

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400043 (WS-20-0028)-702 CAPITAL GROUP, LLC:

WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to allow proposed single-family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Stange Avenue and east of Grand Canyon Drive within Lone Mountain. AB/sd/ng (For possible action)

RELATED INFORMATION:

APN:

138-06-601-011

WAIVER OF DEVELOPMENT STANDARDS:

Allow single family residential lots to face and have direct access to a collector street (Grand Canyon Drive) where not permitted per Section 30.56.080.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential
- Number of Lots/Units: 2

Site Plans

The approved plans depict a proposed single-family residential development consisting of 2 lots located on the northeast corner of Grand Canyon Drive and Stange Avenue. The original request was to allow access onto a collector street, Grand Canyon Drive, for both lots. The approved plans depict circular driveways for both lots that will allow access from Grand Canyon Drive.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400017 (WS-20-0028):

Comprehensive Planning

- Until March 3, 2026 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised 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

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400126 (WS-20-0028):

Current Planning

- Until March 3, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-20-0028:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 40 feet for Grand Canyon Drive, 30 feet for Stange Avenue, and associated spandrel.

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 the applicant is advised to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel, or contact the Southern Nevada Health District with regard to a septic system.

Applicant's Justification

The applicant states that a new extension of time is requested as their original engineer and xsurveyor of record are no longer available to finish the project. The applicant states they have hired other professionals to bring this project to a conclusion.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400017 (WS-20-0028)	Second extension of time of a waiver of development standards for single-family residential lots	Approved by PC	March 2024
DR-23-0188	Design review for an increased finished grade - expired	Approved by BCC	July 2023
ET-22-400126 (WS-20-0028)	First extension of time of waiver of development standards for a single-family residential	Approved by PC	January 2023
WS-20-0028	Waiver of development standards for single-family residential lots	Approved by PC	March 2020

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)	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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff cannot support the requested third extension of time as staff has reviewed the permitting history and found no significant progress since approval of the second Extension of time in March 2024. In addition, there have been significant changes to the Code since the original approval in 2020, and since no construction action has been taken yet, the project is expected to be reviewed against the new Code. The previously approved design review for increase in finished grade expired and will need to be reassessed possibly as a waiver if finished grade will be increased. As such, staff cannot support the requested third extension of time.

Public Works - Development Review

Although the drainage study and off-site improvement permits have been issued, the parcel map has not yet been approved and remains in the preliminary stages, with no significant progress to date. In addition, the previous parcel map expired and the new parcel map was recently submitted. Therefore, staff cannot support this 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:

- Until March 3, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of applications; 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

- Comply with approved drainage study;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Grand Canyon Drive, 30 feet for Stange Avenue, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BRIAN MINTER, 429 COLORFUL RAIN AVENUE, N. LAS VEGAS, NV 89031

CONTACT: CROCKETT WIRTHLIN, LAS VEGAS, 10032 SCENIC WALK AVENUE, LAS VEGAS, NV 89149