whitney Ranch Drive

CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-635-3636 CELL \_\_\_\_\_ EMAIL: jfstevens@drhorton.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid

ADDRESS: 1081 Whitney Ranch Drive

CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.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.

Carol Morris

Carol Morris

12/04/24

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 checked="" 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) 15-25-0225

ACCEPTED BY R/R

PC MEETING DATE —

DATE 3-12-25

BCC MEETING DATE 5-7-25

FEES \$1200.00

TAB/CAC LOCATION LOVE MOUNTAIN

DATE 4-8-25



DHI Engineering, LLC

DHI Engineering, LLC  
1081 Whitney Ranch Dr.  
Suite 141  
Henderson, NV 89014

702.655-3500 office  
www.drhorton.com

January 29, 2025

Clark County Comprehensive Planning  
Planning and Zoning Division  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**RE: Tropical Campbell West  
Vacation Justification Letter  
APNs 125-29-201-012**

Dear Sir/Madam:

On behalf of our Client, D.R. Horton, DHI Engineering respectfully request the vacation of BLM patent easements surrounding the property. The vacation is needed to develop the site fully as shown on the Tentative Map and Site Plan submitted with this application package.

We appreciate your review and approval. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,  
DHI Engineering

A handwritten signature in black ink, appearing to read "Gia D. Nguyen".

Gia D. Nguyen, P.E.  
Area President

PLANNER COPY

VS-25-0225



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0226-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) increase fill; and 4) waive full off-site improvements.

**DESIGN REVIEW** for a proposed single-family residential subdivision on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Tropical Parkway and the west side of Campbell Road within Lone Mountain. AB/rr/cv (For possible action)

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RELATED INFORMATION:

APN:

125-29-201-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate street landscaping along Tropical Parkway where 6 feet of landscaping consisting of large trees every 30 feet on center are required per Section 30.04.01D.
- b. Eliminate street landscaping along Campbell Road where 6 feet of landscaping consisting of large trees every 30 feet on center are required per Section 30.04.01D.
- c. Eliminate street landscaping along Bright Angel Way where 6 feet of landscaping consisting of large trees every 30 feet on center are required per Section 30.04.01D.
2. Increase the height of a retaining wall near the western property boundary to 6 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
3. a. Increase fill height to 6 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 100% increase).
- b. Increase fill height to 7 feet where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 16.7% increase).
4. a. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Tropical Parkway where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Campbell Road where required per Section 30.04.08C.

- c. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Bright Angel Way 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: N/A
- Site Acreage: 5
- Project Type: Single-family residential development
- Number of Lots: 7
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 20,207/37,872 (gross)/20,207/36,362 (net)
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 5,180 (minimum)/6,043 (maximum)

###### Site Plans

The plans show a proposed 7 lot single-family detached residential subdivision. The overall site is 5 acres with a density of 1.4 dwelling units per acre. The lots range in size from 20,207 square feet up to 37,872 square feet and a net size of 20,207 square feet up to 36,362 square feet. Proposed access for Lots 1 through 5 will be from Campbell Road, a local street. Lot 7 is accessed from Bright Angel Way, a local street on the north. Lot 6 is proposed to have direct access to Tropical Parkway, an 80 foot wide collector street on the south. There are no sidewalks indicated, nor any other off-site improvements proposed on any of the streets, which is the subject of a waiver request. A 5 foot wide private drainage easement is located along the west side of the property. A retaining wall which is up to 6 feet in height is proposed to be located 5 feet from the western property boundary and on the east side of the drainage easement. The retaining wall is proposed to be reduced to 3 feet in height within the 40 feet of Lots 6 and 7 front property lines, which front on Tropical Parkway and Bright Angel Way, respectively. The increased fill is located along the western portion of the site and to the east of the retaining wall.

###### Landscaping

Landscape plans were not submitted as eliminating landscape along all 3 public rights-of-way is the subject of a waiver request.

###### Elevations

The elevations indicate 1 story detached single-family homes throughout the development. Three models each with 4 elevation options are proposed with American traditional, and contemporary designs and finishes. The residences are proposed to be a maximum height of 21 feet. The exterior of the residences consists of stucco finishes, siding, stone veneer accents, pitched concrete tile roofs, and window pop-outs.



### Floor Plans

Three floor plans are provided which range in size from 3,875 square feet to 4,620 square feet of livable space and 5,180 square feet to 6,043 square feet of total area including garages, covered entries, covered patios, and courtyards. Each plan features 4 bedrooms, great room, game/media/bonus room, kitchen, and large walk-in closets. One model features an attached multi-gen room with a separate entry. Two models include 2 attached 2 car garages, and a third model includes a single attached 3 car garage.

### Applicant's Justification

The proposal is designed to follow rural neighborhood preservation standards. They do not have streetlights, curb, gutter, and sidewalks. The applicant would like to keep the streets as currently developed conditions. The topography shows a slope ranging from 3.3% to 5% from west to east. Flows from the BLM property to the west are proposed to be diverted to the south and north in a 5 foot drainage easement along the western boundary of the site. This creates a condition for a maximum 6 foot retaining wall along the east side of the drainage easement with a 6 foot high screen wall on top. Due to the pad size, the grade is approximately 6 foot or more in elevation. The pad needs to be at 1 elevation. Therefore, a waiver is requested to allow 6 feet of fill within 5 feet, and more than 6 feet within 20 feet of the shared property line to the west. The applicant would like to waive the street landscape requirements to give the neighborhood a rural feel. The client will install landscape in the front yard of all the homes. Three floor plans with 4 different elevations are proposed which will blend nicely with the existing neighborhood.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Established the RNP-1 overlay in Lone Mountain	Approved by BCC	March 2001

### Surrounding Land Use

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

### Related Applications

Application Number	Request
VS-25-0225	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500056	A tentative map for a 7 lot single-family residential development is a companion item on this agenda.



## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Street landscaping consisting of a minimum 6 foot wide strip with trees planted every 30 feet is required along the frontage of all the adjacent streets, including Tropical Parkway, Campbell Road, and Bright Angel Way. Based on a total street frontage of approximately 1,044 feet, excluding driveways, an equivalent canopy of 35 large trees is required. While the applicant indicates that the developer intends to landscape the front yards of the homes, staff finds the purpose of providing street landscaping is to provide necessary shading for nearby streets and sidewalks. Street trees are beneficial for the reduction of heat caused by an increase in pavement. There is no plan provided indicating the location or type of any future landscaping within the front yards and, therefore, staff cannot ascertain the extent to which future landscaping will provide any beneficial heat reduction. Therefore, staff cannot support this request.

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

The purpose reviewing increased retaining wall height and fill is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested fill and retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. However, the standards for the NPO-RNP state that waivers for increased retaining wall height are strongly discouraged. It may also be possible to tier the fill areas so that fill height and retaining wall height standards are met. Therefore, staff cannot support these requests.

##### Design Review

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

The architectural design of the residences is consistent with the existing single-family homes in the area and the development is similar in density to the existing single-family development within the immediate area. The elevations provided indicate that the development will consist of

1 story homes which is consistent with the existing single-family developments surrounding the site which include both 1 and 2 story homes. The building design includes at least 2 architectural features on each side of the home including covered entries, covered patios, variable rooflines, and window trim. Two of the models also include side loading garages. The design supports Master Plan Policies for the Lone Mountain area including LM-1.2, LM-1.3, and LM-1.4 which encourage compatible infill development and lot sizes of 20,000 square feet or greater. However, since staff does not support the landscape waivers, staff cannot support the design review.

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

#### Waiver of Development Standards #4

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Campbell Road and 40 feet for Tropical Parkway;
- Applicant to construct a 5 foot asphalt path along Bright Angel Way, Campbell Road and Tropical Parkway;



- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

**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; 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; and that an interlocal agreement with City of Las Vegas will also be required.

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

**APPLICANT:** DR HORTON, INC.  
**CONTACT:** DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV  
89014





## Department of Comprehensive Planning Application Form

 ASSESSOR PARCEL #(s): 125-29-201-012

 PROPERTY ADDRESS/ CROSS STREETS: West Tropical Parkway and North Campbell Road

### DETAILED SUMMARY PROJECT DESCRIPTION

Tropical Campbell West - 7 Single Family Residential lot community

### PROPERTY OWNER INFORMATION

 NAME: LOVEMAN HAROLD & SARALYN FAM TR and LOVEMAN SARALYN S TRS

 ADDRESS: 7 Pleasant Hill Drive

 CITY: Rolling Hills

 STATE: CA ZIP CODE: 90274

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

 NAME: D.R. Horton, Inc.

 ADDRESS: 1081 Whitney Ranch Drive

 CITY: Henderson

 STATE: NV ZIP CODE: 89014 REF CONTACT ID # \_\_\_\_\_

 TELEPHONE: 702-635-3636 CELL \_\_\_\_\_ EMAIL: jfstevens@drhorton.com

### CORRESPONDENT INFORMATION (must match online record)

 NAME: DHI Engineering / Brandi Reid

 ADDRESS: 1081 Whitney Ranch Drive

 CITY: Henderson

 STATE: NV ZIP CODE: 89014 REF CONTACT ID # \_\_\_\_\_

 TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.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.

Carol Morris

Carol Morris

12/04/24

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 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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

 APPLICATION # (s) WS-25-0226

 ACCEPTED BY RR

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

 DATE 3-12-25

 BCC MEETING DATE 5-7-25

 FEES \$1300.00

 TAB/CAC LOCATION LOVE MOUNTAIN

 DATE 4-8-25



DHI Engineering, LLC

DHI Engineering, LLC  
1081 Whitney Ranch Dr.  
Suite 141  
Henderson, NV 89014

702.655-3500 office  
www.drhorton.com

February 7, 2025

Clark County Comprehensive Planning  
Planning and Zoning Division  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**RE: Tropical Campbell West Justification Letter  
APNs 125-29-201-012**

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a Tentative Map, Design Review and Waiver of Development Standards for the above referenced project. The proposed development is located northwest corner of Tropical Parkway and Campbell Road.

DRH intends to develop 7 Lots single-family residential subdivision on 5 acres, which yields a density of 1.4 units/acre. The minimum lot size is 20,207 square feet. The maximum lot size is 37,872 square feet. The average lot size is 25,389 square feet.

Zoning:

The APN mentioned above (the site) is currently zoned RS20. The surrounding zoning is as follows:

- a. North - RS20
- b. West - RS20 – BLM property
- c. East - RS20
- d. South - RS20

Our client intends to develop the site under the current zone, RS20.

Current Site Plan:

The Site Plan and Tentative Map submitted for your review shows seven (7) large single family residential lots. Lots 1 through 5 will take access directly onto Campbell Road, a 60-foot-wide public street. Lot 6 will take access onto Tropical parkway, an 80-foot-wide public street. Lastly, Lot 7 will take access onto Bright Angel Way, a 60-foot-wide public street. These surrounding streets currently develop with existing pavement. They are designed as rural neighborhoods preservation standards. They do not have streetlights, curb and gutter, and sidewalks. We would like to keep the street as currently developed conditions.

Topography:

The existing topography shows slope/drain, generally, from west to east toward Campbell Road. There are a couple of small define washes cutting through the site with slope ranging from 3.3% to 5.0%.

PLANNER COPY

WS-25-0226



Waiver of Development Standards 1 – Retaining Wall Height Waiver:

Per Title 30.04.03(C)(2). As shown on the typical section page in the Tentative Map package, we need to capture the flows from the washes mentioned above and divert it to the south and north via a 5-foot drainage easement and cannot encroach into the BLM land. This creates a retaining wall condition higher than allowed in the Title 30 Development Code. We are asking for a waiver for a maximum 6-foot retaining wall with a 6-foot-high screen wall on top of the retaining for a total of 12-foot along the western property boundary where a 9-foot maximum height is allowed.

Waiver of Development Standards 2 – Grading:

Per Title 30.0406(F), all grading shall:

1. Not place more than 3 feet of fill a minimum of 5 feet from the shared property line.
2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line.
3. Not place more than 9 feet of fill for a distance of 50 feet from a shared property line.
4. Where the finished grade along a shared property line is higher, the fill height shall be measured from the corresponding finished grade of the shared property line.

As shown on the cross section provided with the Tentative Map, due to the pad size, the existing grade across the pad is approximately 6-foot or more in elevation. The pad needs to be at one elevation. Therefore, approximately 6-foot fill and 5-foot cut is needed to develop this property. As a result, we are asking for a waiver to allow 6 feet of fill within 5 feet where 3 feet of fill is allowed and more than 6 feet of fill where 6 feet is allowed within 20 feet of share property line.

Waiver of Development Standards 3 – Landscape:

Per Title 30.04.01 Landscaping, section (d) required street landscaping to be installed with major subdivision. Since this project is to be developed under RS20 zoning district, we would like to waive the street landscaping requirements for the sides of Lots 1, 5 and along Tropical Parkway and Bright Angel Way. By waiving this requirement, it will give the neighborhood a feel of rural, which matches the surrounding existing neighborhoods. Our client will install landscape in the front yard of all the homes.

Waiver of Development Standards 4 – Off-Site Improvement:

Per Title 30.04.08(C)(1)(i) Right-of-Way Improvements requires curbs, gutters, sidewalks, berms, and paving of streets to be installed bordering the project site. We are asking to waive the installation of curbs, gutters, sidewalks, street lights, and allow partial paving so that the site can be developed as rural to match the surrounding neighborhoods.

Design Review 1 – A Single-Family Residential Development:

Our client would like to construct three different single story floor plans on this site. The floor plans square footages vary in size. They are as follows:

- a. Plan 3,875 – a 3,875 square foot house with maximum height of 17'-7 1/2"
- b. Plan 4,000 – a 4,000 square foot house with maximum height of 20'-1/2"
- c. Plan 4,620 – a 4,620 square foot house with maximum height of 19'-8"

All floor plans mentioned above have four different elevations, which will blend nicely with the existing neighborhood

The applications submitted for your review meet the minimum lot size and density requirements for Title 30 under RS20 Zone. Due to the slope across the site and the width of the pad, we are asking for the Waiver of Development Standards and Design Review mentioned above. By



granting these requests, this development will not have any negative impact on the existing neighborhood.

We appreciate your review and approval of these applications. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,  
DHI Engineering

A handwritten signature in black ink, appearing to read 'Gia D. Nguyen', with a stylized, cursive script.

Gia D. Nguyen, P.E.  
Area President

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500056-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS:**

**TENTATIVE MAP** consisting of 7 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Tropical Parkway and the west side of Campbell Road within Lone Mountain. AB/11/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

125-29-201-012

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential development
- Number of Lots: 7
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 20,207/37,872(gross)/20,207/36,362 (net)

Project Description

The plans show a proposed 7 lot single-family detached residential subdivision. The overall site is 5 acres with a density of 1.4 dwelling units per acre. The lots range in size from 20,207 square feet up to 37,872 square feet and a net size of 20,207 square feet up to 36,362 square feet. Proposed access for Lots 1 through 5 will be from Campbell Road, a local street. Lot 7 is accessed from Bright Angel Way, a local street on the north. Lot 6 is proposed to have direct access to Tropical Parkway, an 80 foot wide collector street on the south. There are no sidewalks indicated, nor any other off-site improvements proposed on any of the streets, which is the subject of a waiver request. A 5 foot wide private drainage easement is located along the west side of the property. A retaining wall which is up to 6 feet in height is proposed to be located 5 feet from the western property boundary and on the east side of the drainage easement. The retaining wall is proposed to be reduced to 3 feet in height within the 40 feet of Lots 6 and 7 front property lines, which front on Tropical Parkway and Bright Angel Way, respectively. The increased fill is located along the western portion of the site and to the east of the retaining wall.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	March 2001

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
WS-25-0226	Waivers of development standards for a single-family detached residential development and a design review is a companion item on this agenda.
VS-25-0225	A vacation and abandonment of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

There is no double frontage or through lots in the subdivision and the lot sizes and density are compliant with the underlying zoning and Master Plan land use category. Lots 1 through 5 and Lot 7 are accessible from and front along 2 local streets, Campbell Road and Bright Angel Way. However, the driveway access for Lot 6 is from a collector street, Tropical Parkway, with an 80 foot wide right-of-way. The subdivision standards indicate that access to any collector street is not permissible unless it is the only means of access to a residential lot was created prior to July 1, 2000. As a result, staff is unable to support this tentative map request.

**Staff Recommendation**

Denial.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Campbell Road and 40 feet for Tropical Parkway;
- Applicant to construct a 5 foot asphalt path along Bright Angel Way, Campbell Road and Tropical Parkway;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

### **Building Department - Addressing**

- 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; 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; and that an interlocal agreement with City of Las Vegas will also be required.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DR HORTON, INC.

**CONTACT:** DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV  
89014

DRAFT





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-29-201-012

PROPERTY ADDRESS/ CROSS STREETS: West Tropical Parkway and North Campbell Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Tropical Campbell West - 7 Single Family Residential lot community

## PROPERTY OWNER INFORMATION

NAME: LOVEMAN HAROLD & SARALYN FAM TR and LOVEMAN SARALYN S TRS

ADDRESS: 7 Pleasant Hill Drive

CITY: Rolling Hills

STATE: CA ZIP CODE: 90274

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.

ADDRESS: 1081 Whitney Ranch Drive

CITY: Henderson

STATE: NV ZIP CODE: 89014 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-635-3636 CELL \_\_\_\_\_ EMAIL: jfstevens@drhorton.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid

ADDRESS: 1081 Whitney Ranch Drive

CITY: Henderson

STATE: NV ZIP CODE: 89014 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.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.

Carol Morris

Carol Morris

12/04/24

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

APPLICATION # (s) TM-25-500056

ACCEPTED BY RR

PC MEETING DATE —

DATE 3-12-25

BCC MEETING DATE 5-7-25

FEES \$750.00

TAB/CAC LOCATION LONG MOUNTAIN

DATE 4-8-25