

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-400049 (WS-25-0820)-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

WAIVER OF CONDITIONS for waivers of development standards requiring no garage access from the driveway off Bright Angel Way for a previously approved single-family residence on 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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.13
- Project Type: Single-family residential

History & 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request to reduce the street side setback (Waiver #1b) and the request to eliminate street landscaping (Waiver #4) were withdrawn.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, 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 a companion item on this agenda.

Previous Conditions of Approval

Listed below are the approved conditions for WS-25-0820:

Comprehensive Planning

- 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

- No garage access from the driveway off Bright Angel Way;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt detached path along Michelli Crest Way and Bright Angel Way.

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, 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.

Waivers of Development Standards #1b and #4 were withdrawn.

Applicant's Justification

The applicant requests removal of the condition prohibiting garage access from Bright Angel Way because the revised design now fully resolves the safety concerns that led to the condition. The updated plans show the driveway and access gate set back 20 feet from the right-of-way with compliant sight-visibility zones, meeting all applicable Title 30 and CCAUSD standards. The detached garage is located on the east side of the lot due to the 11 foot grade change, making RV access from Michelli Crest Way impractical. The proposed driveway on Bright Angel Way provides the only feasible and safe access to the garage without creating adverse impacts to adjacent properties or the public. Because the revised layout meets current design and safety requirements, the applicant believes the condition is no longer necessary and requests its removal.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0820	Waivers of development standards for development of 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
WS-26-0284	Waiver of development standards for a single-family residence 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 Conditions

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff has no objection to waive the condition "no garage access from the driveway off Bright Angel Way." The applicant worked with staff to ensure vehicles can safely access the detached garage without the potential for conflicts.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:**Public Works - Development Review**

- No comment.

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:

PROTEST:

APPLICANT: ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS

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