

IV. Approval of Agenda for March 12, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Updates from Commissioner Brown's office – County Liaison will provide information on recent citizen concerns, zoning applications, road improvements, and other issues impacting residents in the Lone Mountain area

VI. Planning & Zoning

04/03/19 BCC

1. **TM-19-500013-EGAN CREST, LLC: TENTATIVE MAP** consisting of 8 single family residential lots and 1 common lot on 5.0 acres in an R-E Zone. Generally located on the south side of Corbett Street and the east side of Egan Crest Drive within Lone Mountain. LB/jor/ja (For possible action)
2. **DR-19-0141-EGAN CREST, LLC: DESIGN REVIEWS** for the following: 1) single family residences; and 2) increase finished grade on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Corbett Street and the east side of Egan Crest Drive within Lone Mountain. LB/jor/ja (For possible action)

04/02/19 PC

3. **WS-19-0113-ANDERSEN, JEFF & ALLISON: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setback from the right-of-way for a proposed detached accessory structure; and 2) allow for a second driveway on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Chieftain Street and the south side of Stange Avenue within Lone Mountain. LB/sd/ja (For possible action)
4. **WS-19-0122-WILLS, ROBERT C. & PATRICIA Z.: WAIVER OF DEVELOPMENT STANDARDS** to allow a proposed single family residential lot to have access to a collector street where not permitted on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Lone Mountain Road within Lone Mountain. LB/sd/ja (For possible action)
5. **WS-19-0127-WILSON, SULEYMAN & ELIZABETH: WAIVERS OF DEVELOPMENT STANDARDS 1)** to increase the block wall height; and 2) allow alternative screening within the front yard in conjunction with an existing single family residence on 0.6 acres in an R-E (RNP-I) Zone. Generally located on the south side of Gracemoor Court, 527 feet east of Conough Lane within Lone Mountain. LB/jor/ja (For possible action)

04/03/19 BCC

6. **DR-19-0134-DESTINY HOMES, LLC: DESIGN REVIEW** for increased finished grade in conjunction with a proposed 4 lot single family residential development on 2.5 acres in a R-E(RNP-I) Zone. Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. LB/jor/ja (For possible action)
7. **WS-19-0115-USA: WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) in conjunction with a proposed single family residential development on 5.0 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the southeast corner of Tropical Parkway and Eula Street within Lone Mountain. LB/jor/ja (For possible action)

VII. General Business

1. Discussion and possible action on preferred standard landscaping requirements within the Rural Neighborhood Preservation area of Lone Mountain

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: March 26, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129
Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130
Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128
<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Lone Mountain Citizens Advisory Council

February 26, 2019

MINUTES

| | | |
|----------------|---|--|
| Board Members: | Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – EXCUSED | Chris Darling – PRESENT Dr. Sharon Stover – PRESENT |
| Secretary: | Dawn vonMendenhall, clarkcountycac@hotmail.com | |
| Town Liaison: | Sue Baker, Sue.baker@clarkcountynv.gov | |

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:31 p.m.
- II. Public Comment
None
- III. Approval of February 12, 2019 Minutes
Moved by: EVAN
Action: Approved subject minutes as submitted
Vote: 4-0/Unanimous
- IV. Approval of Agenda for February 26, 2019
Moved by: EVAN
Action: Approved agenda noting item #1 held to 3/12/19 CAC, items 2-4 withdrawn and items 6 & 7 and 8 & 9 heard together
Vote: 4-0/Unanimous
- V. Informational Items
Received updates from Commissioner Brown's office regarding pavement conditions on Grand Canyon and the intent to re-pave the area in spring and land secured by BLM as open space.

VI. Planning & Zoning

03/05/19 PC

1. **TM-19-500013-EGAN CREST, LLC: TENTATIVE MAP** consisting of 8 single family residential lots and 1 common lot on 5.0 acres in an R-E Zone. Generally located on the south side of Corbett Street and the east side of Egan Crest Drive within Lone Mountain. LB/jor/ja

Action: HELD to March 12, 2019 CAC meeting

03/06/19 BCC

2. **TM-19-500010-P N II INC.: TENTATIVE MAP** consisting of 26 single family residential lots and 1 common lot on 16.3 acres in an R-E (RNP-I) Zone. Generally located on the west side of Coke Street and the south side of Brent Lane within Lone Mountain. MK/lm/ja

Action: WITHDRAWN per applicant request

3. **VS-19-0009-P N II INC.: VACATE AND ABANDON** a portion of a right-of-way being Brent Lane located between Coke Street and Conough Lane within Lone Mountain. MK/tk/ja

Action: Withdrawn per applicant request

4. **WC-19-400007 (WS-18-0148)-P N II INC.: WAIVER OF CONDITIONS** of a waiver of development standards to provide right-of-way dedication to include a portion of a cul-de-sac at the west end of Brent Lane in conjunction with a single family residential subdivision on 16.3 acres in an R-E (RNP-I) Zone. Generally located on the west side of Coke Street and the south side of Brent Lane within Lone Mountain.

Action: Withdrawn per applicant request

03/19/19 PC

5. **UC-19-0098-NIEMANN REVOCABLE LIVING TRUST: USE PERMITS** for the following: 1) allow more than 1 accessory apartment or casita on a lot; 2) allow existing casitas to not be architecturally compatible with the principal building (single family residence); 3) allow existing accessory structures to not be architecturally compatible with the existing principal building; and 4) waive all applicable design standards for existing accessory structures. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce interior side yard setback for existing accessory structures; 2) reduce the rear yard setback for existing accessory structures; 3) reduce the required separation between buildings and; 4) waive all applicable design standards for existing casitas.

Action: APPROVED subject to all staff conditions and condition that all structures be compliant with all required building codes

Moved by: EVAN

Vote: 4-0/Unanimous

03/20/19 BCC

6. **TM-19-500027-D.R. HORTON INC.: TENTATIVE MAP** consisting of 8 single family residential lots on 4.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of Park Street and the north side of La Mancha Avenue within Lone Mountain.

Action: DENIED to small size of lots (board members and neighbors both voiced concerns with the small lot sizes and increased size of houses on the lots)

Moved by: CHRIS

Vote: 3-0/Unanimous (Teresa abstained from vote)

7. **WS-19-0087-D.R. HORTON INC.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot area; and 2) reduced front setbacks. **DESIGN REVIEW** for a proposed single family residential development on 4.2 acres in an R-E(RNP-I) Zone. Generally located on the west side of Park Street and the north side of La Mancha Avenue within Lone Mountain.

Action: DENIED to small size of lots (board members and neighbors both voiced concerns with the small lot sizes and increased size of houses on the lots)

Moved by: CHRIS

Vote: 3-0/Unanimous (Teresa abstained from vote)

8. **TM-19-500030-DELDIN MICHAEL 2016 TRUST & DELDIN TAMMIE TRS:**
TENTATIVE MAP consisting of 10 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Lutts Street and the south side of Brent Lane within Lone Mountain.

Action: APPROVED subject to staff conditions and condition that all homes be single story only with a maximum height of 25 feet and that there be staggered landscaping along west property line.

Moved by: TERESA

Vote: 3-1 (board member opposed feels the board should be consistent when approving lot size applications)

9. **WS-19-0093-DELDIN MICHAEL 2016 TRUST & DELDIN TAMMIE TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce lot area. **DESIGN REVIEWS** for the following: 1) proposed single family residential development; 2) hammerhead street design; and 3) increase finished grade for a proposed single family residential development on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Lutts Street and the south side of Brent Lane within Lone Mountain.

Action: APPROVED subject to staff conditions and condition that all homes be single story only with a maximum height of 25 feet and that there be staggered landscaping along west property line.

Moved by: TERESA

Vote: 3-1 (board member opposed feels the board should be consistent when approving lot size applications)

VII. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be March 12, 2019

X. Adjournment
The meeting was adjourned at 8:10 p.m.

EGAN CREST ESTATES
(TITLE 30)

EGAN CREST DR/CORBETT ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500013-EGAN CREST, LLC:

TENTATIVE MAP consisting of 8 single family residential lots and 1 common lot on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Corbett Street and the east side of Egan Crest Drive within Lone Mountain. LB/jor/ja (For possible action)

RELATED INFORMATION:

APN:

126-25-701-068

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
- Number of Lots: 8 (residential)/1 (common element)
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 20,272/20,303 (net) and 21,412/24,581 (gross)
- Project Type: Single family residential development

The site plan depicts 8 single family residential lots with access to the subject property from Corbett Street. The proposed plans feature a gated residential subdivision with a private street which contains a cul-de-sac at the southern end of the subdivision. The minimum net lot size is 20,272 square feet and maximum net lot size is 20,303 square feet.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| ZC-0296-01 | Reclassified various parcels within the Lone Mountain area to RNP-I and RNP-II to preserve the residential character of the area | Approved by BCC | September 2001 |

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|--------------------|--|
| DR-19-0141 | A design review for increased finished grade 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

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that future land use applications are required to address the increase in finished grade and wall heights; approval of this application does not constitute or imply approval of any future land use applications; 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Egan Crest Drive, 30 feet for Corbett Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that a design review as a public hearing may be required pursuant to Section 30.32.040(9).

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 that for any permit vacation requests; and 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EGAN CREST, LLC

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

| | | | |
|--|--------------|------------------------------|--|
| APPLICATION TYPE | STAFF | DATE FILED: <u>1/16/2019</u> | APP. NUMBER: <u>TM-19-500013</u> |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | | PLANNER ASSIGNED: <u>SKR</u> | TAB/CAC: <u>LONE MOUNTAIN</u> |
| | | ACCEPTED BY: <u>SKR</u> | TAB/CAC MTG DATE: <u>2/28/19</u> TIME: <u>6:30pm</u> |
| | | FEE: <u>\$750</u> | PC MEETING DATE: <u>3/5/2019</u> |
| | | CHECK #: <u>3189</u> | BCC MEETING DATE: _____ |
| | | COMMISSIONER: <u>LB</u> | ZONE / AE / RNP: <u>RE RNP I</u> |
| | | OVERLAY(S)? _____ | PLANNED LAND USE: <u>RNP I</u> |
| | | TRAILS? Y / N _____ | PFNA? Y / N _____ |
| | | | NOTES: _____ |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>Egan Crest, LLC</u> ADDRESS: <u>8441 W Fisher Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-882-1424</u> CELL: <u>N/A</u> E-MAIL: <u>joe@lhiv.com</u> |
|-----------------------|---|

| | |
|------------------|---|
| APPLICANT | NAME: <u>Egan Crest, LLC</u> ADDRESS: <u>8441 W Fisher Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-882-1424</u> CELL: <u>N/A</u> E-MAIL: <u>joe@lhiv.com</u> REF CONTACT ID #: _____ |
|------------------|---|

| | |
|----------------------|---|
| CORRESPONDENT | NAME: <u>Baughman & Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>N/A</u> E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: _____ |
|----------------------|---|

ASSESSOR'S PARCEL NUMBER(S): 126-25-701-068

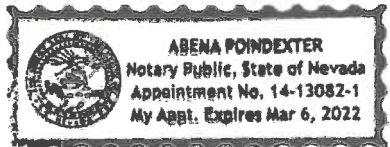
PROPERTY ADDRESS and/or CROSS STREETS: Egan Crest/Corbett

TENTATIVE MAP NAME: Egan Crest Estates

NUMBER OF LOTS: 8 GROSS/NET ACREAGE 5 GROSS/NET DENSITY _____

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.

| | |
|---|---|
| <u>Ray C. Newmiller</u> Property Owner (Signature)* | <u>RAYMOND C. NEWMILLER</u> Property Owner (Print) |
| STATE OF <u>NEVADA</u> | |
| COUNTY OF <u>CLARK</u> | |
| SUSCRIBED AND SWORN BEFORE ME ON <u>Jan. 4, 2019</u> (DATE) | |
| By <u>Abena Poinexter</u> | |
| NOTARY PUBLIC: <u>Abena Poinexter</u> | |



*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.

04/03/19 BCC AGENDA SHEET

INCREASE FINISHED GRADE
(TITLE 30)

EGAN CREST DR/CORBETT ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0141-EGAN CREST, LLC:

DESIGN REVIEWS for the following: **1)** single family residences; and **2)** increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Corbett Street and the east side of Egan Crest Drive within Lone Mountain. LB/jor/ja (For possible action)

RELATED INFORMATION:

APN:
126-25-701-068

DESIGN REVIEWS:

1. Single family residences.
2. Increase the finished grade to 36 inches where 18 inches in the maximum per Section 30.32.040 (a 100 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
- Number of Lots: 8 (residential)/1 (common element)
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 20,272/20,303 (net) and 21,412/24,581 (gross)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 19 (maximum)
- Square Feet: 2,412 (minimum)/3,583 (maximum)

Site Plan

The site plan depicts 8 single family residential lots with access to the subject property from Corbett Street. The proposed plans feature a gated residential subdivision with a private street which contains a cul-de-sac at the southern end of the subdivision. The minimum net lot size is

20,272 square feet and maximum net lot size is 20,303 square feet. The applicant is proposing to increase the finished grade to a maximum of 36 inches in conjunction with single family residences.

Landscaping

Landscaping is not required or a part of this request.

Elevations

The submitted plans depict an increase in finished grade along the east property line. Lots 5, 6, 7, and 8 are subject to a maximum of 36 inches of increased finished grade, where the maximum is 18 inches per code. The applicant’s proposed screening along the east property line includes a 3 foot high retaining wall with a 6 foot high decorative block wall and a 2 foot high wrought iron screen on top of the block wall. The elevation plans feature architectural details such as coated stucco foam trim, stucco exterior walls, and stone veneer.

Floor Plans

The applicant is proposing floor plans with varying designs which include the following: bedrooms, living room, kitchen, garage, dining room, laundry room, mud room, foyer, patio, courtyard, utility room, and den. The overall area for the proposed homes vary from a minimum of 2,412 square feet to a maximum of 3,583 square feet.

Signage

Signage is not a part of this request.

Applicant’s Justification

Per the applicant’s submitted justification letter, the increase in finished grade is required due to the extensive cross slopes of the existing site. The applicant states that approval of this design review will not have negative effects to the surrounding neighborhood.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| ZC-0296-01 | Reclassified various parcels within the Lone Mountain area to RNP-I and RNP-II zoning to preserve the residential character of the area | Approved by BCC | September 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|----------------------------------|------------------------|---------------------------|
| North, East, & West | Rural Neighborhood Preservation | R-E | Single family residential |
| South | Rural Neighborhood Preservation | R-E | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|--|
| TM-19-500013 | A tentative map for 8 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

Current Planning

Design Review #1

Staff finds that the proposed homes are architecturally compatible with the surrounding area. Staff does not foresee any negative impacts with regards to the overall design of the home. Therefore, staff can support this request.

Public Works - Development Review

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.

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

- 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 30 feet for El Campo Grande Avenue, 30 feet for Egan Crest Drive, 30 feet for Corbett Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 that for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSH HARNEY

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone: (702) 870-8771
Fax: (702) 878-2695

February 14, 2019

DR-19-0141

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Egan Crest Estates
APN 126-25-701-068


To Whom It May Concern,

Please let this letter serve as a request for a Design Review to increase the finished grade up to 3' in height, along the easterly property line. This is required due to the extensive cross slopes (13' foot of fall on average) in the existing condition.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



John R. Gustafson, P.E.
Project Engineer



CIVIL ENGINEERING

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 checked="" 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>2/13/19</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: <u>JOR</u> FEE: <u>\$675</u> CHECK #: <u>25052</u> COMMISSIONER: <u>LPB</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>DR-19-0/34</u> TAB/CAC: <u>LONE Mountain</u> TAB/CAC MTG DATE: <u>3/12</u> TIME: <u>630</u> PC MEETING DATE: <u>4/2/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ | |
| | PROPERTY OWNER NAME: <u>Destiny Homes LLC / Gus Misherfi</u> ADDRESS: <u>2305 Diamondback Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 338-0792</u> CELL: _____ E-MAIL: <u>gus@destinyhomesllc.com</u> | APPLICANT NAME: <u>Destiny Homes LLC / Gus Misherfi</u> ADDRESS: <u>2305 Diamondback Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 338-0792</u> CELL: _____ E-MAIL: <u>gus@destinyhomesllc.com</u> REF CONTACT ID #: _____ | CORRESPONDENT NAME: <u>Taney Engineering / Janna Felipe</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>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u> |

ASSESSOR'S PARCEL NUMBER(S): 138-05-701-008
 PROPERTY ADDRESS and/or CROSS STREETS: Bonita Vista and Craig
 PROJECT DESCRIPTION: Single Family / 4-Lot Residential Subdivision

(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.

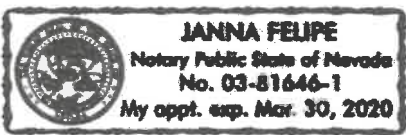
Ghassan Misherfi
 Property Owner (Signature)

GHASSAN MISHERFI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 16, 2018 (DATE)
 By Ghassan Misherfi

NOTARY PUBLIC: Janna Felipe



*NOTE: Complete 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

February 11, 2019

DR-19-0134

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

CIVIL
ENGINEERING

Re: **Craig Estates**
Bonita Vista and Craig (APN 138-05-701-008)
Design Review for Additional Fill
Justification Letter

To Whom It May Concern:

Taney Engineering is respectfully submitting a justification letter for the Design Review for Additional Fill. The proposed subdivision is a 4-lot residential subdivision in R-E (Rural Estates) zoned property. The proposed single-family residential project is compatible with the surrounding existing residential lots sizes in the surrounding area which is primarily developed as rural estate single-family homes. A drainage study is approved on the project.

Design Review

Due to the nature of the site and Clark County requirements, fill in excess of 18" over the existing residences lot grades are required to develop. Efforts have been made to minimize this fill by creating a drainage easement that allows flow in the cul-de-sac to drain to Craig Road without having to first flow to Bonita Vista. Swales around the lot and any future structures must be a minimum 1%. These requirements necessitate fills higher than 18".

Pursuant to Title 30.32.040.a.9, this Design Review is required as the existing grade of the property is being raised more than 18", but less than 3ft, over the neighboring existing residential homes on the south side of the property. The lots adjacent to existing residential are lots 3 and 4. Retaining walls will be no more than 3ft exposed height with 6ft screen walls above. Fills/Exposed retaining up to 6ft on the east side of the property are also proposed, however, this area is Undeveloped and currently within Title 30 requirements for retaining/fill adjacent to undeveloped property, not residential.

We are hopeful this letter clarifies our intent. Should you have further questions, please do not hesitate to contact this office.

Sincerely,

Rebecca Chiriboga
Taney Engineering

04/02/19 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

STANGE AVE/CHIEFTAIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0113-ANDERSEN, JEFF & ALLISON:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback from the right-of-way for a proposed detached accessory structure; and 2) allow for a second driveway on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Chieftain Street and the south side of Stange Avenue within Lone Mountain. LB/sd/ja (For possible action)

RELATED INFORMATION:

APN:

138-06-606-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback from the right-of-way (Stange Avenue) to 5 feet where 10 feet is required per Section 30.56.040 (50% reduction).
2. Allow for a second driveway.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4490 N. Chieftain Street
- Site Acreage: 0.5
- Number of Lots: 1
- Project Type: Detached accessory structure
- Height (feet): 20
- Square Feet: 1,383

Site Plans

The plans depict a proposed 1,383 square foot detached accessory structure in conjunction with an existing single family residence. The single family residence is 2,888 square feet in size. The proposed detached accessory structure will be located in the northeast portion of the rear yard adjacent to Stange Avenue and will be set back 5 feet from the rear property line and existing

right-of-way. Access to the property is from an existing cul-de-sac off of Chieftain Street where an existing driveway is located adjacent to the east property line. The proposed detached garage will be accessed from both the existing driveway and from a secondary access from Stange Avenue. Currently, there is an existing 12 foot wide gate for the secondary driveway. The proposed detached accessory structure will meet the minimum 6 foot separation from the principal residence and meet the required rear and side yard setbacks. An existing storage trailer will be removed by the applicant.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict a 1,383 square foot detached garage constructed of stucco finish with decorative features and a concrete tile pitched roof. The proposed detached garage is 20 feet in height. Roll-up doors are shown on both the north and south elevations with the south elevation being 18 feet wide and the north elevation being 12 feet wide. The proposed structure will be architecturally compatible with the existing single family residence.

Floor Plans

The plans show a 1 story, 1,383 square foot accessory detached structure. The floor plan is open with a 14 foot ceiling, bathroom with a shower stall, and a small room for a water heater.

Applicant's Justification

The applicant states that the proposed detached garage will allow for storing of an RV and workshop tools. According to the applicant, maintaining the requisite 6 foot separation from the principal building would in turn decrease the overall length of the garage in order to meet the 10 foot setback requirement from the right-of-way. This would limit the overall length to 32 feet when measured to the outside and reduce the useable interior space when considering purchasing an RV or 5th Wheel. The applicant feels the reduction in the 10 foot setback will have minimal impact along Stange Avenue, which serves as an access road to just a few residential homes and has minimal traffic flow.

In addition, the applicant is requesting a waiver to allow for a second driveway for the property located along Stange Avenue. The existing driveway and associated gate were in existence when the applicant moved into the house. The secondary driveway transverses the entire lot, front to back, and the applicant would like to continue utilizing this driveway. This would allow for pull through access to the proposed detached garage from both Chieftain Street and Stange Avenue. In addition, the applicant states that the current slope of the existing driveway from Chieftain Street would cause his RV to bottom out, access from Stange Street would help prevent damage to the driveway, RV, and the street.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------------|----------------------------------|------------------------|---------------------------|
| North, South, East & West | Rural Neighborhood Preservation | R-E | Single family residences. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver 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 finds that this request is a self-imposed hardship. The applicant has not provided compelling justification to warrant the approval of this application to reduce the setback from the right-of-way. The proposed location of the accessory detached structure on the property and the size of the parcel is sufficient to allow all setbacks and separations to be met without the need for setback reduction. No other adjacent properties have a detached garage along Stange Avenue. The request does not comply with Urban Specific Policy 10, which encourages site designs to be compatible with adjacent land uses. Therefore, staff cannot support the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the second driveway on the property since it meets all standards for separation from the intersection and the adjacent property. The applicant must ensure that the gate does not swing into the right-of-way.

Staff Recommendation

Approval of waiver of development standards #2; and denial of waiver of development standards #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,

- 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

- Applicant is advised that gates may not swing into the public right-of-way.

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: JEFF ANDERSON

CONTACT: JEFF ANDERSON, 4490 N. CHIEFTAIN 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 type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" 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>2/5/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$ 475.00</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>L.B</u> OVERLAY(S)? <u>RNP-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>WS-19-0113</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>3/12</u> TIME: <u>6:30</u> PC MEETING DATE: <u>4/2/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</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: _____ | |
| | PROPERTY OWNER NAME: <u>Jeff Andersen</u> ADDRESS: <u>4490 N. Chieftain St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>(707) 592-4232</u> CELL: <u>(707) 592-4232</u> E-MAIL: <u>JPANDERSEN04@GMAIL.COM</u> | APPLICANT NAME: <u>Jeff Andersen</u> ADDRESS: <u>4490 N. Chieftain St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: _____ CELL: <u>(707) 592-4232</u> E-MAIL: <u>JPANDERSEN04@GMAIL.COM</u> REF CONTACT ID #: _____ | CORRESPONDENT NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 138-06-606-001
 PROPERTY ADDRESS and/or CROSS STREETS: 4490 N. Chieftain St, Las Vegas, NV 89129
 PROJECT DESCRIPTION: Detached Garage

(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.

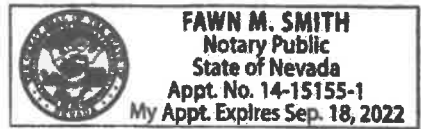
Jeff Andersen
 Property Owner (Signature)*

Jeff Andersen
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 18th January 2019 (DATE)

By Fawn M. Smith
 NOTAR PUBLIC:



*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.

Justification letter for variance:

The variance being requested would not have been done so if I felt that the deviation from the established regulations would cause harm or inconvenience to my neighbors and/or community nor if it would negatively impacted the aesthetics or value of my property or the surrounding properties.

There are a number of reasons for my request. With the current offset rules for my property, to enable a two car garage door and maintain the 6' offset from my primary residence the maximum length of the garage would be 32.5' measured to the outside. This being the case that would leave right around 30' or usable interior length. Based on that design the auxiliary portion of the garage would be diminished to a 20' exterior length. Why is that of concern to me:

- 1) A 30'-35' class C motor coach will not fit in this garage, Even smaller motorhomes up to 26' would be a tight fit as there would not be room to maneuver around if the doors are closed, and it certainly would not fit if there was a bike rack on the tow hitch or possibly even a ladder strapped to the back.
- 2) This shortened length would also preclude a large selection of RVs and 5th wheels.
- 3) A Class A motorhome will not fit with either configuration nor is the height of the garage designed to accommodate that size vehicle.
- 4) The "shop" or auxiliary section of the garage with an interior dimension of around 18.5' is not long enough for the shop layout to enable standard 8' sheets of plywood to be ripped on a table saw. With the requested variance the length would increase to 25' which is adequate space for ripping wood. For safe cutting I would not want to have less than 25' to rip wood. To move the tools into the large garage area would require the movement of heavy saws and clearing a path to accommodate such movement as well as the removal of all RVs and boats that will be stored in the larger section, it would also be more disruptive to neighbors for the equipment to be run with the doors open. With the current design I can complete all work in the shop and minimize disturbing neighbors with tool noise.
- 5) The case may be made to say if you remove the bathroom then there would be room to cut wood. This is an option but I am jumping through a lot of hoops to get a functional bathroom in the garage because first of all it will be handy to have access to water and a toilet in that location. Likewise, our primary residence was designed such that there is not a bathroom close to the backyard, the closest bathrooms are in our kids bedrooms, which is not convenient for pool activities or guests who come to swim or visit with our family in the backyard. The garage bathroom will be a quick easily accessible facility for those who are outside to access without having to track wet feet and swim suits through our house.


Additionally, is the current 10' offset rule in place for safety? If it is a matter of public safety. It should be noted that Stange Rd behind my house serves as access to very few houses and sees minimal traffic. In fact the section that is behind my house is paved only for a combined total of about .7 miles to the east and west. The road is not a thorough fare as it dead ends into Jensen (before it reaches Jensen there is an unpaved section) on the West, past Jensen to the West is Lone Mtn Park and the physical Lone Mtn so the road has no hope of becoming a through street that connects major streets to the West. To the East Stange ends at Kevin and turns into dirt any further East. Likewise to the East is Queens Brook and Tuscon Ridge neighborhoods and there is no way for Stange to continue any further east. That being said, Stange Ave that crosses behind my house is a quiet road that does not see much traffic. Also it should be noted that if allowed this variance the garage would still be some 20' from the closest paved section of the Stange, which is much farther than many others who have detached structures 10' from their property line with a road immediately on the other side of the property line. I have looked in my area and see a number of houses that are south of Lone Mountain in the Tuscon Ridge neighborhood who appear to have detached structures closer to that major street than I would be on Stange, which is not busy. If the offset rule is for utility access it should be noted that there are no water or sewer lines that run on the southside of Stange Ave around my property, nor are there any underground or overhead power lines that the would be affected. There are no sidewalks or street lights or culverts on Stange anywhere near my property. The garage if allowed into the easement would be approximately 120' out the back gate to the nearest neighbor off of Stange. The garage is not immediately in front of any house. Across the street on Stange is the side/back yard of my neighbor. I have personally discussed my plans and request for a variance with all my immediate neighbors that surround my property and fully support the variance as requested. (see attached signatures)


In summary, I would appreciate a variance to accommodate a bathroom, class C+ RV and allow for a safe and efficient wood shop.


Thank you for your consideration in this matter,
Jeff Andersen
(707) 592 4232


Andersen Detached Garage Neighbor Approval

I am have been made aware by Jeff Andersen, the owner, of 4490 N. Chieftain, Las Vegas, NV 89129 of his intention to build a detached garage on his property. I have reviewed, with him, the site plan, elevations, and floor plan that are to be submitted in the waiver application. I am aware that he is requesting a waiver of developmental standards by requesting to build the North side of the garage 5 feet from his property line instead of the required 10 feet. I do not have a problem with this requested variance and fully support an approval of his request to build the detached garage 5 feet from his North property line.


Name: *Tim Lewis*
Signature: 
Address: *4480 N CHIEFTAIN*
Contact number: *702-979-0795*

Name: *RON SCHMIT*
Signature: 
Address: *4460 N. CHIEFTAIN*
Contact number: *(702) 316-9895*

Name: *VICTOR GONZ*
Signature: 
Address: *9280 Stange Ave*
Contact number: *(702) 863-6263*

Name: *ANTHONY VELASQUEZ*
Signature: 
Address: *4470 N. CHIEFTAIN ST*
Contact number: *(702) 501-2888*

Name: *Lance Gonzales*
Signature: *Lance Gonzales*
Address: *4455 N. Chieftain St.*
Contact number: *702-592-8372*

Name: *DENISE ORTEGA*
Signature: 
Address: *4495 N. Chieftain St*
Contact number: *702-232-8376*

Name: *VERONICA CASTANEDA*
Signature: *Veronica Castaneda*
Address: *9260 Stange Ave*
Contact number: *702 645-4318*

Name:
Signature:
Address:
Contact number:

RESIDENTIAL DEVELOPMENT
(TITLE 30)

TEE PEE LN/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0122-WILLS, ROBERT C. & PATRICIA Z.:

WAIVER OF DEVELOPMENT STANDARDS to allow a proposed single family residential lot to have access to a collector street where not permitted on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Tee Pee Lane and the north side of Lone Mountain Road within Lone Mountain. LB/sd/ja (For possible action)

RELATED INFORMATION:

APN:

125-31-804-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Aereage: 1
- Number of Lots/Units: 2
- Project Type: Single family residential development

Site Plans

The plans submitted show a 2 lot subdivision with frontage along Lone Mountain Road to the south and Tee Pee Lane to the west. The eastern lot will have access from Lone Mountain Road, which is an arterial street. Each lot will be 21,562 square feet in both gross and net size.

Landscaping

No landscaping is required or proposed with this application.

Applicant's Justification

The waiver to allow access to Lone Mountain Road is for the eastern lot of the 2 lot subdivision. According to the applicant, this proposed access onto Lone Mountain Road is a requirement of MSM-18-600105. The applicant states that there are 11 existing residences that have access onto Lone Mountain Road in the surrounding area and that there are other undeveloped parcels that

will require such access in the future. According to the applicant this new residential driveway Lone Mountain Road will not affect the safety and welfare of the general public that travel along this road. The other parcel to the west will have access onto Tee Pee Lane.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| VS-1663-93 | Vacated and abandoned patent easements | Approved by BCC | November 1993 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|-----------------|--------------------------|
| North | Rural Neighborhood Preservation (2 du/ac) | R-E | Single family residences |
| South & East | Rural Neighborhood Preservation (2 du/ac) | R-E | Undeveloped |
| West | Rural Neighborhood Preservation (2 du/ac) | R-E | Single family residence |

Related Applications

| Application Number | Request |
|--------------------|-----------------------------------|
| MSM-18-600105 | Minor subdivision map for 2 lots. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 is concerned that the design may create public safety issues and the site should be redesigned to avoid direct access to a arterial street (Lone Mountain Road). There have been traffic issues in other areas of the County where single family residential dwellings have direct access to arterial and collector streets; however, there are other design options available for the subdivision layout, including a cul-de-sac layout that would not require ingress/egress off of Lone Mountain Road. Staff finds that this request conflicts with Urban Specific Policy 33 of the Comprehensive Master Plan, which states that parcels that have a residential land use designation should not have access to collector or arterial streets. Staff finds that the proposed request is a self-imposed hardship due to the proposed layout of the site.

Public Works - Development Review

Staff concurs with the Current Planning analysis regarding the safety issues with residential lots accessing arterial streets. Title 30 specifically prohibits lots accessing an arterial street unless the lot was created prior to the adoption of Title 30 in 2001. The subject lot that is intended to be split into 2 lots has direct access to Tee Pee Lane, a local street. As an undeveloped parcel, the subdivision map can be created to allow the east half of the site to directly access Tee Pee Lane via an access easement. Accessing a local street is safer for the residents, their guests, and the public.

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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- Applicant shall install a circular driveway in compliance with Uniform Standard Drawing 222 or provide an alternate means of on-site turnaround to preclude vehicles from backing into Lone Mountain Road.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is to contact either the Southern Nevada Health District concerning the use of an individual disposal system, or 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTEGRITY ENGINEERING
CONTACT: INTEGRITY ENGINEERING, 1771 E. FLAMINGO ROAD, SUITE 218-B, LAS VEGAS, NV 89119

DRAFT



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: <u>2/7/19</u> | APP. NUMBER: <u>WS-19-0122</u> |
| | PLANNER ASSIGNED: <u>SWD</u> | TAB/CAC: <u>Lone Mountain</u> |
| | ACCEPTED BY: <u>SWD</u> | TAB/CAC MTG DATE: <u>3/12/19</u> TIME: <u>6:30</u> |
| PROPERTY OWNER | FEE: <u>\$ 475.00</u> | PC MEETING DATE: <u>4/2/19</u> |
| | CHECK #: <u>217/19</u> | BCC MEETING DATE: _____ |
| | COMMISSIONER: <u>L.B</u> | ZONE / AE / RNP: <u>R-E</u> |
| APPLICANT | OVERLAY(S)? <u>RNP-I</u> | PLANNED LAND USE: <u>RNP</u> |
| | PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N | NOTIFICATION RADIUS: <u>500</u> SIGN? Y / N |
| | TRAILS? Y <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> N | LETTER DUE DATE: _____ |
| CORRESPONDENT | APPROVAL/DENIAL BY: _____ | COMMENCE/COMPLETE: _____ |
| | NAME: <u>Robert C. & Patricia Z. Wills</u> | |
| | ADDRESS: <u>6603 Ruddock Dr.</u> | |
| | CITY: <u>N. Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> | |
| | TELEPHONE: <u>-</u> CELL: <u>702-813-2263</u> | |
| | E-MAIL: <u>vegas120polodad@gmail.com</u> | |
| | NAME: <u>Integrity Engineering</u> | |
| | ADDRESS: <u>1771 E. Flamingo Rd., Ste. 218-B</u> | |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> | |
| | TELEPHONE: <u>456-4664</u> CELL: <u>683-3398</u> | |
| | E-MAIL: <u>ernie@integrity-engineering.net</u> REF CONTACT ID #: _____ | |
| | NAME: <u>Ernest Freggiaro, P.E.</u> | |
| | ADDRESS: <u>1771 E. Flamingo Rd., Ste. 218-B</u> | |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> | |
| | TELEPHONE: <u>456-4664</u> CELL: <u>683-3398</u> | |
| | E-MAIL: <u>ernie@integrity-engineering.net</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 125-31-804-008

PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain Rd. & Tec Pcc Lane

PROJECT DESCRIPTION: 2 Single Family lots. 1 with access onto Lone Mt. Rd.

(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

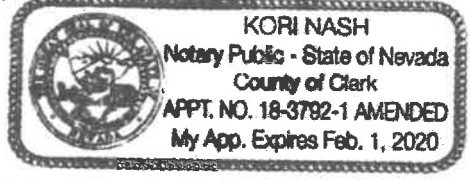
Robert C. Wills
 Property Owner (Signature)*

ROBERT C. WILLS
PATRICIA Z WILLS
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 14 January 2019 (DATE)
 By Robert Wills AND Patricia Wills

NOTARY PUBLIC: Kishok



*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.

JUSTIFICATION LETTER

**WAIVER OF DEVELOPMENT STANDARDS
TO**

**ALLOW A RESIDENTIAL DRIVEWAY TO ACCESS ARTERIAL STREET
NORTHEAST CORNER OF LONE MOUNTAIN ROAD & TEE PEE LANE**

OWNER – ROBERT C. & PATRICIA Z. WILLS

APN: 125-31-804-008

WE RESPECTFULLY REQUEST APPROVAL OF THE SUBMITTED DOCUMENTS TO ALLOW ONE DRIVEWAY ONTO LONE MOUNTAIN ROAD. THIS IS A REQUIREMENT OF MSM-18-600105. AS A CONDITION OF THE PRELIMINARY REVIEW DATED NOVEMBER 26, 2018, APPLICANT MUST APPLY FOR A WAIVER OF DEVELOPMENT STANDARDS TO ALLOW RESIDENTIAL ACCESS ONTO ANY COLLECTOR OR ARTERIAL STREET.

TWO (2) LOTS ARE BEING CREATED FROM LOT 4 OF PARCEL MAP, FILE 86, PAGE 78. THE NEW WEST ½ ACRE IS ACCESS FROM N. TEE PEE LANE. THE NEW EAST ½ ACRE REQUIRES ACCESS FROM LONE MOUNTAIN ROAD. PLEASE SEE ATTACHED PLAN FOR DRIVEWAY LOCATIONS.

WE HAVE ATTACHED AN EXHIBIT THAT SHOWS CURRENT RESIDENTIAL DRIVEWAY LOCATIONS ALONG LONE MOUNTAIN ROAD FROM DURANGO TO JENSEN. THERE ARE 11 EXISTING RESIDENCES THAT HAVE ACCESS ONTO LONE MOUNTAIN. THERE ARE ALSO VACANT PARCELS THAT WILL REQUIRE ACCESS IN THE FUTURE.

SINCE THIS PARCEL MAP IS ASKING FOR AN ACCEPTABLE LOT SPLIT AND THE CURRENT 1 ACRE LOT HAD ACCESS OFF LONE MOUNTAIN, WE ARE NOT CREATING ANOTHER ACCESS. THE OTHER LOT CREATED WILL HAVE ACCESS ONTO TEE PEE LANE.

THIS NEW RESIDENTIAL DRIVEWAY ALONG A 1.5 MILE LENGTH OF LONE MOUNTAIN ROAD, DOES NOT AFFECT THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC THAT TRAVELS THIS ROAD

WE RESPECTFULLY REQUEST APPROVAL OF THIS WAIVER OF DEVELOPMENT STANDARDS.

SUBMITTED BY INTEGRITY ENGINEERING.

ERNEST FREGGIARO, P.E.

INCREASE WALL HEIGHT
(TITLE 30)

CONOUGH LN/GRACEMOOR CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0127-WILSON, SULEYMAN & ELIZABETH:

WAIVERS OF DEVELOPMENT STANDARDS 1) to increase the block wall height; and 2) allow alternative screening within the front yard in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Gracemoor Court, 527 feet east of Conough Lane within Lone Mountain. LB/jor/ja (For possible action)

RELATED INFORMATION:

APN:
125-33-712-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the existing wall height to 8 feet where 6 feet is permitted per Section 30.64.020 (a 33% increase).
2. Allow an 8 foot high decorative block wall in the front yard where a maximum 6 foot high decorative fence is permitted per Table 30.64-1 (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7711 Gracemoor Court
- Site Acreage: 0.6
- Project Type: Increase wall height
- Number of Stories: 1 (existing residence)
- Height (feet): 22 (existing residence)/6 (existing block wall)/8 (proposed block wall)
- Square Feet: 3,350 (existing residence)

Site Plan

The site plan depicts an existing single family residence that is 527 feet east of Conough Lane. The residential lot is centrally located within the subdivision and the front façade and driveway of the residence face east, while the side/rear yard (north property line) is adjacent to Gracemoor Court. The subject property has an existing 6 foot high perimeter block wall along the east

(front), west (rear), and side yards (north and south). The northern block wall is set back 4 feet from the curb, the return walls facing east are behind the front façade of the residence, and the west and south block walls are adjacent to the property lines. The applicant is proposing to increase the existing perimeter block wall height to 8 feet.

Landscaping

Existing landscaping is located throughout the subject property and no changes are proposed or required to the existing landscaping.

Elevations

The photos and plans depict an existing block wall along the perimeter of the applicant's front, rear, and side yards. Per the applicant the existing wall was built to the standard height of 6 feet; however, due to the fill of the existing grade, the inside of the wall measures between 5 and 5.5 feet in height within the front, side, and rear yards; therefore, the applicant is requesting to increase the height to 8 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the owner of the residence is requesting to increase the wall height in order to properly secure their household pet (dog) within the limits of their yard.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|---------------------------|---------------|
| ADET-1372-06 (WS-1928-04) | Administrative extension of time for reduced lot area, allowed over-length street, waived full off-sites (curb, gutter, street lights, sidewalk, & partial paving) for Buffalo Drive – until August 1, 2007 to commence | Approved Administratively | December 2006 |
| VS-1520-06 | Portion of right-of-way being La Madre Way – withdrawn | Withdrawn | November 2006 |
| TM-0454-06 | 15 lot single family residential subdivision | Approved by PC | December 2006 |
| VS-0095-06 | Vacated and abandoned a portion of right-of-way being La Madre Way – recorded | Approved by PC | March 2006 |
| WS-1928-04 | Reduced lot area, allowed over-length street, waived full off-sites (curb, gutter, street lights, sidewalk, & partial paving) for Buffalo Drive | Approved by BCC | December 2004 |
| TM-0638-04 | Single family residential subdivision (15 lots and 4 common elements) – expunged | Approved by BCC | December 2004 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| ZC-0296-01 | Reclassified various parcels within Lone Mountain to R-E RNP-I, R-A RNP-I , & R-A RNP-II zoning | Approved by BCC | September 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|---|-----------------|---------------------------------------|
| North, West, & East | Rural Neighborhood Preservation (2 du/ac) | R-E | Single family residence |
| South | Rural Neighborhood Preservation (2 du/ac) | R-E | Single family residence & undeveloped |

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 understands the applicant's need to secure their household pet (dog); however, a proposed 8 foot high block wall would be out of character for the overall community and code requirements preserve the appeal and integrity of a neighborhood as well as adverse visual impacts. Staff is concerned with the predominant aesthetic of a proposed 8 foot high block wall. To soften and enhance the streetscape, staff recommends landscaping to be planted adjacent to the north block wall along Gracemoor Court. Staff does not support this request.

Waiver of Development Standards #2

Staff understands that the subject property has an existing block wall facing the front yard; however, a proposed 8 foot high decorative block wall is not permitted per Title 30. Per the applicant, the access gates along the east property line (front yard) will be replaced to match the height of the proposed wall; however, since staff cannot support waiver of development standards #1, staff also cannot support waiver of development standards #2.

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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Landscaping to be planted along the north block wall (adjacent to Gracemoor Court).
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval, and any 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROBERT SCHOMBS

CONTACT: ROBERT SCHOMBS, RTS CONCRETE, INC., 5865 N. TORREY PINES DRIVE, LAS VEGAS, NV 89130



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: <u>2/8/19</u> | APP. NUMBER: <u>WS-19-0127</u> |
| | PLANNER ASSIGNED: <u>JLR</u> | TAB/CAC: <u>LOVE MOUNTAIN</u> |
| | ACCEPTED BY: <u>JLR</u> | TAB/CAC MTG DATE: <u>3/12</u> TIME: <u>6:30P</u> |
| | FEE: <u>\$475</u> | PC MEETING DATE: <u>4/2/19</u> |
| | CHECK #: <u>14200</u> | BCC MEETING DATE: _____ |
| | COMMISSIONER: <u>LPB</u> | ZONE / AE / RNP: <u>RE RNP</u> |
| | OVERLAY(S)? _____ | PLANNED LAND USE: <u>RNP</u> |
| | PUBLIC HEARING? <u>Y</u> <u>N</u> | NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> <u>N</u> |
| TRAILS? <u>Y</u> <u>N</u> PFNA? <u>Y</u> <u>N</u> | LETTER DUE DATE: _____ | |
| APPROVAL/DENIAL BY: _____ | COMMENCE/COMPLETE: _____ | |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>SULEYMAN L WILSON</u> |
| | ADDRESS: <u>7711 GRACEMOOR CT</u> |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> |
| | TELEPHONE: _____ CELL: <u>760 705 0216</u> |
| | E-MAIL: <u>tunk86@hotmail.com</u> |

| | |
|------------------|---|
| APPLICANT | NAME: <u>ROBERT SCHOMBS</u> |
| | ADDRESS: <u>5865 N. Torrey Pines Dr.</u> |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> |
| | TELEPHONE: <u>702-335-0999</u> CELL: <u>702-335-0999</u> |
| | E-MAIL: <u>rsconwrck@msn.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|---|
| CORRESPONDENT | NAME: <u>ROBERT SCHOMBS</u> |
| | ADDRESS: <u>5865 N. Torrey Pines Dr.</u> |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> |
| | TELEPHONE: <u>702-335-0999</u> CELL: <u>702-335-0999</u> |
| | E-MAIL: <u>rsconwrck@msn.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 125-33-712-005

PROPERTY ADDRESS and/or CROSS STREETS: 7711 GRACEMOOR CT.

PROJECT DESCRIPTION: Wall Height. (WAIVER)

(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 (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Jan 29 2019 (DATE)
 By Jorge Lopez
 NOTARY PUBLIC: _____



*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.

January 27/2019

To Whom it May Concern:

We are Suleyman L Wilson and Elizabeth J Wilson.

We are the current owners of residence 7711 Gracemoor Ct, Las Vegas, Nv 89149.

We are providing a letter of explanation as to the need for a Height increase on our Block Wall.

This is being requested to contain our dog.

The Block Wall is currently being measured inside at 3-1/2 to 4' foot due to interior land fill. We are requesting to build the wall to 8' foot maximum foundation height.

We would appreciate your approval with this request.

Sincerely,

Suleyman and Elizabeth Wilson

760-705-0216

A handwritten signature in black ink that reads "Elizabeth Wilson". The signature is written in a cursive style with a large, stylized initial "E".

PLANNER
COPY

WS-19-0127

OFF-SITE IMPROVEMENTS
(TITLE 30)

EULA ST/TROPICAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0115-USA:

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) in conjunction with a proposed single family residential development on 5.0 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the southeast corner of Tropical Parkway and Eula Street within Lone Mountain. LB/jor/ja (For possible action)

RELATED INFORMATION:

APN:

125-30-301-008

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Tropical Parkway where required per Chapter 30.52.

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
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,018/28,058 (net and gross)
- Project Type: Off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving)
- Number of Stories: 1
- Building Height (feet): Up to 27
- Square Feet: 3,450 to 5,100

Site Plan

The plan depicts a proposed single family residential development consisting of 8 lots with a density of 1.6 dwelling units per acre. The site has frontage along Tropical Parkway to the north, Eula Street to the west, and Corbett Street to the south. The plans show 6 lots will have access from Eula Street, 1 lot for Corbett Street, and 1 lot from Tropical Parkway.

Landscaping

All of the proposed lots face the perimeter streets and the future homeowners will provide their own front yard landscaping. The 2 corner lots will provide 6 foot wide landscape strips consisting of trees along the side streets.

Elevations

The plans depict 6 different homes which are all 1 story with a maximum height of 22 feet. All of the homes have pitched roofs with concrete tile for roofing material. The exterior of the homes will include combinations of stucco finish painted in earth tone colors, stone or brick veneer, and other architectural enhancements.

Floor Plans

The plans depict 6 different floor plans that are between 3,450 square feet to 5,100 square feet in area. The home options include 3 to 5 bedrooms and garage spaces for 3 to 5 cars.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant is requesting to develop the site while keeping Tropical Parkway to rural street standards. The applicant is requesting to waive curb, gutter, sidewalks, streetlights, and partial paving requirements for Tropical Parkway. Per the applicant, waiving this requirement will comply and be more harmonious with development trends within the Lone Mountain community while keeping the integrity of the system of equestrian and multi-use trails.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| WS-18-0871 | Allowed a residential lot to have access to a collector street (Tropical Parkway) and increased the wall height, with a design review for increased finished grade and a single family residential development | Approved by BCC | February 2019 |
| TM-18-500210 | 8 lot single family residential development | Approved by BCC | February 2019 |

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 |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Public Works - Development Review

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RCI ENGINEERING – AMBER DOLCE

CONTACT: RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

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 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>2/6/2019</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: <u>JOR</u> FEE: <u>\$475</u> CHECK #: <u>699754</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>RNPI</u> PUBLIC HEARING? <u>Y</u> / N TRAILS? <u>Y</u> / N PFNA? <u>Y</u> / N APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>WS-19-0115</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC MTG DATE: <u>3/12</u> TIME: <u>6:30P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/3/2019</u> ZONE / AE / RNP: <u>RE' RNPI</u> PLANNED LAND USE: <u>RNPI</u> NOTIFICATION RADIUS: <u>300</u> SIGN? <u>Y</u> / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER | NAME: <u>D.R. Horton, Inc</u> ADDRESS: <u>1081 Whitney Ranch Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: <u>702-806-1488</u> E-MAIL: <u>mpcuddy@drhorton.com</u> | |
| | APPLICANT | NAME: <u>D.R. Horton, Inc</u> ADDRESS: <u>1081 Whitney Ranch Dr, Suite 141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-806-1488</u> CELL: _____ E-MAIL: <u>mpcuddy@drhorton.com</u> REF CONTACT ID #: _____ | |
| | CORRESPONDENT | NAME: <u>RCI Engineering/Chris Thompson</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>cthompson@rcinevada.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 125-30-301-008

PROPERTY ADDRESS and/or CROSS STREETS: W Tropical Pkwy and N Eula St

PROJECT DESCRIPTION: Please see attached justification letter

(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)*

Bradley F Burns
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Dec 3rd 2018 (DATE)
 By Bradley F Burns

NOTARY PUBLIC: Barbara A Gross

BARBARA A. GROSS
 Notary Public, State of Nevada
 Appointment No. 98-2673-1
 My Appt. Expires Mar 24, 2027

*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.

WS-19-0115

RCI Engineering

February 6, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

**RE: Justification Letter -Waiver of Development Standards
Tropical and Eula by DR Horton**

On behalf of our client, DR Horton Inc, we have prepared the following letter in support of a Waiver of Development Standards for the Tropical and Eula Single Family Residential Development. This application is a follow up application to WS 18-0871 and TM 18-500210.

The Subject site consists of a 5 gross acre parcel located at the southeast corner of West Tropical Parkway and North Eula Street, Assessor's Parcel Number 125-30-301-008. The property is bound on the all four sides by R-E (Rural Estates Residential) zoned land, which has a planned land use of RNP (Rural Neighborhood Preservation). All of the surrounding parcels are developed with Single family residential residences.

The proposed development will consist of 8 single family residential lots on 5 acres with a density of 1.6 dwelling units per acre. Lots range in size between minimum 20,018 square feet and maximum 28,058 square feet, with an average lot size of 22,002 square feet.

Waiver of Development Standards

AND PARTIAL PAVING

A Waiver of Development Standards is being requested to allow Tropical Parkway to be built to Rural Standards. The applicant proposes to develop Tropical Parkway without curb and gutter, sidewalk and street lights, which will be in keeping with the development trends within this area of Lone Mountain. With Tropical Parkway being cut off from ever making a connection to the I-215 beltway and the defined east west arterial of Ann Road expansion and development of Tropical Parkway corridor with uses other than rural residential, which dominate the area, is not realistic. Furthermore, this area of Lone Mountain has been designated by Clark County to accommodate a system of equestrian and multi-use trails. Most notably is the designation of Tropical Parkway as a corridor for a Connecting trail as identified on the Clark County Trails Map, Las Vegas Valley.

The applicant feels that the request for rural roadway standards will keep the proposed development in harmony with the surrounding development, land use and rural life style of area.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2106.

Sincerely,

RCI Engineering

A handwritten signature in blue ink that reads "Amber Dolce for:".

Chris Thompson, P.E.
Principal

INCREASE FINISHED GRADE
(TITLE 30)

CRAIG RD/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0134-DESTINY HOMES, LLC:

DESIGN REVIEW for increased finished grade in conjunction with a proposed 4 lot single family residential development on 2.5 acres in a R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. LB/jor/ja (For possible action)

RELATED INFORMATION:

APN:

138-05-701-008

DESIGN REVIEW:

Increase the finished grade to 36 inches where 18 inches is the maximum per Section 30.32.040 (a 100% 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: 2.5
- Number of Lots: 4
- Density (du/ac): 2
- Project Type: Increase finished grade

Site Plan

The site plan depicts a proposed 4 lot single family residential development with a density of 2 dwelling units per acre. The lots range from a minimum area of 20,258 square feet (gross) and 17,380 square feet (net) to a maximum of 22,570 square feet (gross) and 20,013 square feet (net). The subject property is located on the southeast corner of Craig Road and Bonita Vista Street. Ingress/egress to the proposed development is from Bonita Vista Street via a private cul-de-sac which is oriented east/west; and per the applicant, custom homes are the proposed design for the subject property. The applicant is proposing to increase the finished grade to a maximum of 36 inches where 18 inches is the maximum per code.

Landscaping

Landscaping is not required or a part of this request.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant is requesting to increase the finished grade to allow proper drainage flow from the proposed development. A drainage easement is proposed between Lot 1 and Lot 2 to allow proper flow to drain to Craig Road.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|---------------------------|----------------------|
| VS-19-0030 | Vacated and abandoned patent easements | <i>PC approved/denied</i> | <i>March 5, 2019</i> |
| ET-400139-17 (WS-0642-15) | First extension of time to waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) to allow the applicant to complete parcel map process | Approved by BCC | December 2017 |
| VS-0503-16 | Vacate and abandon 33 foot wide government patent easements – expired | Approved by PC | September 2016 |
| WS-0642-15 | Full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Craig Road in conjunction with a 4 lot single family residential | Approved by BCC | November 2015 |
| ZC-0296-01 | Reclassified various parcels R-E RNP-I, R-A RNP-I, and R-A RNP-II zoning within the Lone Mountain area | Approved by BCC | September 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|---|------------------------|---------------------------------------|
| North, West, & South | Rural Neighborhood Preservation (2 du/ac) | R-E (RNP-I) | Single family residence & undeveloped |
| East | Residential Low (3 du/ac) | R-D | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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.

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

- 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 30 feet for Bonita Vista Street, 50 to 55 feet for Craig Road, and the associated spandrel.
- 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; and that items shown on the plans for this application that are non-compliant and that have not been previously waived must be complied with.

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 that for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JANNA FELIPE

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

DRAFT



CIVIL ENGINEERING

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)
ANNEXATION REQUEST (ANX)
EXTENSION OF TIME (ET)
APPLICATION REVIEW (AR)

STAFF
DATE FILED: 2/13/19
PLANNER ASSIGNED: JOR
ACCEPTED BY: JOR
FEE: \$675
CHECK #: 25052
COMMISSIONER: LB
OVERLAY(S)? N
PUBLIC HEARING? Y/N
TRAILS? Y/N PFNA? Y/N
APPROVAL/DENIAL BY:
APP. NUMBER: DR-19-0/34
TAB/CAC: LONE Mountain
TAB/CAC MTG DATE: 3/12 TIME: 630
PC MEETING DATE: 4/2/19
BCC MEETING DATE:
ZONE / AE / RNP: R-E
PLANNED LAND USE: RNP
NOTIFICATION RADIUS: 500 SIGN? Y/N
LETTER DUE DATE:
COMMENCE/COMPLETE:

PROPERTY OWNER
NAME: Destiny Homes LLC / Gus Misherfi
ADDRESS: 2305 Diamondback Drive
CITY: Las Vegas STATE: NV ZIP: 89117
TELEPHONE: (702) 338-0792 CELL:
E-MAIL: gus@destinyhomesllc.com

APPLICANT
NAME: Destiny Homes LLC / Gus Misherfi
ADDRESS: 2305 Diamondback Drive
CITY: Las Vegas STATE: NV ZIP: 89117
TELEPHONE: (702) 338-0792 CELL:
E-MAIL: gus@destinyhomesllc.com REF CONTACT ID #:

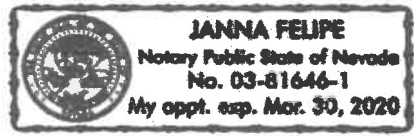
CORRESPONDENT
NAME: Taney Engineering / Janna Felipe
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP: 89118
TELEPHONE: (702)362-8844 CELL:
E-MAIL: jannaf@taneycorp.com REF CONTACT ID #: 132565

ASSESSOR'S PARCEL NUMBER(S): 138-05-701-008
PROPERTY ADDRESS and/or CROSS STREETS: Bonita Vista and Craig
PROJECT DESCRIPTION: Single Family / 4-Lot Residential Subdivision

(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): Ghassan Misherfi
STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON November 16, 2018 (DATE)
By Ghassan Misherfi
NOTARY PUBLIC: Janna Felipe

GHASSAN MISHERFI
Property Owner (Print)



*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

February 11, 2019

DR-19-0134

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

**CIVIL
ENGINEERING**

**Re: Craig Estates
Bonita Vista and Craig (APN 138-05-701-008)
Design Review for Additional Fill
Justification Letter**

To Whom It May Concern:

Taney Engineering is respectfully submitting a justification letter for the Design Review for Additional Fill. The proposed subdivision is a 4-lot residential subdivision in R-E (Rural Estates) zoned property. The proposed single-family residential project is compatible with the surrounding existing residential lots sizes in the surrounding area which is primarily developed as rural estate single-family homes. A drainage study is approved on the project.

Design Review

Due to the nature of the site and Clark County requirements, fill in excess of 18" over the existing residences lot grades are required to develop. Efforts have been made to minimize this fill by creating a drainage easement that allows flow in the cul-de-sac to drain to Craig Road without having to first flow to Bonita Vista. Swales around the lot and any future structures must be a minimum 1%. These requirements necessitate fills higher than 18".

Pursuant to Title 30.32.040.a.9, this Design Review is required as the existing grade of the property is being raised more than 18", but less than 3ft, over the neighboring existing residential homes on the south side of the property. The lots adjacent to existing residential are lots 3 and 4. Retaining walls will be no more than 3ft exposed height with 6ft screen walls above. Fills/Exposed retaining up to 6ft on the east side of the property are also proposed, however, this area is Undeveloped and currently within Title 30 requirements for retaining/fill adjacent to undeveloped property, not residential.

We are hopeful this letter clarifies our intent. Should you have further questions, please do not hesitate to contact this office.

Sincerely,

Rebecca Chiriboga
Taney Engineering