

IV. Approval of Agenda for March 26, 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, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area

VI. Planning & Zoning

04/17/19 BCC

1. **VS-19-0204-LONE MOUNTAIN ESTATES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Alexander Road and Hickam Avenue and between Grand Canyon Drive and Jensen Street within Lone Mountain. LB/md/ja (For possible action)
2. **TM-19-500060-BLANCETT, PHIL: TENTATIVE MAP** consisting of 6 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Grand Canyon Drive and 647 feet north of Alexander Road within Lone Mountain. LB/md/ja (For possible action)
3. **WS-19-0172-BLANCETT, PHIL: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow single family residential lots to access a collector street (Grand Canyon Drive); 2) allow single family residential lots to access a collector street (Grand Canyon Drive) without a circular driveway or on-site turnaround; 3) increase wall height; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Grand Canyon Drive , 647 feet north of Alexander Road within Lone Mountain. LB/md/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
2. Review and discuss future CAC calendar/meeting dates

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: April 9, 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

March 12, 2019

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – EXCUSED Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	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 26, 2019 Minutes
Moved by: SHARON
Action: Approved subject minutes as submitted
Vote: 4-0/Unanimous
- IV. Approval of Agenda for March 12, 2019
Moved by: EVAN
Action: Approved agenda noting items #1 & 2 be heard together
Vote: 4-0/Unanimous
- V. Informational Items
Received updates from Commissioner Brown's office regarding upcoming National Night Out Event and possible conflicting meeting dates.

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

Action: APPROVED subject to condition that exterior landscaping be placed on all perimeter that is on public right of way that includes 6 foot wide area with large trees placed 20 feet on center, tree height to extend 1 foot above wall and 15 gallon shrubs placed every 4 feet between trees

Moved by: CHRIS

Vote: 4/0 Unanimous

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

Action: APPROVED subject to condition that exterior landscaping be placed on all perimeter that is on public right of way that includes 6 foot wide area with large trees placed 20 feet on center, tree height to extend 1 foot above wall and 15 gallon shrubs placed every 4 feet between trees

Moved by: CHRIS

Vote: 4/0 Unanimous

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

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 4-0/Unanimous

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

Action: APPROVED subject to all staff conditions and condition that exterior landscaping be consistent with Lone Mountain Improvement Project or applicant will provide 6 foot landscaping with large trees placed 20 feet on center, tree height to extend 1 foot above wall, 15 gallon shrubs placed every 4 feet between trees

Moved by: CHRIS

Vote: 4-0/Unanimous

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

Action: APPROVED subject to all staff conditions
Moved by: EVAN
Vote: 4-0/Unanimous

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

Action: APPROVED subject to all staff conditions and condition that exterior landscaping be placed along Bonita Vista & Craig to include 6 foot wide area with large trees placed 20 feet on center, tree height to extend 1 foot above wall, and 15 gallon shrubs placed every 4 feet between trees (except for south of private entrance)
Moved by: CHRIS
Vote: 4-0/Unanimous

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

Action: APPROVED subject to all staff conditions
Moved by: EVAN
Vote: 4-0/Unanimous

VII. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be March 26, 2019

X. Adjournment
The meeting was adjourned at 8:20 p.m.

EASEMENTS
(TITLE 30)

ALEXANDER RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0204-LONE MOUNTAIN ESTATES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Alexander Road and Hickam Avenue (alignment), and between Grand Canyon Drive (alignment) and Jensen Street (alignment) within Lone Mountain (description on file). LB/md/ja (For possible action)

RELATED INFORMATION:

APN:

138-06-401-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements that are located along the north, south, and west boundaries of the project site. The applicant states the patent easements are no longer necessary for right-of-way or utility purposes. Therefore, the vacation of the easements will allow for the proposed development of the single family residential project.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1123-02	Vacate government patent easements – expired	Approved by PC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	City of Las Vegas	(U(RNP)) & (U(DR))	Undeveloped
South	City of Las Vegas	R-D	Single family residential development
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E(RNP-I)	Undeveloped

Related Applications

Application Number	Request
TM-19-500060	A tentative map for a 6 lot single family residential subdivision is a companion item on this agenda.
WS-19-0172	A waiver of development standards to allow single family residential lots to access a collector street (Grand Canyon Drive); allow single family residential lots to access a collector street (Grand Canyon Drive) without a circular driveway or on-site turnaround; increase wall height; and off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); with a design review for a proposed single family residential development and increase 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

Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 40 feet for Grand Canyon Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LONE MOUNTAIN ESTATES, LLC
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>3/11/19</u>	APP. NUMBER: <u>15-19-0204</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC: <u>LONE MOUNTAIN</u>
		ACCEPTED BY: <u>MNO</u>	TAB/CAC DATE: <u>3/26/19</u> TIME: <u>6:30</u>
		FEE: <u>\$875.00</u> CHECK #: <u>87</u>	PC MEETING DATE: _____
		COMMISSIONER: <u>BROWN</u>	BCC MTG DATE: <u>4/12/19</u>
		OVERLAY(S)? <u>RMP-I</u>	ZONE / AE / RNP: <u>R-E/RNP-I/No Ag</u>
		TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	PLANNED LAND USE: <u>LMRNP</u>
		PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

PROPERTY OWNER	NAME: <u>Lone Mountain Estates, LLC</u>
	ADDRESS: <u>3311 S. Rainbow Blvd. STE #205</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-873-6700</u> CELL: _____
	E-MAIL: <u>kt@ktri.biz</u>

APPLICANT	NAME: <u>Lone Mountain Estates, LLC</u>
	ADDRESS: <u>3311 S. Rainbow Blvd. STE #205</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-873-6700</u> CELL: _____
	E-MAIL: <u>kt@ktri.biz</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering ATTN: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>elishas@taneycorp.com</u>
	REF CONTACT ID #: _____

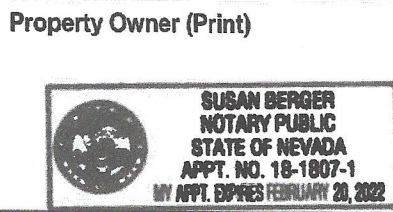
ASSESSOR'S PARCEL NUMBER(S): ~~123-06-401-002~~ Grand Canyon & Hickam
138-06-401-002 ³⁷¹ SM

PROPERTY ADDRESS and/or CROSS STREETS: ~~123-06-401-002~~ Grand Canyon & Hickam

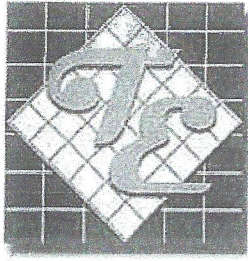
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Lone Mountain Estates, LLC
 By: NSM, LLC, Its Manager
 By: Kenneth L Templeton, Manager

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 3/7/19 (DATE)
 By Kenneth L. Templeton
 NOTARY PUBLIC: Susan Berger



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

March 11, 2019

Clark County Current Planning
500 S Grand Central Pkwy
Las Vegas, NV 89155

**RE: Jensen & Helena Area 8 -
Vacation**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Lone Mountain Estates LLC, is submitting a vacation of patent easements located on 138-06-401-002. Patent easements being requested to be vacated are not being proposed to be used for roadway or utility per the tentative map (TM-19-500060). Therefore, we are seeking to vacate these easements to allow for the proposed residential development as shown on the tentative map.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Robert Cunningham
Taney Engineering

JENSEN & HELENA AREA 8
(TITLE 30)

ALEXANDER RD/GRAND CANYON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500060-BLANCETT, PHIL:

TENTATIVE MAP consisting of 6 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Grand Canyon Drive (alignment) and 647 feet north of Alexander Road within Lone Mountain. LB/md/ja (For possible action)

RELATED INFORMATION:

APN:

138-06-401-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 6
- Density (du/ac): 1.2
- Minimum/Maximum Lot Size (square feet): 31,592/31,618 (gross and net the same)
- Project Type: Single family residential development with custom homes

The plans depict a 6 lot single family residential subdivision consisting of 5 acres with an overall density of 1.2 dwelling units per acre. The minimum and maximum lot sizes are 31,592 square feet and 31,618 square feet, respectively. All 6 lots are immediately adjacent to Grand Canyon Drive with direct access to the collector street. Perimeter and street landscaping is not required with this development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1123-02	Vacate government patent easements – expired	Approved by PC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	City of Las Vegas	(U(RNP)) & (U(DR))	Undeveloped
South	City of Las Vegas	R-D	Single family residential development
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E(RNP-I)	Undeveloped

Related Applications

Application Number	Request
WS-19-0172	A waiver of development standards for to increase wall height; allow single family residential lots to access a collector street (Grand Canyon Drive); allow single family residential lots to access a collector street (Grand Canyon Drive) without a circular driveway or on-site turnaround; and off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); design reviews for a proposed single family residential development and to increase finished grade is a companion item on this agenda.
VS-19-0204	A vacation and abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the companion item WS-19-0172, staff cannot support this tentative map request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, 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 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;
- 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;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Grand Canyon Drive;
- 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.

Current Planning Division - Addressing

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LONE MOUNTAIN ESTATES, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2/27/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$250.00</u> CHECK #: _____ COMMISSIONER: <u>BROWN</u> OVERLAY(S)? <u>RNS-E</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-50060</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC MTG DATE: <u>3/26/19</u> TIME: <u>6:30 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/17/19 9:00 AM</u> ZONE / AE / RNP: <u>R-E / WNE / RNP-E</u> PLANNED LAND USE: <u>LMPNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Lone Mountain Estates, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd, Suite 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700 ext 123</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u>
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APPLICANT	NAME: <u>Lone Mountain Estates, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd, Suite 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700 ext 123</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 138-06-401-002

PROPERTY ADDRESS and/or CROSS STREETS: Grand Canyon & Hickam

TENTATIVE MAP NAME: Jensen & Helena Area 8

NUMBER OF LOTS: _____ GROSS/NET ACREAGE _____ 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.

Lone Mountain Estates, LLC
 By: NSM, LLC - Its Manager
 By: Kenneth L Templeton, Manager

Property Owner (Signature)* [Signature] Property Owner (Print) _____

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME, ON 2/25/19 (DATE)
 By Kenneth L. Templeton
 NOTARY PUBLIC: Susan Berger

SUSAN BERGER
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 18-1807-1
 MY APPT. EXPIRES FEBRUARY 20, 2022

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

SINGLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

ALEXANDER RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0172-BLANCETT, PHIL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow single family residential lots to access a collector street (Grand Canyon Drive); **2)** allow single family residential lots to access a collector street (Grand Canyon Drive) without a circular driveway or on-site turnaround; **3)** increase wall height; and **4)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

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

Generally located on the west side of Grand Canyon Drive (alignment), 647 feet north of Alexander Road within Lone Mountain. LB/md/ja (For possible action)

RELATED INFORMATION:

APN:

138-06-401-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow single family residential lots to access a collector street (Grand Canyon Drive) where not permitted per Section 30.56.080.
2. Allow single family residential lots to access a collector street (Grand Canyon Drive) without a circular driveway or on-site turnaround where required per Section 30.56.040.
3. Increase combined wall/retaining wall height to 11.5 feet (5.5 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Chapter 30.64 and Figure 30.64-15 (a 27.8% increase).
4. Waive off-site improvements for Grand Canyon Drive (curb, gutter, sidewalk, streetlights, and partial paving) per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade for a single family residential development to 60 inches (5 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233.3% 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: 6
- Density (du/ac): 1.2
- Minimum/Maximum Lot Size (square feet): 31,592/31,618 (gross and net the same)
- Project Type: Single family residential development with custom homes

Site Plans

The plans depict a 6 lot single family residential subdivision consisting of 5 acres with an overall density of 1.2 dwelling units per acre. The minimum and maximum lot sizes are 31,592 square feet and 31,618 square feet, respectively. All 6 lots are immediately adjacent to Grand Canyon Drive with direct access to the collector street. Elevations and floor plans are not a part of this submittal as the single family residences will be custom homes. Perimeter and street landscaping is not required with this development.

Applicant's Justification

The primary reasoning for the over height walls along the north property line is the land slopes from south to north, but the drainage for the proposed lots occurs from west to east, resulting in the need for an over height retaining wall at the north of lot 1.

In order to maintain a consistent pattern with adjacent developments, access is being proposed from Grand Canyon Drive, which is a collector street. The development to the west (Jensen and Helena Areas 1-3) has 13 lots fronting Jensen Street with direct access off of the 60 foot right-of-way. The development to the north (Jensen and Helena Area 4) has a similar configuration to this site, with lots having direct access to Grand Canyon Drive. Additionally, there are numerous lots fronting Grand Canyon Drive between Craig Road and the 215 Beltway. Furthermore, since the off-site improvements are also being requested to be waived, there would be no conflicts with curb, gutter, streetlights, and sidewalk.

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

In order to maintain a consistent pattern with adjacent developments, a request to allow access from Grand Canyon Drive, which is a collector street, to single family residential lots without a circular driveway or on-site turnaround. The development to the west (Jensen and Helena Areas 1-3) has 13 lots fronting Jensen Street and the development to the north (Jensen and Helena Area 4) has 5 lots fronting Grand Canyon Drive. The lots in both developments do not have circular

driveways or on-site turnarounds. Additionally, there are numerous lots fronting Grand Canyon Drive between Craig Road and 215 Beltway without these types of driveways.

The proposed design and density of the project comply with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The intent of the development is to preserve the rural character of the adjacent developments and keep the large lot neighborhood concept along Jensen Street intact. The RNP-I Overlay requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

The request to increase finished grade represents the maximum grade difference along the boundary of this application. The area requiring the significant fill is primarily located along the east boundary of the site. The fill is needed to aid the lots to drain to Grand Canyon Drive and meet drainage requirements. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1123-02	Vacate government patent easements - expired	Approved by PC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	City of Las Vegas	(U(RNP)) & (U(DR))	Undeveloped
South	City of Las Vegas	R-D	Single family residential development
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E(RNP-I)	Undeveloped

Related Applications

Application Number	Request
TM-19-500060	A 6 lot single family residential subdivision is a companion item on this agenda.
VS-19-0204	A vacation and abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1, #2, & Design Review #1

Staff has significant concerns the proposed design of the residential development may create public safety issues with multiple driveways having direct access to a collector street (Grand Canyon Drive). There have been traffic issues in other areas of unincorporated Clark County where single family residential dwellings have direct access to arterial and collector streets. When Grand Canyon Drive is developed to its full width of 80 feet, these homeowners may find it difficult and unsafe to enter and exit their property, and in turn may request that the County provide assistance to mitigate their access issue.

Staff cannot support allowing access to Grand Canyon Drive, a collector street, without a circular driveway or on-site turnaround. Although the current volume of traffic may be minimal, staff finds that as the surrounding area develops, traffic will increase, possibly to the point of requiring Grand Canyon Drive being developed to its full width. With an increased volume of traffic, safety issues may develop with vehicles entering and exiting the residential lots. The lack of a circular driveway or on-site turnaround forces vehicles to back-up onto Grand Canyon Drive, creating future traffic and safety hazards.

Staff finds there are other design options available for the overall site design, including a cul-de-sac layout that would not require ingress/egress off of Grand Canyon Drive. A redesign of the proposed development, similar to the cul-de-sac designs utilized for the subdivisions immediately to the south and southwest of the project site, would mitigate any potential negative impact the residential driveways would have on Grand Canyon Drive. Staff finds the requested waivers of development standards and design review may create public safety and traffic issues, and that the proposed request is a self-imposed hardship due to the overall configuration and design of the site. Therefore, staff recommends denial.

Waiver of Development Standards #3

Staff finds the increase to the combined wall/retaining wall height should have minimal to no impact on the adjacent undeveloped property to the north. While the topography of the site may warrant an increase to the overall wall height along the northern boundary of the development, staff cannot support this request due to the recommendation of denial for waivers of development standards #1, #2 and design review #1.

Public Works - Development Review

Waivers of Development Standards #1 & #2

Staff concurs with Current Planning's analysis regarding the safety concerns; therefore, supports the recommendation of denial of waivers #1 and #2.

Waiver of Development Standards #4

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.

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. However, since staff cannot support any other portions of this land use application, staff recommends denial of this design review.

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 4 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;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Grand Canyon Drive;
- 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.

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: LONE MOUNTAIN ESTATES, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118

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>2/27/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,150</u> CHECK #: _____ COMMISSIONER: <u>BROWN</u> OVERLAY(S)? <u>RUP-T</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0172</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC MTG DATE: <u>3/26/19</u> TIME: <u>6:30 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/17/19 9:00 AM</u> ZONE / AE / RNP: <u>R-E / NONE / RNP-T</u> PLANNED LAND USE: <u>LMRNP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
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PROPERTY OWNER	NAME: <u>Lone Mountain Estates, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd, Suite 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700 ext 123</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u>
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APPLICANT	NAME: <u>Lone Mountain Estates, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd, Suite 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700 ext 123</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): ~~123-06-401-002~~ 138-06-401-002 2/27/19 NB

PROPERTY ADDRESS and/or CROSS STREETS: Grand Canyon & Hickam

PROJECT DESCRIPTION: Single Family Residential Development

(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.

Lone Mountain Estates, LLC
 By: NSM, LLC - Its Manager
 By: Kenneth L Templeton, Manager
 Property Owner (Print)

Property Owner (Signature)* [Signature]

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/25/19 (DATE)
 By Kenneth L Templeton
 NOTARY PUBLIC: Susan Berger

SUSAN BERGER
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 18-1807-1
 MY APPT. EXPIRES FEBRUARY 20, 2022

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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

February 27, 2019

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

PLANNER
COPY

SINGLE FAMILY DEVELOPMENT (TITLE 30)

JENSEN/HELENA AREA 8

TENTATIVE MAP consisting of 6 lots and no common lots on 4.96 gross acres in an R-E (Rural Estates Residential) (RNP-1).

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** for increased retaining wall/screen wall height; **2)** waive off-site improvements; and **3)** to allow access off of a collector street.

DESIGN REVIEW for the following: **1)** a proposed single family residential development; and **2)** increase finish grade on 4.96 acres in an R-E (Rural Estates Residential) (RNP-1).

Generally located on the east side of Grand Canyon Drive and the south side of Hickam Avenue within Lone Mountain.

RELATED INFORMATION:

APN:

138-06-401-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined wall/retaining wall height to 11.2-ft (6 feet screen/5.2 feet retaining) where 9 feet (6 feet screen/3 feet retaining) is permitted per Section 30.64.050 (a 24.4% increase)
2. Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and partial paving.
3. Allow access to a collector street, where Section 30.56.080(f) dictates single family residential lots shall not face, front, or have direct access without an intervening street or access easement to a collector or arterial street.

DESIGN REVIEWS:

1. A proposed single family residential development
2. Increase finished grade for a single family residential development to 57.6 inches where 18 inches is the standard (a 320% increase)



TANEY ENGINEERING

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

LAND USE PLAN:

LONE MOUNTAIN – RURAL NEIGHBORHOOD PRESERVATION

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.96 gross
- Number of Lots: 6
- Density (du/ac): 1.2
- Gross Minimum/Maximum Lot Size (square feet): 31,585/31,618
- Net Minimum/Maximum Lot Size (square feet): 31,585/31,618
- Project Type: Single Family Residential
- Number of Stories: Custom Homes – Not determined
- Building Height: up to 35 feet max per zoning code
- Square Feet: Custom Homes – Not determined

Site Plans

The plans depict a single family residential development consisting of 6 residential lots on 4.96 acres for a density of 1.2 dwelling units per acre. The minimum net lot area of 31,585 square feet and a maximum net lot area of 31,618 square feet. All proposed lots will be accessed from Grand Canyon Drive, a future public 80-ft wide right-of-way with a paved street developed to rural standards.

Landscaping

None.

Elevations & Floor Plans

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

Applicant's Justification

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. There is a common property line with an existing R-D development to the south, with 12 existing homes abutting the property. To the west is APN 138-06-401-010, a parcel under the same ownership which is to also be developed as R-E with 9 lots. The additional fill on the site is being proposed to allow the lots to drain to Grand Canyon, these lots are nearly 300-ft in depth and need to be elevated about the adjacent Grand Canyon right of way to have adequate flood protection and meet the drainage criteria.



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LAS VEGAS, NV 89118

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single Family Residence & undeveloped
South	RD – Restricted District	R-D	Single Family Subdivision
East	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	U (DR)	Undeveloped/Desert Rural

STANDARDS FOR APPROVAL:

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

Analysis

Waivers of Development Standards

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

The project is significantly less than the 2 du/ac density allowed in the R-E zoning district, all proposed lots exceed the gross and net areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots except meet the minimum 18,000 square feet net lot size code requirement. Therefore, the proposed project is consistent with the adjacent R-E zoned properties and complies with the purpose of the RNP-I Overlay District and Policy 1.3 of the Enterprise Land Use Plan, which states that infill development should be consistent with existing adjacent development.

Waivers of Development Standards #1

The proposed walls along the north property line is in need of the over height wall. The primary reasoning for the over height walls is the land slopes from south to north, but we are draining the proposed lots from west to east, resulting in the need for an over height retaining wall at the north of lot 1. The retaining wall needed is primarily 4.8-ft in height with a six foot screen wall placed on it.



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Waivers of Development Standards #2

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

Waivers of Development Standards #3

In order to maintain a consistent pattern with adjacent developments, a waiver is being requested to allow access from Grand Canyon Drive, which is a collector street. The development to the west (Jensen & Helena Areas 1-3) has 13 lots fronting Jensen Street with direct access off of the 60 foot right-of-way. The development to the north (Jensen & Helena Area 4) has a similar configuration to this site, with lots having direct access to Grand Canyon Drive. Additionally, there are numerous lots fronting Grand Canyon Drive between Craig Road & the 215. Furthermore, since the offsite improvements are also being requested to be waived, there would be no conflicts with curb, streetlight, etc.

Design Review #1

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

Design Review #2

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



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

Respectfully,

TANEY ENGINEERING

A handwritten signature in blue ink, appearing to read 'Noel Baluyot', is written over a horizontal line.

Noel Jericho M. Baluyot, Designer I
Taney Engineering