



IV. Approval of Agenda for August 27, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Item

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

1. **WS-19-0578-SAMS TRUST & PEARSON SAMUEL BART & ANGELA OWENS TRS: WAIVER OF DEVELOPMENT STANDARDS** to increase the area of an accessory structure in conjunction with an existing single family residential home on 1.0 acre in a R-E (RNP-I) Zone. Generally located on the east side of Fort Apache Road, approximately 150 feet north of Hickam Avenue within Lone Mountain. LB/bb/jd (For possible action) **09/17/19 PC**
2. **WS-18-0996-GRAND HAMMER ESTATES, LLC: AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce net lot area; 2) increased wall height; and 3) waive off-site improvements (streetlights, sidewalk, curb, gutter and partial pavement); and 4) reduce minimum intersection off-set (previously not notified). **DESIGN REVIEW** to increase the finished grade for a single family residential development on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Hammer Lane within Lone Mountain. LB/sd/ja (For possible action) **09/18/19 BCC**

VII. General Business

1. Discussion and Possible Action: Developer forum to discuss and identify preferred alternative landscape options and/or other aesthetic improvements adjacent to block walls within the Lone Mountain RNP.

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: September 10, 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

August 13, 2019

### MINUTES

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of July 30, 2019 Minutes  
**Moved by: CHRIS**  
**Action: Approved subject minutes with noted amendments to items #3 & #5**  
**Vote: 5/0 -Unanimous**
- IV. Approval of Agenda for August 13, 2019  
**Moved by: EVAN**  
**Action: Approved agenda with following items heard as grouped together: #2 & 3, 4 & 5, 6-8, 9-11 and 12 & 13**  
**Vote: 5/0 - Unanimous**
- V. Informational Items  
None

VI. Planning & Zoning

1. **WS-19-0530-FRADELIS, RANDEY & SOPHIA: WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of a proposed principal dwelling on a portion of 0.5 acres in an R-E Zone. Generally located approximately 200 feet north of Stephen Avenue and 155 feet east of Ruffian Road within Lone Mountain. LB/jor/ja 09/03/19 PC

**Action: APPROVED subject to all staff conditions**  
**Moved by: CHRIS**  
**Vote: 5/0 Unanimous**

2. **DR-19-0556-LIBERTY HOMES LAS VEGAS, LLC: DESIGN REVIEWS** for the following: 1) single family residences; and 2) increase finished grade in conjunction with a single family subdivision on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Ruffian Road and Corbett Street within Lone Mountain. LB/jt/ma 09/04/2019 BCC

**Action: APPROVED subject to all staff conditions, removal of “common lot” verbiage in Tentative Map description and exterior landscaping to be placed along Ruffian, Corbett and El Campo Grande consisting of 24” box trees placed every 20’ on center with 15 gallon shrubs 5’ on center between trees**  
**Moved by: TERESA**  
**Vote: 5/0 Unanimous**

3. **TM-19-500150-LIBERTY HOMES LAS VEGAS, LLC: TENTATIVE MAP** consisting of 8 single family residential lots and 1 common lot on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Ruffian Road and Corbett Street within Lone Mountain. LB/jt/ma 09/04/2019 BCC

**Action: APPROVED subject to all staff conditions, removal of “common lot” verbiage in Tentative Map description and exterior landscaping to be placed along Ruffian, Corbett and El Campo Grande consisting of 24” box trees placed every 20’ on center with 15 gallon shrubs 5’ on center between trees**  
**Moved by: TERESA**  
**Vote: 5/0 Unanimous**

4. **WS-19-0552-NOSHIRAVAN, AMIR HOOSHANG TRUSTEE, ET AL: WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) a single family residential development on 4.9 acres in an R-E RNP-I Zone. Generally located on the south side of Horse Drive and the west side of Torrey Pines Drive within Lone Mountain. MK/jor/ma 09/04/2019 BCC

**Action: APPROVED subject to staff conditions and representations of project by applicant at CAC meeting**  
**Moved by: EVAN**  
**Vote: 5/0 Unanimous**

5. **TM-19-500145-NOSHIRAVAN, AMIR HOOSHANG TRUSTEE ET AL: TENTATIVE MAP** consisting of 8 single family residential lots and 1 common lot on 4.9 acres in an R-E RNP-I Zone. Generally located on the south side of Horse Drive and the west side of Torrey Pines Drive within Lone Mountain. MK/jor/ma 09/04/2019

**Action: APPROVED subject to staff conditions and representations of project by applicant at CAC meeting**  
**Moved by: EVAN**  
**Vote: 5/0 Unanimous**

6. **VS-19-0558-OMNI FAMILY LIMITED PARTNERSHIP: VACATE AND ABANDON** a portion of a right-of-way being Sisk Road located between Meisenheimer Avenue and Racel street within Lone Mountain. MK/jor/ma 09/04/2019 BCC

**Action: APPROVED** subject to staff conditions and representations of project by applicant at CAC meeting

**Moved by: EVAN**

**Vote: 5/0 Unanimous**

7. **WS-19-0557-OMNI FAMILY LIMITED PARTNERSHIP: WAIVER OF DEVELOPMENT STANDARDS** to allow an over-length cul-de-sac. **DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) a single family residential development on 5.4 acres in an R-E RNP-I Zone. Generally located on the south side of Meisenheimer Avenue and the west side of Sisk Road within Lone Mountain. MK/jor/ma 09/04/2019 BCC

**Action: APPROVED** subject to staff conditions and representations of project by applicant at CAC meeting

**Moved by: EVAN**

**Vote: 5/0 Unanimous**

8. **TM-19-500146-OMNI FAMILY LIMITED PARTNERSHIP: TENTATIVE MAP** consisting of 10 single family residential lots on 5.4 acres in an R-E RNP-I Zone. Generally located on the south side of Meisenheimer Avenue and the west side of Sisk Road within Lone Mountain. MK/jor/ma 09/04/2019 BCC

**Action: APPROVED** subject to staff conditions and representations of project by applicant at CAC meeting

**Moved by: EVAN**

**Vote: 5/0 Unanimous**

9. **VS-19-0564-BAILEY, JOHN STEWART IRREVOCABLE TRUST ETAL & BAILEY-RATHER MELINDA SUE IRREVOCABLE TRUST: VACATE AND ABANDON** a portion of a right-of-way being Mustang Street located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain MK/jor/ma 09/04/2019 BCC

**Action: APPROVED** subject to staff conditions and representations of project by applicant at CAC meeting

**Moved by: EVAN**

**Vote: 5/0 Unanimous**

10. **WS-19-0565- STEWART JOHN BAILEY IRREVOCABLE TRUST, ETAL: WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving). **DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) a single family residential development on 15.0 acres in an R-E RNP-I Zone. Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ma 09/04/2019 BCC

**Action: APPROVED** subject to staff conditions and representations of project by applicant at CAC meeting

**Moved by: EVAN**

**Vote: 5/0 Unanimous**

11. **TM-19-500148-STEWART JOHN BAILEY IRREVOCABLE TRUST, ET AL: TENTATIVE MAP** consisting of 24 single family residential lots and 4 common lots on 15 acres in an R-E RNP-I Zone. Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ma 09/04/2019 BCC

**Action: APPROVED** subject to staff conditions and representations of project by applicant at CAC meeting

**Moved by: EVAN**

**Vote: 5/0 Unanimous**

12. **WS-19-0567-MUKHTAR, SHAHID, ET AL: WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving). **DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) a single family residential development on 9.4 acres an R-E RNP-I Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jor/ma 09/04/2019 BCC

**Action: APPROVED** subject to staff conditions and representations of project by applicant at CAC meeting

**Moved by: EVAN**

**Vote: 5/0 Unanimous**

13. **TM-19-500149-MUKHTAR, SHAHID ET AL: TENTATIVE MAP** consisting of 18 single family residential lots and 4 common lots on 9.4 acres in an R-E RNP-I Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jor/ma 09/04/2019 BCC

**Action: APPROVED** subject to staff conditions and representations of project by applicant at CAC meeting

**Moved by: EVAN**

**Vote: 5/0 Unanimous**

VII. **General Business**

- 1: Nominate representative for Community Development Advisory Committee (CDAC) –  
Nominations were: Carol Peck to represent Commissioner Kirkpatrick’s CAC board members & Chris Darling to represent Commissioner Brown’s CAC board members
2. Discuss dates for developer forum on landscaping/offsite improvement options – Sue will choose upcoming CAC meeting to invite developers for landscaping/offsite improvements forum

VIII. **Public Comment**

None

IX. **Next Meeting Date**

The next regular meeting will be August 27, 2019

X. **Adjournment**

The meeting was adjourned at 8:08 p.m.

09/17/19 PC AGENDA SHEET

ACCESSORY USES AND STRUCTURE  
(TITLE 30)

HICKAM AVE/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0578-SAMS TRUST & PEARSON SAMUEL BART & ANGELA OWENS TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the area of an accessory structure in conjunction with an existing single family residential home on 1.0 acre in a R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Fort Apache Road, approximately 150 feet north of Hickam Avenue within Lone Mountain. LB/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**

138-05-301-026

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the allowed floor area of an accessory structure to 4,300 square feet where 2,199 square feet is allowed per Table 30.44-1 (a 195% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4230 Fort Apache Road
- Site Acreage: 1
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 4,300

**Site Plan**

The plan depicts a 1 acre parcel with a 5,653 square foot principal residence (4,398 square foot, foot print) zoned R-E and RNP-I within the Lone Mountain community. The property is 338 feet in length from east to west, and 148 feet from north to south. The applicant is proposing to build a 3,340 square foot garage with a 960 square foot attached casita 35 feet east of the existing home, 14 feet from the north property line, 6 feet from the east property line, and 34 feet from the south property line. Title 30, Table 30.44-1 limits individual accessory structures to half the

foot print of the primary residential structure in the R-E (Rural Estates Residential) Zone. The new building will meet setback, separation, and height requirements, and will be constructed to match the architectural materials of the existing home. The garage and casita are calculated separately for the purposes of this waiver request. Several existing storage units and buildings will be removed in exchange for the 1 large garage and casita building. The existing home will screen the view of all but 1 garage bay from Fort Apache Road.

Landscaping

The property has existing landscaping.

Elevations

The building will be constructed to match the materials, roof pitch, and architecture of the existing single family home at a maximum height of 25 feet.

Floor Plans

The accessory building is shown with 4 garage doors and 1 access door for the casita. The garage space will be 3,340 square feet and 960 square feet will be used as a casita. The floor plan shows a bathroom in the casita and no interior access to the garage from the casita.

Applicant's Justification

The applicant built the single family home 3 years ago and have accumulated a 42 foot travel trailer, Polaris razor and several quad vehicles and anticipate buying a boat. The proposed accessory building will be used to cover their vehicles and provide an accessory casita space for family members. The accessory building will be constructed with 2 by 6 wood framing, stucco walls and a tile roof to match the single family residential home.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	RNP Zoning Overlay	Approved by BCC	July 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, West & South	Rural Neighborhood Preservation	R-E	Undeveloped (west and north) single family residential

**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. The proposed garage is located 34 feet from the south property line and approximately 40 feet from the solar panels located on the neighbor's property. The garage will not interfere with the solar access of these panels. The garage will not be materially detrimental to the surrounding area considering the parcel is nearly 1 acre in size with only 25% lot coverage where 50% is allowed in Title 30, Table 30.40-1.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- 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.

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

- No comment.

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

**APPLICANT:** SAMUEL PEARSON

**CONTACT:** SAMUEL PEARSON, PEARSON AND PEARSON, 4220 FORT APACHE ROAD, 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 #)	<b>STAFF</b>	DATE FILED: <u>7-23-2019</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$475</u> CHECK #: _____ COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS 19-0578</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>8-27</u> TIME: <u>6:30</u> PC MEETING DATE: <u>9-17 7PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E RNP-1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>SAMUEL R. PEARSON</u> ADDRESS: <u>4220 N. FORT APACHE RD</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702 648-5834</u> CELL: <u>702 580-1444</u> E-MAIL: <u>Sam@pearsonandpearson.net</u>	
	<b>APPLICANT</b>	NAME: _____ ADDRESS: _____ CITY: <u>SAME</u> STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-05-301-026  
 PROPERTY ADDRESS and/or CROSS STREETS: 4220 N. FORT APACHE RD  
 PROJECT DESCRIPTION: DETACHED ACCESSORY BUILDING

(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.

[Signature]  
 Property Owner (Signature)\*

SAMUEL R. PEARSON  
 Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)

By \_\_\_\_\_  
 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.

Pearson Residence  
4220 N. Fort Apache Rd.  
Las Veagas NV. 89129  
June 10, 2019

## Justification Letter

To Whom it may concern:

We built our home about 3 years ago, sense then we have accumulated a 42 ft trailer, a Polaris razor and several quads and want a boat, we are looking to build a Detached Accessory Building to accommodate our toys. Also our kids will be graduating soon and I would like to have a room for them to move into, out of the house so I have also drawn living courters into our plans.

I propose to build it to match my house with 2X6 wood framing, stucco walls and a tile roof.

As part of my justification if you can look around my neighbor hood you will see that there are several nice sized Detached Accessory Buildings and that said I'm just keeping up with the neighbor hood. It will match my house and be an upgrade and improvement to my land value.

Thank you for your consideration:

Sam Pearson



**PLANNER  
COPY**

09/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
DEVELOPMENT  
(TITLE 30)

**UPDATE**  
GRAND CAYNON DR/HAMMER LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-18-0996-GRAND HAMMER ESTATES, LLC:**

**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce net lot area; **2)** increased wall height; and **3)** waive off-site improvements (streetlights, sidewalk, curb, gutter and partial pavement); and **4)** reduce minimum intersection off-set (previously not notified).

**DESIGN REVIEW** to increase the finished grade for a single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Grand Canyon Drive and the south side of Hammer Lane (alignment) within Lone Mountain. LB/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
125-31-601-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce net lot area to 15,552 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 13.6% reduction).
- b. Reduce net lot area to 15,415 square feet where a minimum of 16,200 square feet is required for lots along a collector street per Table 30-40-1 (5% reduction).
2. Increase wall height to 12 feet (6 foot retaining/6 foot screen wall) where a maximum of 9 feet (3 foot retaining/6 foot screen) is allowed per Chapter 30.64.050.
3. Waive full off-site improvements (streetlights, sidewalk, curb, gutter and partial pavement) along Grand Canyon Drive where required per Chapter 30.52.
4. Reduce the minimum intersection off-set to 113 feet where a minimum of 125 feet is required per Uniform Standard Drawings 222.1 (previously not notified).

**DESIGN REVIEW:**

Increase finished grade up to 90 inches above the grade of an adjacent residential use where a maximum of 18 inches is the standard per Section 30.32.040 (a 400% 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): 1.6
- Minimum/Maximum Lot Size (square feet): 15,555/19,175 (net) and 20,739/21,172 (gross)
- Project Type: Single family residential development

#### Site Plans

The plans show a proposed single family residential development consisting of 4 lots on 2.5 acres for a density of 1.6 dwelling units per acre. The proposed lots within the subdivision will be served by a 54 foot wide private cul-de-sac with gated access from Hammer Lane. The increased finished grade will generally be along the east and north property lines. The net lot area for lot 1 is 15,820 square feet where a minimum of 16,200 square feet is required and the net lot area for lot 2 is 15,555 square feet where 18,900 square feet is required. Therefore, a waiver of development standards for both lots is required.

The proposed block wall will consist of a 6 foot high retaining wall with a 6 foot high screening wall on top for a total height of 12 feet, and will be constructed on a portion of Hammer Lane and along the entire east property line.

#### Landscaping

Street landscaping along Grand Canyon Drive consists of 24 inch box trees planted every 20 feet on the inside of the wall. Landscaping is also shown at the entrance to the development.

#### Elevations & Floor Plans

The proposed homes are custom designs and therefore no plans are provided with this request.

#### Applicant's Justification:

The applicant indicates that the proposed development is consistent in lot size and density with the surrounding R-E (RNP-I) zoned properties. The adjacent subdivision to the south has 4 residential lots. The proposed increase in finished grade is to allow for proper drainage which also affects the retaining wall design. This is requested in order to maximize flat usable area.

The applicant is also requesting a reduction to the minimum net lot area for 2 lots due to required easements on the property. This will include a 3 foot traffic control easement along Grand Canyon Drive, a 5 foot utility easement along the private cul-de-sac, and a 10 foot private drainage easement along the south property line of lot 2.

The applicant is also requesting to waive full off-site improvements, including streetlights, sidewalk, curb, gutter and partial pavement due to the rural nature of this area and states that there are no other off-site improvements along Grand Canyon Drive in the immediate area. The

final request is to reduce the intersection off-set to 113 feet. This is due to the existing 80 foot right-of-way that has been dedicated for Grand Canyon Drive.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0036-08	Vacated and abandoned patent easements	Approved by PC	February 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
East	City of Las Vegas	R-E	Undeveloped
West	Rural Neighborhood Preservation (up to du/ac)	R-E (RNP-I)	Partially developed single family residential subdivision

**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

Per the Lone Mountain Specific Policy 2.8 from the Comprehensive Master Plan, in an area designated RNP, a minimum net lot size of 18,500 square feet or larger is encouraged when lot size variation is needed to subdivide a parcel larger than 0.5 acres. The proposed residential development can be redesigned to meet the minimum net lot sizes required for the zoning district. The reduction to the net lot size requirements is a self-imposed hardship; therefore, staff cannot support this request.

Waiver of Development Standards #2

The applicant's request for an increase in the height of the block wall is necessary due to drainage and grading design constraints on the property. According to the applicant, the existing site constraints are a unique circumstance for the site, which justifies the increase in the height of the retaining and screen walls. Since the increased block wall height is only proposed on a

portion of Hammer Lane and along the east property line adjacent to an undeveloped parcel, staff finds this request will have minimal impacts on the surrounding area. Therefore, staff can support this request.

**Public Works - Development Review**

Waiver of Development Standards #3

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.

Waiver of Development Standards #4

**Staff finds the request to reduce the distance between intersections to be a self-imposed hardship that can be rectified with a minor site redesign.**

Design 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 of waiver of development standards #2 and the design review; and denial of waivers of development standards #1, #3, and #4.

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**

- Comply with approved drainage study, PW18-17072, or submit an update or a new drainage study;
- If drainage study PW18-17072 does not address the proposed grade elevation differences, then submit an update or a new drainage study that demonstrates that the proposed grade

elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Full off-site improvements on the interior private street;
- Paving on Hammer Lane to be a minimum of 32 feet in width per the non-urban street standards and Title 30;
- Right-of-way dedication to include 40 feet for Grand Canyon Drive, 30 feet for Hammer Lane, and the associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division.
- Applicant is advised that gates and call boxes must meet the minimum standards in Uniform Standard Drawing 222.1, including, but not limited to, throat depth to the call box and egress gates that do not block the required turn around area; and 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. For any sanitary sewer needs, applicant is advised 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: 10 cards**

**COUNTY COMMISSION ACTION:** February 6, 2019 – HELD – To 03/06/19 – per the applicant.

**COUNTY COMMISSION ACTION:** March 6, 2019 – HELD – To 09/04/19 – per the applicant.

**APPLICANT:** HAILEY R. SHINTON

**CONTACT:** HAILEY SHINTON, ACG DESIGN, 4310 CAMERON ST, SUITE 12-A, LAS VEGAS, NV 89103





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>12-12-18</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>\$ 1,150</u> CHECK #: <u>8181, 8308</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-18-0996</u> TAB/CAC: <u>Loze Mountain</u> TAB/CAC MTG DATE: <u>1-15-19</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>2-6-19 9am</u> ZONE / AE / RNP: <u>R-E RNP-I</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Grand Hammer Estates LLC</u> ADDRESS: <u>6700 Paradise Rd Unit A-1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-487-5500</u> FAX: <u>702-487-5400</u> CELL: <u>702-815-9681</u> E-MAIL: <u>eyal.precision@gmail.com</u>	
	<b>APPLICANT</b>	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> FAX: <u>NA</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u>	
	<b>CORRESPONDENT</b>	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> FAX: <u>NA</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-31-601-001  
 PROPERTY ADDRESS and/or CROSS STREETS: Hammer Ln & Grand Canyon Dr  
 PROJECT DESCRIPTION: 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)\* Avi Segal  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/30/18 (DATE)  
 By AVI SEGAL  
 NOTARY PUBLIC: \_\_\_\_\_

CODY RAYNOHA  
 Notary Public-State of Nevada  
 APPT. NO. 13-10197-1  
 My Appt. Expires 02-27-2021

\*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.



December 14, 2018

Clark County Public Works – Comprehensive Planning  
500 S Grand Central Pkwy  
Las Vegas, NV. 89155

**RE: Grand Hammer Estates 4 Lot Subdivision (Custom Homes)  
Design Review & Waiver of Development Standards Application  
125-31-601-001**

To Whom It May Concern,

Please find attached our Land Use Application for the above referenced project. We are filing for a design review and waiver of development standards for the request to increase the finished grade over 18 in, increase the height of our walls, reduce net lot area, and waive full off-sites for Grand Canyon Drive.

The proposed street and lot grades have been designed to minimize fill while providing positive lot drainage. The existing house to the south was built with an existing finished floor that is approximately 4-5 ft lower than the adjacent street to the west (Grand Canyon Dr). We have respected the existing conditions along our south property line to utilize existing block wall openings, that were constructed 4-5 ft above the existing site to the south. In conclusion, we are proposing our finished grade at approximately 60 in higher compared to the property to the south, and approximately 90 in higher compared to the undeveloped property to the east.

Due to the existing conditions of the land and having to increase our finished grade, this design also affects our retaining wall design. To properly retain this site in certain areas, we are having to propose 6 ft of retaining wall on top of 6 ft screen wall, bringing us to a total wall height of approximately 12 ft. This is done in order to maximize flat usable lot area.

We would like to request to waive full off-sites along Grand Canyon Drive to include curb, gutter, sidewalks, streetlights, and partial paving. Due to the rural nature of this area, no other off-site improvements exist along Grand Canyon from the 215 N to Alexander Rd, which is approximately a 3-mile total length.

Our final request is to reduce net lot area for lot 1 to 15,820 sq. ft where a minimum of 16,200 sq. ft is required and reduce net lot area for lot 2 to 15,555 sq. ft where a minimum of 18,000 sq. ft is required. The reason we are unable to meet the minimum net lot area is due to the following easements that are being required for the property: a 3 ft traffic control easement along Grand Canyon, a 5 ft utility easement along the private drive col-de-sac, and a 10 ft private drainage easement along south property line of lot 2. The total net square footages for each lot are; Lot 1= 15,820 sq ft, Lot 2= 15,555 sq ft, Lot 3=19,175 sq ft, and Lot 4= 18,625 sq ft.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157



DEC 14 2018