

12/04/18 PC AGENDA SHEET

ACCESSORY APARTMENT  
(TITLE 30)

JENSEN ST/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-18-0797-MCCORMICK, THOMAS H. JR & MALLINGER, JENNI FER SEP PPTY TR:**

**USE PERMIT** to increase the size of an existing accessory apartment in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Jensen Street and Lone Mountain Road within Lone Mountain. LB/jt/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**

138-06-103-004

**USE PERMIT:** Increase the size of an existing accessory apartment to 1,950 square feet where 1,500 feet is the maximum per Table 30.44-1 (a 30% increase).

**LAND USE PLAN:**

LONE MOUNTAIN -RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4785 N. Jensen Street
- Site Acreage: 1
- Project Type: Accessory apartment
- Number of Stories: 1
- Square Feet: 1,950

**Site Plan**

The site plan depicts an existing 7,377 square foot single family residence located on the west side of the parcel and an existing 1,628 square foot accessory apartment located on the east side of the parcel. The accessory apartment was previously approved at the current size as a temporary living quarters subject to a 5 year review, which is now expired. This application consists of a request to enclose an existing patio cover located on the west side of the accessory apartment, expanding the area of the building to 1,950 square feet. Access to the site is provided by a gated driveway from Jensen Street.

Landscaping

Existing mature landscaping is located throughout the site, and the north, west, and south sides are enclosed by a block wall. The east side of the parcel includes a decorative wrought iron fence. No changes to the landscaping or buffer walls are required or proposed with this application.

Elevations

Both the accessory apartment and the single family residence were constructed with Southwest/Mediterranean architecture, consisting of painted stucco walls, stone façade accents, and pitched barrel tile roofs. Since access to the site is from Jensen Street, the existing accessory apartment appears as the principal house on the property, and the main house is located behind the accessory apartment and is less visible from the public realm.

Floor Plans

The enclosed patio will provide an additional kitchen area for the accessory apartment. With the addition, the accessory apartment will be 1,950 square feet. An existing 616 square foot garage is located adjacent to the accessory apartment.

Applicant's Justification

According to the applicant, the existing patio is not useable due to the western exposure that makes the space very hot and bright most of the year. By enclosing the patio cover, the space will become an additional indoor area to accommodate the applicant's large family. The exterior of the addition will match the existing architecture.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0127-05	Increased property line walls to 8 feet	Approved by PC	March 2005
UC-0778-04	1,628 square foot temporary living quarters, subject to a 5 year review - expired	Approved by PC	June 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped & single family residences
West	Public Facilities	P-F	Lone Mountain regional park

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Land Use Goal 7 in the Comprehensive Master Plan encourages housing alternatives to meet a range of lifestyle choices, ages, and affordability. By enclosing the patio cover, the increased area for the accessory apartment will be better suited to meet a variety of lifestyle needs. In addition, the patio enclosure is located on the west side of the accessory apartment and is not visible from any adjacent properties or the public realm. As a result, there will be no apparent changes to the property. Therefore, staff can support 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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**

- No comment.

**Building Department - Fire Prevention**

- No comment.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TOM MCCORMICK**

**CONTACT: TOM MCCORMICK, 4785 N. JENSEN STREET, LAS VEGAS, NV 89129**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>10/1/18</u> PLANNER ASSIGNED: <u>AM</u> ACCEPTED BY: <u>AM</u> FEE: <u>\$675.00</u> CHECK #: _____ COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>4C-18-0797</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>11/13</u> TIME: <u>6:30</u> PC MEETING DATE: <u>12/4/18</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE(RNPI)/NA</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Thomas McCormick &amp; Jennifer Mallinger Separate Property Trust</u> ADDRESS: <u>4785 N. Jensen St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>NA</u> CELL: <u>702-203-8561</u> E-MAIL: <u>Tom@TouchstoneLiving.com</u>	
	<b>APPLICANT</b>	NAME: <u>Thomas McCormick &amp; Jennifer Mallinger Separate Property Trust</u> ADDRESS: <u>4785 N. Jensen St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>NA</u> CELL: <u>702-203-8561</u> E-MAIL: <u>tom@TouchstoneLiving.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Tom McCormick</u> ADDRESS: <u>4785 N. Jensen St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>NA</u> CELL: <u>702-203-8561</u> E-MAIL: <u>Tom@TouchstoneLiving.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-06-103-004

PROPERTY ADDRESS and/or CROSS STREETS: 4785 N. Jensen St., LV/ SWC Lone Mountain & Jensen

PROJECT DESCRIPTION: Waiver of square footage limitation on Accessory Apartment

(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)\* [Signature]      Property Owner (Print) Thomas McCormick  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 10/1/2018 (DATE)  
 By THOMAS MCCORMICK  
 NOTARY PUBLIC: [Signature]

AUDREY J CARRIZZO  
NOTARY PUBLIC  
STATE OF NEVADA  
APPT. No. 96-3466-1  
MY APPT. EXPIRES APRIL 21, 2022

\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

To: Phil Blount  
Clark County Comprehensive Planning Department

From: Tom & Jennifer McCormick  
4785 N. Jensen Street, Las Vegas, NV 89129  
APN: 138-06-103-004

RE: Special Use Permit Application-Justification Letter

This application is a request for a variance to allow us to exceed the maximum allowed square footage for an Accessory Apartment. Up to 1500 square feet is allowed; we are asking to be allowed to increase that to 1950 square feet. The justifications for this request are as follows:

- The Accessory Apartment is an existing structure that was permitted as temporary living quarters by the property's original owners. As constructed, it has 1718 square feet of living space plus a large covered patio integral to the structure and roof system of the home. We respectfully request permission to convert the covered patio into living space. There will be no change to the existing structure's footprint.
- We are requesting this change to address our family's current and future needs. We have a large family-two parents and seven kids (aged 12-21), plus we both come from large families (eight siblings plus 18 nieces & nephews). Our kids have started moving out and on to college, and we plan to use this structure as a guest house for them and their friends/future families. The additional space creates a larger living area (no increase to bed or bath count) for everyone to gather.
- As a practical matter, the covered patio has never been useable. It has full western exposure, which makes it very hot and bright for most of the year. Enclosing the space will us to provide shade and air conditioning. Again, the existing footprint of the home is unchanged.

Thank you for your consideration of this request.

12/04/18 PC AGENDA SHEET

ACCESSORY STRUCTURES  
(TITLE 30)

TORREY PINES DR/RACEL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0809-INES G. ESQUIVEL TRUST, ET AL:

USE PERMITS for the following: 1) allow accessory structures to not be architecturally compatible with the principal structure; 2) allow proposed accessory structures to exceed one half the footprint of the principal structure; and 3) allow the cumulative area of all accessory structures to exceed the footprint of the principal structure in conjunction with an existing single family residence on 0.79 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Torrey Pines Drive, 300 feet south of Racel Street within Lone Mountain. MK/jor/ml (For possible action)

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RELATED INFORMATION:

**APN:**

125-11-801-005

**USE PERMITS:**

1. Allow accessory structures (barn and storage building) to not be architecturally compatible with the principal dwelling per Table 30.44-1.
2.
  - a. Allow a 1,440 square foot accessory structure (barn) to exceed one half the footprint of the principal structure (1,385 square feet) in conjunction with an existing single family residence per Table 30.44-1 (a 4% increase).
  - b. Allow a 2,000 square foot accessory structure (storage building) to exceed one half the footprint of the principal structure (1,385 square feet) in conjunction with an existing single family residence per Table 30.44-1 (a 44% increase).
3. Allow the cumulative area of all accessory structures (3,440 square feet) to exceed the footprint of the principal structure (2,770 square feet) per Table 30.44-1 (a 24% increase).

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8140 N. Torrey Pines Drive
- Site Acreage: 0.79
- Project Type: Accessory structures
- Number of Stories: 1

- Building Heights (feet): 13 (existing barn)/22 (storage building)
- Square Feet: 1,440 (barn)/2,000 (storage building)

### Site Plan

The site plan depicts an existing 2,770 square foot single family residence that fronts Torrey Pines Drive. The west property line consists of existing landscaping and a circular driveway adjacent to the front of the home. There is an additional driveway on the north side of the subject property which allows room for RV parking and access to the attached garage. An existing 1,440 square foot barn is located on the northeast corner of the rear yard and is set back 10 feet from the north and east property lines. The applicant is proposing a 2,000 square foot storage building south of the barn with a 16.5 foot separation in between the structures. The proposed accessory structure will be set back 5 feet from the existing private drainage easement (east property line) and 15 feet from the south property line. Both accessory structures will have a separation of 100 feet from the rear of the principal structure.

### Landscaping

Existing landscaping exists on the subject property and changes to the landscaping is not a part of this request.

### Elevations

The existing barn is 13 feet in height and is constructed of tongue and groove simulated wood with a horizontal pattern on all sides of the barn. The roof of the barn is constructed of standing seam metal panels. The barn walls are a metallic copper color and there are 6 foot by 8 foot sliding doors on the east and west sides of the barn. The north and south sides of the barn continue the metallic copper colored simulated wood with 5 foot by 8 foot doors.

The proposed storage building is a prefabricated metal building. The overall design of the accessory structure consists of metal panels with a vertical pattern painted in a light stone color with white trim. The elevation plans depict the accessory structure to have an overall height of 22 feet. The north and west sides of the structure will have both a roll-up door and a standard door for access.

### Floor Plans

The existing 1,440 square foot barn includes 4 stalls, tack room, and a wash room. The proposed accessory structure is a 2,000 square foot building shell.

### Signage

Signage is not a part of this request.

### Applicant's Justification

Per the applicant, accessory structures with the existing and proposed architectural features are common to the surrounding neighborhood. The applicant also states that accessory structures with this amount of square footage is not uncommon within the surrounding rural neighborhoods. Commercial use is not proposed for the subject property. The applicant will paint the steel accessory structure to match the existing principal structure. The existing barn

was built in 2005 with complete building permits; however, a use permit was not processed and is now included with this request.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified areas in Lone Mountain to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) Zoning	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residence
East	City of Las Vegas	R-E	Single family residence
West	Public Facilities	P-F	Anthony Saville Middle School

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that similar accessory structures are common within the surrounding neighborhood. The existing barn and the proposed accessory structure is set back 260 feet from Torrey Pines Drive, and the existing principal structure and mature landscaping block the view from the public right-of-way. Neighbors to the north and east also have mature landscaping that partially block the view of both accessory structures. The existing barn and the proposed accessory structure comply with Title 30 setbacks and separations which fulfills the Urban Specific Policy 39 of the Comprehensive Master Plan which encourages appropriate buffers and setbacks with single family residential developments. Staff recommends approval of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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**

- No comment.

**Building Department - Fire Prevention**

- No comment.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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)**

- No comment.

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

**APPLICANT: JAMES CHILDS**

**CONTACT: JAMES CHILDS, 1504 SPICE SKY DRIVE, LAS VEGAS, NV 89128**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)  
PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)

**STAFF**

DATE FILED: 10/5/18 APP. NUMBER: UC-18-0809  
 PLANNER ASSIGNED: JOR TAB/CAC: LONE MOUNTAIN  
 ACCEPTED BY: JOR TAB/CAC MTG DATE: 11/13 TIME: 6:30 PM  
 FEE: \$675 PC MEETING DATE: DEC. 4  
 CHECK #: \_\_\_\_\_ BCC MEETING DATE: \_\_\_\_\_  
 COMMISSIONER: MK ZONE / AE / RNP: RE RNP1  
 OVERLAY(S)? RNP1 PLANNED LAND USE: RMP  
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 500 SIGN? Y   
 TRAILS? Y/N PFNA? Y  LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: Ines G. Esquivel Trust  
 ADDRESS: 4740 Industry Park Court  
 CITY: Las Vegas STATE: NV ZIP: 89115  
 TELEPHONE: (702) 644-3090 CELL: \_\_\_\_\_  
 E-MAIL: inese@jabconstructionlv.com

**APPLICANT**

NAME: Ines G. Esquivel  
 ADDRESS: 8140 N. Torrey Pines Dr.  
 CITY: Las Vegas STATE: NV ZIP: 89131  
 TELEPHONE: (702) 644-3090 CELL: (702) 327-2684  
 E-MAIL: inese@jabconstructionlv.com REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

NAME: James Childs, P.E.  
 ADDRESS: 1504 Spice Sky Dr.  
 CITY: Las Vegas STATE: NV ZIP: 89128  
 TELEPHONE: \_\_\_\_\_ CELL: (702) 502-8351  
 E-MAIL: jchilds175@gmail.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 125-11-801-005  
 PROPERTY ADDRESS and/or CROSS STREETS: 8140 N. Torrey Pines Dr.  
 PROJECT DESCRIPTION: Use permit and Design Review for 40' x 50' Steel Shed at the rear of the property.

(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)\* Ines G. Esquivel  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 14, 2018 (DATE)  
 By Ines Esquivel

NOTARY PUBLIC: Esten Schul



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

October 5, 2018

Clark County  
Department of Development Services  
Comprehensive Planning Department  
500 Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89155

**RE: Justification Letter for a use permit and design review for a 2,000 s.f. accessory structure and for an existing 1,440 s.f. barn in a R-E Zone at 8140 N. Torrey Pines Dr., APN 125-11-801-005**

To whom it may concern,

Please accept this as the required justification letter for the requested use permit and design review for the existing steel shed and shade structures at the parcel referenced above.

The proposed steel shed structure is 2,000 s.f. which exceeds the minimum allowed per Title 30 without a minor deviation or a special use permit. This structure is justified as this parcel lies within a rural preservation area and accessory structures and buildings are common in this area. The 40' x 50' steel structure will be used solely for personal use by the property owner as an accessory to the principle residence on the site. No commercial use is proposed. The steel shed will be painted to match the existing principle structure on the property and all setback requirements will be provided as per Title 30 for an R-E Zone.

There is also on the property an existing 36' x 40' barn. This barn was built in 2005 under a building permit from Clark County but there was no Use Permit approved and is therefore included with this application.

Any and all existing mechanical equipment attached the structure will be removed or will be screened as required by the current code.

There are no other waivers or deviations requested with this application at this time.

Thank you for your time and consideration in this matter. If there are any questions or additional information needed, please do not hesitate to call at your convenience.

Sincerely,



Jim Childs, P.E.  
Project Engineer  
(702) 502-8351

Enclosures:

NC-18-0809

12/04/18 PC AGENDA SHEET

RESIDENTIAL BOARDING STABLE  
(TITLE 30)

BRENT LN/MUSTANG ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0811-JO-EL LIVING TRUST, ET AL:**

**USE PERMIT** to reduce the area for pastures, turnouts, and exercise or training areas.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the front setback for an agricultural accessory structure; and 2) reduce the separation between existing accessory structures in conjunction with a residential boarding stable on 2.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Brent Lane and on the west side of Mustang Street within Lone Mountain. MK/jor/ml (For possible action)

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RELATED INFORMATION:

**APN:**

125-11-601-009

**USE PERMIT:**

Reduce the area for pastures, turnouts, and exercise or training areas for animals to 25,400 square feet where 30,000 square feet is required per Table 30.44-1 (a 15% decrease).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front setback of an agricultural accessory structure to 27 feet where a minimum of 40 feet is required per Table 30.40-1 (a 33% decrease).
2. Reduce the separation between existing agricultural accessory structures (hay barn and MD barn) to 4 feet where 6 feet is required per Table 30.40-1 (a 33% decrease).

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8785 Mustang Street
- Site Acreage: 2.8
- Density (du/ac): 2
- Project Type: Agricultural accessory structure setbacks and separation and area of pasture, turn-out, and exercise and training
- Number of Stories: 1

- Building Height (feet): 21 (covered training area)/7.5 (Air Force row stalls)/12 (MD barn)/8 (Mare Motel)/10 (solo stall)/8 (trio stall)/12 (hay barn)
- Square Feet: 3,848 (covered training area)/2,827 (uncovered training area)/15,300 (main training area)/1,536 (Air Force row stalls)/6,500 (MD barn)/4,500 (Mare Motel)/672 (solo stall)/1,536 (trio stalls)/800 (hay barn)

### Site Plan

The site plan depicts an existing single family residence oriented towards the northeast corner of the subject parcel. An existing circular driveway and desert landscaping surrounds the existing principal residence. The subject property contains multiple agricultural accessory structures for the applicant's residential boarding stable. The 5 existing stables on the west half of the property make a total of 26 horse stalls. Each stall was constructed to provide ample shade for each horse and each stall includes a horse run.

Training and exercise areas are found throughout the site. The northwest corner of the site contains a 1,600 square foot pasture and a 1,800 square foot turn-out. The center of the property is encompassed by a 15,300 square foot training area with a 5 foot high metal fence and an access gate on the south side. Two circular training areas on the southern end of the site were also installed. The covered circular training area has an area of 3,828 square feet and does not meet the front setback of 40 feet (from Mustang Street) per Title 30. The uncovered circular training area is 2,827 square feet and 60 feet to the west is an existing hay barn. The hay barn and the MD barn have a separation of 4 feet, and do not meet the separation standard of 6 feet per Table 30.40-1.

Access to the northern and eastern portions of the residential boarding stable are from Mustang Street and Brent Lane. The entire property is fenced with self-latching gates.

### Landscaping

The subject property has existing trees and landscaping throughout the property. However, the applicant is adding 3 Raywood Ash trees on the south and west sides of the property to comply with Table 30.44-1 where one tree is planted per 50 linear feet for the side and rear property lines.

### Elevations

The elevation plans depict a covered circular training area that is 70 feet wide. The covered training area is constructed of metal railings which are not connected to the shade structure. The height of the railing is 5 feet. The shade structure support posts are 10 feet tall, and the overall height of the training area which includes the cover is 21 feet. The shade fabric color is green, and is engineered to withstand harsh temperatures while providing shade for the horses.

The agricultural accessory structures include stables, a hay barn, and fenced training areas. The stables and hay barn are constructed of wood and metal for durability.

Floor Plans

The floor plans depict a circular shaped covered training area on the southeast corner of the subject property. The shade structure over the training area has 8 support posts with 8 rafters that meet in the middle. The green fabric is stretched and pinned to the support membrane.

The 26 horse stalls are located within several agricultural accessory structures on the western half of the site. The stalls are properly shaded and well maintained. The applicant also provides horse boarding for local military personnel. The Air Force row stalls include 4 horse stalls that are 384 square feet each. Each stall has an allotted 128 square feet of shade which is a part of the overall area per stall. Northwest of this structure is the existing hay barn which has an area of 840 square feet.

Abutting the hay barn to the north is the MD barn. This existing structure includes a grain room, tack room, wash rack room, and 9 stalls. Each stall is shaded and has an area with a minimum of 140 square feet, with a horse run added to each stall.

There is an additional stable known as the Mare Motel which houses 9 horses respectively. Each stall is shaded and is 144 square feet. A horse run was also added to each stall within this structure. A solo stall with a horse run is located northeast of the Mare Motel and is 672 square feet where 128 square feet is shaded. Immediately east of the solo stall are 3 additional horse stalls known as the trio. Two stalls include 192 square feet of shaded space with the third stall having an area of 120 square feet of shade. Horse runs were also included for each stall in the trio stalls.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they have rehabilitated over 150 rescue horses by maximizing the use of their property and agricultural accessory structures. The applicant currently has 25 horses on their property that are well kept. The property owner's intent is to fully comply with Clark County standards for residential boarding stables and is in the pursuit of properly obtaining any needed permits for any agricultural accessory structures on the subject property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0459-05	Accessory structure prior to the principal use and waiver for water commitment	Approved by PC	May 2005
ZC-0296-01	Reclassified various parcels within the Lone Mountain area to RNP-I	Approved by BCC	September 2001

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Single family residential
West	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Undeveloped

### Clark County Public Response Office (CCPRO)

There is an active CCPRO violation (CE18-09564) on the subject property that was filed on June 13, 2018 for building without a permit.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

#### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of the several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in substantial or undue adverse effect on adjacent properties.

A reduction in area for pastures, turnouts, and exercise or training areas for animals to 25,400 square feet where 30,000 square feet is required per Table 30.44-1 is not an excessive request. The applicant provides each horse in the boarding stable with stalls which exceed the minimum requirement of 120 square feet per horse with ample shade from intense weather conditions. Staff finds the existing agricultural accessory structures are well maintained and serve a vital purpose to the residential boarding stable. Staff is in support of this request.

#### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the overall circulation and layout of the residential boarding stable maximizes the amount of area of the subject property. The separation between the hay barn and the MD barn is not detrimental to the site or any of the surrounding properties. The covered training area has a separation of 40 feet, which is needed for trucks and trailers to pass through efficiently. Staff finds that the front set back reduction for the covered training area does not pose any negative effects to the street frontage since it is set back farther than the 15,300 square foot training area and the principal residence. Staff recommends approval of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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**

- No comment.

**Building Department - Fire Prevention**

- No comment.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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)**

- No comment.

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

**APPLICANT: ELAINE EPISCOPE**

**CONTACT: ELAINE EPISCOPE, 8785 MUSTANG STREET, LAS VEGAS, NV 89131**





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

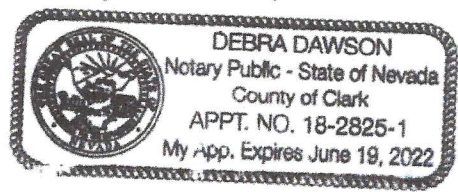
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>10/8/2018</u> PLANNER ASSIGNED: <u>JOK</u> ACCEPTED BY: <u>JOK</u> FEE: <u>\$775</u> CHECK #: <u>723</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>Y</u> N TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>115-18-0811</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC MTG DATE: <u>11/13</u> TIME: <u>6:30 PM</u> PC MEETING DATE: <u>DEC-4, 2018</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE RNP1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>ELAINE EPISCOPE</u> ADDRESS: <u>8785 MUSTANG ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-655-0092</u> CELL: <u>702-279-0870</u> E-MAIL: <u>NONE</u>	
	APPLICANT	NAME: <u>ELAINE EPISCOPE</u> ADDRESS: <u>8785 MUSTANG ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-655-0092</u> CELL: <u>702-279-0870</u> E-MAIL: <u>NONE</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: _____ ADDRESS: <u>SAME AS ABOVE</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-11-601-009  
 PROPERTY ADDRESS and/or CROSS STREETS: 8785 MUSTANG ST.  
 PROJECT DESCRIPTION: \_\_\_\_\_

(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.

Elaine Episcopo Property Owner (Signature)  
ELAINE EPISCOPE Property Owner (Print)  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 22, 2018 (DATE)  
 By ELAINE EPISCOPE  
 NOTARY PUBLIC: Debra Dawson



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

See Submittal Requirements form &  
Title 30.16.240 for more information

Staff notes: \_\_\_\_\_  
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**APPLICATION PROCEDURES**

1. Depending on the application type, schedule an appointment or submit over the counter per the directions on the Submittal Requirements form.
2. During the submittal you will be scheduled for all required meeting dates. Depending upon the application, you may be scheduled to appear at the Town Advisory Board or Citizens' Advisory Council (TAB/CAC) for the area *and* the Clark County Planning Commission *and/or* Board of County Commissioners. Failure to appear at any meeting may result in delays *and/or* extra expense.
3. A letter will be sent to the addresses listed on the application indicating the Commissioners' decision and all conditions of approval.

**CLARK COUNTY COMPREHENSIVE PLANNING**

500 S. Grand Central Parkway, P.O. Box 551741, Las Vegas, NV 89155-1741

APPOINTMENT LINE: (702) 455-4972    MAIN LINE: (702) 455-4314    FAX: (702) 455-3271

[www.ClarkCountyNV.gov](http://www.ClarkCountyNV.gov)

WS-18-0811

1 of 2

October 1, 2018

Jo-El Living Trust  
Elaine Episcopo  
8785 Mustang Street  
Las Vegas, NV. 89131

To Whom It May Concern:

My life-long dream was to have my own horse ranch. I built my ranch from scratch and finally had my own horses in my back yard.

Then, I started to notice many neglected, starved and abused horses including mustangs. Also, I went to the Cedar City Utah Livestock Auction and bought many, many horses. Over 150 rescues came through my ranch over the past years.

At one point, I saw the need for more corrals with shades not realizing that I needed a waiver for the amount of shades.

In order to keep the horses, trainers and boarders (I am a Residential Boarding Facility) comfortable, I decided to get a fabric shade over the area in question.

2072

I am requesting a waiver of development standards for the front set back of the arena. (It is 27' from my property line.)

The space was needed between the two arenas to accommodate 18 wheelers, & large trucks with hay, sand and gravel to deliver to the large arenas and driveway areas. The space also allows large and live-in horse trailers to park, along with my tractor and accessories. This space allows enough room for backing up and turning around without blocking the road and possibly causing an accident.

The cover has been over the arena for 14 years and to my knowledge, there have been no complaints. Please grant the variance so that the shade can be enjoyed by all.

Thank you,  
Sincerely,

Ernie Episcopo

12/05/18 BCC AGENDA SHEET

EL CAMPO GRANDE & EL CAPITAN  
(TITLE 30)

EL CAPITAN WY/LA MANCHA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-18-500197-N2MH, LLC:**

**TENTATIVE MAP** consisting of 9 single family residential lots on 5.1 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the northwest corner of El Capitan Way and La Mancha Avenue within Lone Mountain. LB/gc/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-29-404-002

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,316/21,735 (gross)/16,200/18,022 (net)
- Project Type: Single family residential

The plans depict a proposed single family residential development consisting of 9 residential lots at a density of 1.8 dwelling units per acre. Lots range in size from a minimum of 18,316 square feet to a maximum of 21,735 square feet. The lot sizes include areas reserved for a private street. Therefore, the net lot sizes range from a minimum of 16,200 square feet to a maximum of 18,022 square feet. The lots are served by a 39 foot wide private cul-de-sac street with gated access from La Mancha Avenue. The perimeter streets (El Capitan Way, La Mancha Avenue, and El Campo Grande Avenue) are all proposed to be developed with rural street standards. Street landscaping along El Capitan Way, La Mancha Avenue, and El Campo Grande consists of 24 inch box, Honey Locust trees planted 30 feet on-center along the inside of the perimeter block wall.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0257-06	8 single family residential lots – expired	Approved by BCC	August 2006
WS-0737-04 (ET-0179-06)	First extension of time to waive full off-site improvements subject until June 2, 2008 to commence – expired	Approved by BCC	August 2006
WS-0737-04	Waived full off-site improvements – expired	Approved by BCC	June 2004
TM-0192-04	8 single family residential lots – expired	Approved by PC	May 2004
VS-0570-04	Vacated and abandoned government patent easements – expired	Approved by PC	May 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residences

**Related Applications**

Application Number	Request
WS-18-0824	A waiver of development standards for reduced lot area, increased wall heights, modified street standards, reduced street intersection off-set, and off-site improvements, with a design review for a single family residential development and increased finished grade is a companion item on this agenda.
VS-18-0825	A vacation and abandonment of government patent easements 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**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- Approval is contingent upon approval of WS-18-0824.
- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 40 feet for El Capitan Way, 30 feet for La Madre Avenue, 30 feet for El Campo Grande Avenue and all associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- El Camino is a duplicate street name.

### **Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

### **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 to contact the City of Las Vegas.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** N2MH, LLC

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



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>10-11-18</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>\$ 750</u> CHECK #: <u>8</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>-</u> TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      PFNA? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-18-500197</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>11-13-18</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>12-5-18 9am</u> ZONE / AE / RNP: <u>R-E, RNP-I</u> PLANNED LAND USE: <u>RNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>N2MH, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd. STE 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u>
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APPLICANT	NAME: <u>N2MH, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd. STE 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-29-404-002

PROPERTY ADDRESS and/or CROSS STREETS: W. El Campo Grande Ave. & N. El Capitan Way

TENTATIVE MAP NAME: El Campo Grande & El Capitan

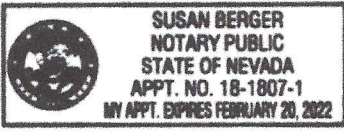
NUMBER OF LOTS: 9 GROSS/NET ACREAGE 5.11408 GROSS/NET DENSITY 1.76

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)\* [Signature] Ken Templeton, Manager, N2MH, LLC  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/9/18 (DATE)  
 By Ken Templeton  
 NOTARY PUBLIC: Susan Berger



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.





## TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

September 17, 2018  
TMP-17-002

Al Laird Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

**Re: El Campo Grande & El Capitan – Tentative Map**

Dear Mr. Laird:

Taney Engineering, on behalf of our client, Templeton Realty & Investments, Inc., 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 (Waiver of Development Standards and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Elisha Scrogum  
Project Coordinator

12/05/18 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

EL CAPITAN WY/LA MANCHA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0825-N2MH, LLC:

VACATE AND ABANDON easements of interest to Clark County located between El Campo Grande Avenue and La Mancha Avenue, and between El Capitan Way and Kevin Way within Lone Mountain (description on file). LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:

125-29-404-002

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of a 33 foot wide government patent easement along the west property line and 3 foot wide government patent easements along the north and south property lines. The applicant states that the government patent easements are not needed for development or for street dedication.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0257-06	8 single family residential lots – expired	Approved by BCC	August 2006
WS-0737-04 (ET-0179-06)	First extension of time to waive full off-site improvements subject until June 2, 2008 to commence – expired	Approved by BCC	August 2006
WS-0737-04	Waived full off-site improvements – expired	Approved by BCC	June 2004
TM-0192-04	8 single family residential lots – expired	Approved by PC	May 2004
VS-0570-04	Vacated and abandoned government patent easements – expired	Approved by PC	May 2004

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-18-0824	A waiver of development standards for reduced lot area, increased wall height, modified street standards, reduced street intersection off-set, and off-site improvements with a design review for a single family residential development and increased finished grade is a companion item on this agenda.
TM-18-500197	A tentative map for 9 single family residential lots 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 easements that are not necessary for site, drainage, or 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 40 feet for El Capitan Way, 30 feet for La Madre Avenue, 30 feet for El Campo Grande Avenue and all associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** N2MH, LLC

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

**DRAFT**



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>10-11-18</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>875</u> CHECK #: <u>12</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>—</u> TRAILS? <input checked="" type="radio"/> Y <input type="radio"/> N PFNA? <input checked="" type="radio"/> Y <input type="radio"/> N	APP. NUMBER: <u>VS-18-0825</u> TAB/CAC <u>Lone Mountain</u> TAB/CAC DATE: <u>11-13-18</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>—</u> BCC MTG DATE: <u>12-5-18 9am</u> ZONE / AE / RNP: <u>R-E, RNP-I</u> PLANNED LAND USE: <u>RVP</u>
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PROPERTY OWNER	NAME: <u>N2MH, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd. STE 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u>
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APPLICANT	NAME: <u>N2MH, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd. STE 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-29-404-002

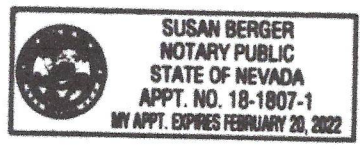
PROPERTY ADDRESS and/or CROSS STREETS: W. El Campo Grande Ave. & N. El Capitan Way  
W. El Campo Grande Ave. & N. El Capitan Way

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.

\_\_\_\_\_  
 Property Owner (Signature)\*

Ken Templeton, Manager, N2MH, LLC  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 10/10/18 (DATE)  
 By Ken Templeton  
 NOTARY PUBLIC: Susan Berger



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



# TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

October 11, 2018

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

## EASEMENTS (TITLE 30)

El Campo Grande/El Capitan

**VACATE AND ABANDON** easements of interest to Clark County located between El Campo Grande Ave and La Mancha Ave and El Capitan Way.

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### RELATED INFORMATION:

**APN:**  
125-29-404-002

**LAND USE PLAN:**  
LONE MOUNTAIN – RURAL NEIGHBORHOOD PRESERVATION

### **BACKGROUND:** **Project Description**

This is a request to vacate and abandon government patent easements. The patent easements on 125-29-404-002, the north and south 3-feet to be and west 33-feet are requested to be vacated.

### Applicant's Justification

These easements are not required for the proposed development or for streets.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, West, East & South	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single Family Residence

### **STANDARDS FOR APPROVAL:**

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



## TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
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### Analysis

It is requested three 3-feet of the 33-foot wide patent easements in the La Mancha and El Campo Grande alignments be vacated to align with the 30-ft dedicated right of ways which will be dedicated on the associated subdivision map. It is also requested the 33-ft patent easement along the west portion of this property be vacated in its entirety as it doesn't align with any roadway. There are several utility structures in the easement area, and it is understood utility easements specific to those entities would need to be granted for these existing facilities.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,  
**TANEY ENGINEERING**

Robert Cunningham, PE  
Taney Engineering

12/05/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

EL CAPITAN WY/LA MANCHA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0824-N2MH, LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot area; 2) increased wall height; 3) modified street standards; 4) reduced street intersection off-set; and 5) off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increased finished grade on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of El Capitan Way and La Mancha Avenue within Lone Mountain. LB/gc/ml (For possible action)

---

RELATED INFORMATION:

APN:

125-29-404-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce gross lot area to 18,316 square feet where a minimum of 20,000 square feet is required per Table 30.40-1 (an 8.4% reduction).
- b. Reduce net lot area to 16,517 square feet when not adjacent to a collector or arterial street where a minimum of 18,000 square feet is required per Table 30.40-1 (an 8.2% reduction).
2. Increase combined wall/retaining wall height to 10.6 feet (6 foot screen/4.6 foot retaining) where a maximum of 9 feet (6 foot screen/3 foot retaining) is permitted per Section 30.64.050 (a 17.8% reduction).
3. a. Allow a cross fall street where a standard crown street is required per Uniform Standard Drawing 210.S1.
- b. Reduce the distance of a call box from the lip of gutter to 25 feet where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
4. Reduce street intersection off-set to 75 feet where a minimum of 125 feet is required per Section 30.52.052 (a 40% reduction).
5. Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along El Capitan Way where required per Chapter 30.52.



## DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade up to 37.2 inches above the grade of an adjacent residential use where a maximum of 18 inches is permitted per Section 30.32.040 (a 106.7% increase).

## LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

## BACKGROUND:

### Project Description

#### General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,316/21,735 (gross)/16,200/18,022 (net)
- Project Type: Single family residential

### Site Plans

The plans depict a proposed single family residential development consisting of 9 residential lots at a density of 1.8 dwelling units per acre. Lots range in size from a minimum of 18,316 square feet to a maximum of 21,735 square feet. The lot sizes include areas reserved for a private street. Therefore, the net lot sizes range from a minimum of 16,200 square feet to a maximum of 18,022 square feet. The lots are served by a 39 foot wide private cul-de-sac street with gated access from La Mancha Avenue. The intersection of the private street and La Mancha Avenue is 75 feet from the intersection of El Capitan Way and La Mancha Avenue, and therefore, a waiver to reduce street intersection offset is requested. The application also includes a request to waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) on El Capitan Way. The perimeter streets (El Capitan Way, La Mancha Avenue, and El Campo Grande Avenue) are all proposed to be developed with rural street standards. The waiver to reduce gross lot area is needed for Lots 4 through 9, and the waiver to reduce net lot area is needed for Lot 4.

### Landscaping

Street landscaping along El Capitan Way, La Mancha Avenue, and El Campo Grande consists of 24 inch box, Honey Locust trees planted 30 feet on-center along the inside of the perimeter block wall. A waiver to increase perimeter block wall height up to 10.6 feet high (6 foot screen/4.6 foot retaining) is requested along El Capitan Way, La Mancha Avenue, and El Campo Grande Avenue.

### Applicant's Justification

The applicant states that the proposed single family residential development is similar in density and lot size with the surrounding developments in the area, particularly with the existing subdivision to the northwest. The increased finished grade is necessary to allow the lots to drain to the private street and then south to La Mancha Avenue. The site has steep topography from west to east with an elevation drop of 8 feet to 10 feet across the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0257-06	8 single family residential lots – expired	Approved by BCC	August 2006
WS-0737-04 (ET-0179-06)	First extension of time to waive full off-site improvements subject until June 2, 2008 to commence – expired	Approved by BCC	August 2006
WS-0737-04	Waive full off-site improvements – expired	Approved by BCC	June 2004
TM-0192-04	8 single family residential lots – expired	Approved by PC	May 2004
VS-0570-04	Vacate and abandon government patent easements – expired	Approved by PC	May 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences

**Related Applications**

Application Number	Request
TM-18-500197	A tentative map for 9 single family residential lots is a companion item on this agenda.
VS-18-0825	A vacation and abandonment of government patent easements 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  
Current Planning**

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff cannot support the request to reduce gross and net lot areas. The request does not comply with the Lone Mountain Specific Policy in the Comprehensive Master Plan which states that in

an area designated RNP, within Lone Mountain, the intent is to keep lots at half acre minimum. When lot size variation is needed to subdivide a parcel that is larger than half acre, a minimum lot size of 18,500 net square feet or larger is encouraged. All of the proposed lots are below the encouraged 18,500 net square feet. Furthermore, the applicant states that the proposed subdivision is similar with the existing subdivision to the northwest. However, that subdivision maintained a minimum lot size of 20,000 gross square feet, and was approved prior to minimum net square foot lot size requirements being established in Title 30. Additionally, previously approved tentative maps with 8 single family residential lots on the subject site were approved with minimum 20,000 gross square foot lots.

#### Waiver of Development Standards #2

Staff cannot support the request to increase wall height. There are provisions in the Code that would allow up to a 12 foot high wall (6 foot screen/6 foot retaining) when a 6 foot wide landscape area is planted outside of the wall along a local street (La Mancha Avenue and El Campo Grande Avenue) and a 10 foot wide landscape area is planted outside of the wall along a collector street (El Capitan Way). However, the applicant has chosen not to take advantage of these provisions in Code. Staff finds that having a 10.6 foot high wall along the street frontages with no screening would create a stark appearance and adversely impact the streetscape. The request does not comply with Urban Specific Policy 16 which encourages designs to visually minimize the stark appearance of a monotonous block wall face.

#### Design Review #1

The design of the subdivision is contingent upon approval of the waivers of development standards. Since staff cannot support the reductions in lot area and increases in wall height, staff cannot support the design review request.

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

##### Waiver of Development Standards #3a

Staff has no objection to the cross fall street design when used on private streets and justified by the drainage study.

##### Waiver of Development Standards #3b

Staff cannot support this waiver to reduce the required distance of 50 feet to the call box of the access gates. The proposed 25 feet are not enough to allow vehicles to wait outside of the roadway potential causing a traffic accident.

##### Waiver of Development Standards #4

Staff cannot support this waiver for a reduced offset distance from the intersection because the developer is also requesting a waiver to reduce the distance to the call box of the access gates. South bound vehicles turning right from El Capitan Way into La Mancha Avenue can easily run into vehicles stop on the roadway waiting to go into the gates of the development.

##### Waiver of Development Standards #5

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 along El Capitan Way.

#### Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

#### **Staff Recommendation**

Approval of waiver of development standards #3a and design review #2; and denial of waivers of development standards #1, #2, #3b, #4, and #5, and design review #1.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

- Certificate of Occupancy 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 4 years of approval date or it will expire.

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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 40 feet for El Capitan Way, 30 feet for La Madre Avenue, 30 feet for El Campo Grande Avenue and all associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

##### **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 to contact either the Southern Nevada Health District or the City of Las Vegas.

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

**APPLICANT:** N2MH, LLC

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

**DRAFT**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>10-11-18</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>\$1,150</u> CHECK #: <u>9,40</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="radio"/> Y <input type="radio"/> N TRAILS <input checked="" type="radio"/> Y <input type="radio"/> N      PFNA? Y <input checked="" type="radio"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-18-0824</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>11-3-18</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>12-5-18 9am</u> ZONE / AE / RNP: <u>R-E RNP-I</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="radio"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>N2MH, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd. STE 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u>	
	<b>APPLICANT</b>	NAME: <u>N2MH, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd. STE 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u> ACA CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> ACA CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 125-29-404-002

PROPERTY ADDRESS and/or CROSS STREETS: W El Campo Grande Ave & N El Capitan Way

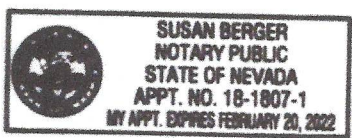
PROJECT DESCRIPTION: \_\_\_\_\_

(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)\* \_\_\_\_\_  
 Ken Templeton, Manager, N2MH, LLC  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/19/18 (DATE)  
 By Ken Templeton  
 NOTARY PUBLIC: Susan Berger



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



# TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

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October 11, 2018

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

## **SINGLE FAMILY DEVELOPMENT (TITLE 30)**

## **EL CAMPO GRANDE/EL CAPITAN**

**TENTATIVE MAP** consisting of 9 custom lots and no common lots on 5.10 gross acres in an R-E (Rural Estates Residential) (RNP-1).

**WAIVER OF DEVELOPMENT STANDARDS** for the following: **1)** reduce lot area; **2)** reduce net lot area; **3)** for increased retaining wall/screen wall height; **4)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) **5)** modified standard drawings in conjunction with a single family residential subdivision for street standard; **6)** modified standard drawings in conjunction with a single family residential subdivision for throat depth at gated entrance

**DESIGN REVIEW** for the following: **1)** a proposed single family residential development; and **2)** increase finish grade on 5.10 acres in an R-E (Rural Estates Residential) (RNP-1).

Generally located on the west side of El Capitan and the south side of El Campo Grande within Lone Mountain.

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### RELATED INFORMATION:

#### **APN:**

125-29-404-002

#### **WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce lot area from 20,000 square feet required (Table 30.40-1) to 18,364 square feet (a 8% reduction)
2. Reduce net lot area from 18,000 square feet required (Table 30.40-1) to 16,551 square feet (a 8% decrease)
3. Increase combined wall/retaining wall height to 10.6-ft (6 feet screen/4.6 feet retaining) where 9 feet (6 feet screen/3 feet retaining) is permitted per Section 30.64.050 (a 17.8% increase)
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along El Capitan per Chapter 30.52.
5. Allow a 2% cross fall street where the standard is crown streets with 2% fall per Standard Drawing No. 210.S1



## TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

6. Reduce distance from call box to gutter line to 25-ft where 50-ft is required per CCUSD 222.1

### DESIGN REVIEWS:

1. A proposed single family residential development
2. Increase finished grade for a single family residential development to 37.2 inches where 18 inches is the standard (a 207% increase)

### LAND USE PLAN:

LONE MOUNTAIN – RURAL NEIGHBORHOOD PRESERVATION

### BACKGROUND:

#### Project Description

##### General Summary

- Site Address: N/A
- Site Acreage: 5.10 gross
- Number of Lots: 9
- Density (du/ac): 1.76
- Gross Minimum/Maximum Lot Size (square feet): 18,364/21,691
- Net Minimum/Maximum Lot Size (square feet): 16,200/18,056
- Project Type: Single Family Residential
- Number of Stories: Custom Homes – Not determined
- Building Height: up to 35 feet max per zoning code
- Square Feet: Custom Homes – Not determined

#### Site Plans

The plans depict a single family residential development consisting of 9 residential lots (custom homes) on 5.10 acres for a density of 1.876 dwelling units per acre. The minimum net lot area is 16,200 square feet and the maximum net lot area is 18,056 square feet. The minimum gross lot area is 18,364 square feet and the maximum net lot area is 21,691 square feet. All proposed lots will be accessed from a private gated entry from La Mancha Avenue, a public 60-ft wide right-of-way (a paved street developed to rural standards) on the south side of the site.

#### Landscaping

The plans depict 24-inch box trees on the interior of lots along the perimeter streets.

#### Elevations & Floor Plans

The proposed homes are to be custom/semi-custom homes. There is no design review for architecture requested with this application.





# TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
 LAS VEGAS, NV 89118  
 TELEPHONE: 702-362-8844  
 FAX: 702-362-5233

## Applicant's Justification

The proposed single family residential development is consistent in density with the surrounding properties zoned R-E. A subdivision to the northwest of this property has 20 residential lots on 10 acres with lot sizes very similar to what is being proposed. Many of the surrounding properties in the area have been developed at densities between 2.0 units per acre and 1.5 units per acre. To the south of this property is a gated residential subdivision on 5 acres of land, the net lot sizes in this neighborhood are similar to those being proposed on this project. The additional fill on the site is being proposed to allow the lots to drain to the private street and then south to La Mancha. This only impacts the east portion of the site adjacent to El Capitan and is needed to have adequate flood protection and meet the drainage criteria. The area has steep topography from west to east with approximately 8-ft to 10-ft of elevation drop across the property.

## **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, West, & East	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single Family Residence & undeveloped

## **STANDARDS FOR APPROVAL:**

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

## **Analysis**

### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not affect in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The project is significantly less than the 2 du/ac density allowed in the R-E zoning district. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. Only one proposed lot (lot 4) does not meet the minimum 18,000 square feet net lot size code requirement, the surround residential developments contain similar number of lots and similar lot sizes making this project compatible to these development. There are 6- lots that do not meet the minimum required gross lot size of 20,000-sf, these lots are predominately along the El Capitan



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right-of-way an 80-ft right of way where more land is required for the public street. Since all but one of these lots meets the minimum net/usable lot area, this reduction in gross lot area should not impact the actual livability of the development. The proposed project is consistent with the adjacent R-E zoned properties and complies with the purpose of the RNP-I Overlay District and Policy of the Land Use Plan, which states that infill development should be consistent with existing adjacent development.

### Waivers of Development Standards #1 & #2

This proposed lot size reduction will not result in any increase in density permitted in the R-E zone, the site is surrounded by property in the RNP-I Overlay District. The purpose of the RNP-I Overlay District is to ensure that the character of the rural and other residential development is preserved. The waiver to reduce these lot sizes to be nearly identical to the adjacent and nearby existing residential developments and will aid in meeting Policy of the Lone Mountain Land Use Plan that states when residential developments are proposed adjacent to these areas, adjacent lots of similar size should be encouraged as a transition area.

### Waivers of Development Standards #3

The proposed walls along portions of the north, south, and the east property lines, are in need of the over height wall. The primary reasoning for the over height walls is the land slopes from west to east, but we are draining a portion of the proposed lots from east to west, resulting in the need for an over height retaining wall at the rear of lots 6 through 9 and along the north side of lot 6 and the south side of lot 9. The retaining wall needed is primarily 4.8-feet in height with 6 feet of screen wall placed on top for a total exposed wall height of 10.8-feet.

### Waivers of Development Standards #4

To maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. El Capitan right-of-way has existing pavement and serves as an access road for adjacent residential developments. Maintaining the road in the existing condition aids in keeping the rural character of the area and differentiating it from other portions of the valley. El Capitan is a collector street, but does not cross the 215 beltway to the north and ends at Cheyenne to the south, not making it a cross town collector, but a regional collector primarily through the RNP. Because of these unique circumstances it is appropriate for the offsite improvements to not be required on this project.

### Waivers of Development Standards #5

The cross fall street will aid in mitigating the upto 10-foot elevation difference across the site. The cross fall street will meet all drainage and flood control requirements.



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### Waivers of Development Standards #6

The reduced throat depth will allow the front yards of the two adjacent residential lots to have more street frontage, making it possible for vehicles to park in the street in front of these homes. The traffic generated from 9 lots is very low and the probability of multiple vehicles waiting to enter the site at the same time is not very likely, as all residences would have automatic gate opener devices. The gated entrance is located on La Mancha a very low traffic volume street further aiding in preventing vehicle conflicts with any queueing.

### Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The proposed home elevations and floor plans will be developed and a design review submitted separately or as required by code for semi/custom and custom homes. The intent of the development is to preserve the rural character of the adjacent developments and keep the large lot neighborhood concept. The RNP-I Overlay requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

### Design Review #2

The design review represents the maximum grade difference along the boundary of this application. The area requiring the fill is primarily located along the east boundary of the site along El Capitan right of way. The fill is needed to aid the lots to drain to the private street and meet drainage requirements. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,  
**TANEY ENGINEERING**

Robert Cunningham, PE  
Taney Engineering