

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0284-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with a proposed single-family residence on a portion of 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action)

RELATED INFORMATION:

APN:

126-25-601-002 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow a second driveway where one is the maximum allowed per Uniform Standard Drawing 222.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.13 (portion)
- Project Type: Single-family residential

History, Site Plan, & Request

The site was approved for 2 single-family residential lots by the Board of County Commissioners in February 2026 via WS-25-0820. The applicant sought multiple waivers to support development of 2 single-family homes, including reduced setbacks, increased retaining wall and fill heights, elimination of required street landscaping, full off-site improvements, and an increased driveway width. During the process, the request to reduce the street side setback (Waiver #1b) and the request to eliminate street landscaping (Waiver #4) were withdrawn. The final approval also included a Public Works condition prohibiting garage access from Bright Angel Way due to safety and visibility concerns with the original design.

The applicant is now requesting removal of that condition (requested with a companion item on this agenda), stating the revised driveway and gate now meet code with a 20-foot setback that provides safe sight-visibility. This request triggers a new waiver to allow a second curb cut on Bright Angel Way to provide RV access to the detached garage, which is subject of this application.

The proposed site plan depicts Lot 2 located at the northeast corner of Michelli Crest Way and Bright Angel Way. The residence is positioned centrally on the lot, with the detached garage located toward the eastern portion of the site. Access to the primary residence is provided from Michelli Crest Way, while a second driveway is proposed from Bright Angel Way to serve the detached garage. The garage is set back approximately 20 feet from the Bright Angel Way to the south.

Applicant's Justification

The applicant states that the requested waiver is necessary due to the unique physical characteristics of the site, including the 11-foot grade change from west to east and the configuration of the lot. The detached garage is designed to store vehicles and a 40-foot RV, and its placement on the east side of the parcel is intended to provide functional access and avoid conflicts with the primary residence. The applicant explains that accessing the garage from Michelli Crest Way would require an impractical turning radius for an RV of this size and would necessitate substantial grading modifications. The proposed second curb cut on Bright Angel Way is intended to provide direct access to the garage and is designed with a 20-foot setback and compliant sight-visibility zones. The applicant notes that multiple homes in the surrounding area have more than one driveway or curb cut and asserts that the request is compatible with the established development pattern. The applicant further states that the waiver will not adversely affect adjacent properties, will not create safety concerns, and remain consistent with the Master Plan and Title 30.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0820	Waivers of development standards for single-family residences	Approved by BCC	February 2026
VS-25-0819	Vacation of patent easements and right-of-way	Approved by BCC	February 2026

Surrounding Land Use

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

Related Applications

Application Number	Request
WC-26-400049 (WS-25-0820)	A waiver of conditions 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**Public Works - Development Review**Waiver of Development Standards

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

Although the installation of a second residential driveway on Bright Angel Way exceeds the maximum standard, the applicant worked with the staff to ensure vehicles can safely access the detached garage without the potential for conflicts. Therefore, staff has no objection to this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Michelli Crest Way and Bright Angel Way.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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, applicant is advised 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. An interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
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