



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

September 10, 2019

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:	Teresa Krolak-Owens, Chair Evan Wishengrad, Vice-Chair Kimberly Burton	Chris Darling Dr. Sharon Stover
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Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com

County Liaison: Sue Baker, 702-455-1900, sue.baker@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this 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.
- III. Approval of August 27, 2019 Minutes (For possible action)

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

IV. Approval of Agenda for September 10, 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-18-0996-GRAND HAMMER ESTATES, LLC: AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce net lot area; **2)** increased wall height (no longer needed); 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 (no longer needed). 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) 9/18/19 BCC
2. **WS-19-0625-RYUM FAMILY TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback from a right-of-way; and **2)** allow a second driveway for an accessory structure 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 southwest corner of Helena Avenue and Butler Street within Lone Mountain. LB/sd/ja (For possible action) 10/1/19 PC
3. **WS-19-0631-NEON SUNSET, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce net lot area; and **2)** allow access to an arterial street (Fort Apache Road). **DESIGN REVIEW** for a proposed single family residential minor subdivision on 1.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located between Stephen Avenue and Hammer Lane within Lone Mountain. LB/sd/ja (For possible action) 10/1/PC
4. **DR-19-0651-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS: DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increased finish grade on 5.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Dapple Gray Road and between Verde Way and La Madre Way within Lone Mountain. LB/sd/ja (For possible action) 10/2/19 BCC
5. **TM-19-500152-TIPPETTS IVAN RAY & LESLIE JEAN: TENTATIVE MAP** consisting of 8 single family residential lots on 5.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Dapple Gray Road and between Verde Way and La Madre Way within Lone Mountain. LB/sd/ja (For possible action) 10/2/19 BCC

VII. General Business

1. Review FY 2019 budget request(s) and take public input regarding suggestions for FY 2021 budget request(s). (For possible action).

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.

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

IX. Next Meeting Date: September 24, 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 27, 2019

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – PRESENT 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 6:30 p.m.
- II. Public Comment
None
- III. Approval of August 13, 2019 Minutes

Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 5/0 - Unanimous
- IV. Approval of Agenda for August 27, 2019

Moved by: CHRIS
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Items
Received updates pertaining to Fort Apache Design open house at Mt Crest on August 28th and potential locations for off leash dog area at Lone Mountain Park.

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**

Action: APPROVED subject to all staff conditions

Moved by: CHRIS

Vote: 5/0 Unanimous

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**

Action: HELD to 9-10-19 Lone Mountain CAC meeting to meet with neighbors to clarify project details

VII. General Business

1. Held developer forum to discuss and identify preferred alternative landscape options and/or other aesthetic improvements adjacent to block walls within the Lone Mountain RNP and will continue discussion at future CAC meeting to get additional feedback from more developers.

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be September 10, 2019

X. Adjournment

The meeting was adjourned at 8:29 p.m.

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 (no longer needed); 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 (no longer needed).

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)

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 (no longer needed).
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) (no longer needed).

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 18,000 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

No longer needed.

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

No longer needed.

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

- 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 B. 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

- 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 #)
- DEVELOPMENT AGREEMENT (DA)

STAFF	DATE FILED: <u>12-12-18</u>	APP. NUMBER: <u>WS-18-0996</u>
	PLANNER ASSIGNED: <u>GRC</u>	TAB/CAC: <u>Lone Mountain</u>
	ACCEPTED BY: <u>GRC</u>	TAB/CAC MTG DATE: <u>1-15-19</u> TIME: <u>6:30pm</u>
	FEE: <u>\$ 1,150</u>	PC MEETING DATE: <u>—</u>
	CHECK #: <u>8181, 8308</u>	BCC MEETING DATE: <u>2-6-19 9am</u>
	COMMISSIONER: <u>LB</u>	ZONE / AE / RNP: <u>R-E, RNP-I</u>
	OVERLAY(S)? <u>—</u>	PLANNED LAND USE: <u>RNP</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N
TRAILS? Y <input checked="" type="checkbox"/> / <input type="checkbox"/> N	PFNA? Y <input checked="" type="checkbox"/> / <input type="checkbox"/> N	LETTER DUE DATE: _____
APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____	

PROPERTY OWNER	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>

APPLICANT	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>

CORRESPONDENT	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)*

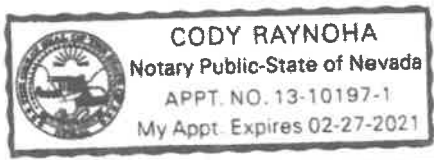
Avi Segal
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/30/18 (DATE)

By Avi Segal

NOTARY PUBLIC: _____



*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
(702) 569-9157



DEC 14 2018

10/01/19 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

HELENA AVE/BUTLER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0625-RYUM FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback from a right-of-way; and 2) allow a second driveway for an accessory structure 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 southwest corner of Helena Avenue and Butler Street within Lone Mountain. LB/sd/ja (For possible action)

RELATED INFORMATION:

APN:

138-04-301-048

WAIVERS OF DEVELOPMENT STANDARDS

1. Reduce the setback from a right-of-way (Helena Avenue) to 5 feet where 10 feet is required per Section 30.56.040 (a 50% reduction).
2. Increase the number of driveways to 2 where a maximum of 1 is permitted per Uniform Standard Drawing 222 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4295 N. Butler Street
- Site Acreage: 0.6
- Number of Lots/Units: 1
- Project Type: Accessory structure
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,300 (accessory structure)/4,698 (principal residence)

Site Plans

The plans depict an existing 4,698 square foot single family residence and a proposed 2,300 square foot accessory detached garage to be located on the western portion of the lot. The

residence is located within a private community with a cul-de-sac for access to the property. The property is a corner lot and the proposed detached garage will be on the western portion of the lot. The proposed detached garage will maintain the required 6 foot separation per Building Code and will have access from the private cul-de-sac. A proposed second driveway will be located off of Helena Avenue to access the detached garage by a second garage door.

Landscaping

Landscaping is not required or proposed as part of this application.

Elevations

The plan submitted shows the proposed accessory structure will match the architectural features and materials as the existing principal residence. The proposed accessory structure will be 2 stories and 25 feet high and will be constructed of concrete roof tile, stone veneer, stucco finish, and steel roll-up doors on the west elevation. The applicant will utilize opaque windows for the second floor that faces Helena Avenue.

Floor Plans

The floor plans show a lower level open for parking vehicles and the upper level will include an arts and craft room, bathroom, covered deck, and a utility room.

Applicant's Justification

The applicant states that the detached garage will be utilized for RV storage and requires a depth of 60 feet in order to park it inside. In addition, the applicant states that the existing garage of the principal residence has 2 facing garage doors and backing out will be inhibited if the proposed accessory structure meets the 10 foot setback. Moving the setback to 5 feet will eliminate this issue and the applicant feels the request is not contrary to public interests.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0355-03	Perimeter landscaping, reduce perimeter wall setback, increase perimeter wall height in conjunction with minor subdivision	Approved by PC	April 2003

Surrounding Land Use

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

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

Setbacks encourage consistency in community aesthetics and functionality. Staff cannot support the reduced setback to an established right-of-way (Helena Avenue). Setbacks help preserve the aesthetics and safety of a neighborhood, consistent with Urban Specific Policy 39 of the Comprehensive Master Plan, which encourages appropriate setbacks in all single family developments. This request is considered by staff to be a self-imposed hardship; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to allowing the secondary access point on Helena Avenue to remain since the driveway will comply with all other requirements in Uniform Standard Drawing 222. However, the applicant has placed fill within the right-of-way as a means to get into the site due to the grade difference. The applicant will be required to remove the fill. If an alternate method of access is proposed, a drainage study and off-site improvement plans may be required.

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

- Prior to the submittal for a building permit, the applicant must provide evidence that the fill in Helena Avenue has been removed;

- Gates must open into the property.
- Applicant is advised that any work within the right-of-way may require a drainage study and off-site improvement plans.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRAMLY CONSTRUCTION, INC.

CONTACT: GRAMLY CONSTRUCTION, INC., 4265 N. BUTLER ST, LAS VEGAS, NV 89129

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>8/8/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475</u> CHECK #: <u>26568</u> COMMISSIONER: <u>L.B</u> OVERLAY(S)? <u>RNP-I</u> PUBLIC HEARING? <u>Y</u> N TRAILS? Y <u>N</u> PFNA? Y <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0625</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>6:30</u> PC MEETING DATE: <u>10/1/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Hunter Ryum</u> ADDRESS: <u>4295 N. Butler Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-218-4791</u> CELL: <u>702-219-4791</u> E-MAIL: _____	
	APPLICANT NAME: <u>Gramly Construction, Inc.</u> ADDRESS: <u>4265 N. Butler Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-259-6659</u> CELL: <u>702-501-7301</u> E-MAIL: <u>mike@gramlylv.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Mike Gramly</u> ADDRESS: <u>4265 N. Butler Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-259-6659</u> CELL: <u>702-501-7301</u> E-MAIL: <u>mike@gramlylv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-04-301-048

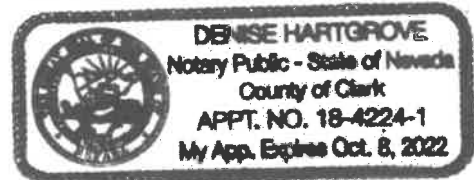
PROPERTY ADDRESS and/or CROSS STREETS: 4265 N. Butler Street, Las Vegas, NV 89129

PROJECT DESCRIPTION: RV 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.

[Signature] Property Owner (Signature)*
Hunter Ryum Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7-25-2019 (DATE)
 By Hunter Ryum
 NOTARY PUBLIC: [Signature]



*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.

Gramly Construction, Inc.
4265 N. Butler Street
Las Vegas, NV 89129

July 25, 2019

Clark Count Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: Waiver Of Development Standards
4295 N. Butler Street, Las Vegas, NV 89129
APN: 138-04-301-048

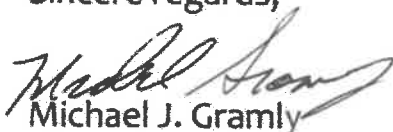
Gentlemen,

Attached please find our application to change the rear setback for an RV Garage proposed to be built at 4295 N. Butler Street. The following items are included:

- Waiver Application
- Disclosure Form
- Fire Permit Survey Form
- Assessor's Map (Two Copies)
- Deed
- Legal Description
- Site Plans (Three Copies)
- Floor Plans (Two Copies)
- Elevations (Two Copies)

We submit for your review the following justification for the requested setback change: The homeowner, Hunter Ryum, is requesting a depth of 60' inside the new garage. The existing residence has two west-facing garages, traffic backing out of these two garages will be inhibited by making the rear setback 10' as outlined in Title 30. Moving the setback will result in practical difficulty and unnecessary hardship for the homeowner. If given the requested waiver, the result will not be contrary to the public interest. And further, the proposed change will still be in accordance with the intent of these regulations.

Sincere regards,



Michael J. Gramly
Gramly Construction, Inc.

10/01/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FORT APACHE RD/STEPHEN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0631-NEON SUNSET, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; and
2) allow access to an arterial street (Fort Apache Road).

DESIGN REVIEW for a proposed single family residential minor subdivision on 1.8 acres in an
R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located between Stephen Avenue and Hammer Lane within Lone Mountain. LB/sd/ja
(For possible action)

RELATED INFORMATION:

APN:
125-31-501-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the net lot area to 16,103 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 0.6% reduction).
2. Allow for single family residential lots to access an arterial street (Fort Apache Road) where not allowed per Section 30.56-080.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.8
- Density (du/ac): 2
- Number of Lots/Units: 4
- Minimum/Maximum Lot Size (square feet): 16,103/18,000 (net)/20,000/28,470 (gross)
- Project Type: Single family residential

Site Plans

The plans depict a proposed 4 lot single family residential subdivision. A Minor Subdivision Map application for a 4 lot subdivision (MSM-18-600108) was filed on October 23, 2018. All 4 lots within the proposed subdivision will have access off of Fort Apache Road.

Applicant's Justification

The applicant states the request is to reduce the net lot size for a 4 lot residential subdivision due to a required dedication along Fort Apache Road and an existing drainage easement. According to the applicant, access is planned from Fort Apache Road and will incorporate circular driveways to avoid vehicles backing onto the street. Also, the corner dedications take additional square footage. Elevations and floor plans will be submitted at the time of building permitting.

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	Single family residences/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

Per the Lone Mountain Specific Policy 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 net lot area for lots adjacent to a collector or arterial street may be reduced by 10% and are generally not subject to a waiver request; however, the net lot size for all lots is reduced an additional 0.6 percent below the minimum required when facing arterial/collector streets. 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 requirement is a self-imposed hardship; therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff has significant concerns regarding the proposed design of the residential development that may create public safety issues with multiple driveways having direct access to an arterial street (Fort Apache Road). There have been traffic related issues in other areas of unincorporated Clark

County where single family residential dwellings have direct access to arterial and/or collector streets. With future increased traffic volumes, such safety issues may develop with vehicles entering and exiting these residential lots. Staff finds the requested waiver may create public safety and traffic issues and the proposed request is a self-imposed hardship due to the overall configuration and design of the site; therefore, staff recommends denial of this request.

Design Review

The design review approval is contingent upon approval of the above waivers of development standards. Staff finds the proposed layout is not consistent with the Comprehensive Master Plan with single family residential lots having access to an arterial/collector street that could create increased traffic and safety issues. In addition, the Lone Mountain Specific Policy from the Comprehensive Master Plan, states that 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.

Public Works - Development Review

Waiver of Development Standards #2

Public Works staff concurs with the Current Planning recommendation for denial regarding developing new single family lots that front on an arterial street. As Current Planning staff mentioned, increased traffic volumes can create safety issues when lots take direct access from an arterial street. Since Fort Apache Road is slated for full off-site improvements with a Public Works' project, the rural nature of the road will be short lived and residents will face difficulty accessing their properties.

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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Improve Stephen Avenue to non-urban standards;
- Circular driveways, or on-site turnarounds, must be provided for all lots;

- Coordinate with Public Works - Development Review regarding the Fort Apache Road improvement project and any easements that may be necessary for that project.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEON SUNSET LLC

CONTACT: DOUG RANKIN, G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014

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>8/12/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475.00/00</u> CHECK #: <u>4363 / 4362</u> COMMISSIONER: <u>L.B.</u> OVERLAY(S)? <u>RDP-I</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / N TRAILS? <input checked="" type="checkbox"/> Y (N) PFNA? <input checked="" type="checkbox"/> Y (N) APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0631</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>6:30</u> PC MEETING DATE: <u>10/1/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Neon Sunset LLC</u> ADDRESS: <u>4525 N Fort Apache Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Neon Sunset LLC</u> ADDRESS: <u>4525 N Fort Apache Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>194021</u>	
	CORRESPONDENT	NAME: <u>G.C. Garcia, Inc c/o Doug Rankin</u> ADDRESS: <u>1055 Whitney Ranch Dr, Suite 210</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-435-9909</u> CELL: _____ E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: <u>174661</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-31-501-004

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache & Hammer, NWC

PROJECT DESCRIPTION: Net lot size reduction

(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]
 MANABIAS
 member
 Property Owner (Signature)*

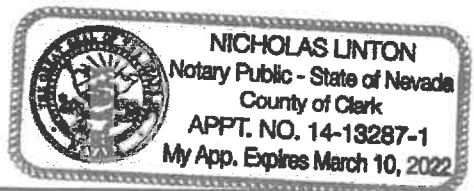
DANIEL A. REYNOLDS
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/31/2019 (DATE)

By Daniel Andrew Reynolds

NOTARY PUBLIC: Nicholas Linton



*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.



August 12, 2019

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: NWC Fort Apache & Hammer
Request: Waiver of Development Standards
APN#: 125-31-501-004

Dear Nancy:

On behalf of our client, Neon Sunset LLC, please accept this letter and attached as support and justification for a Waiver of Development Standards (WS). We are seeking to create four development parcels in a Rural Estates Residential (R-E) zoning district to allow the construction of four single-family custom homes on approximately 1.71 ± net acres of land located on the northwest corner of Fort Apache Road and Hammer Lane.

The subject property and the abutting properties, on all sides, are zoned Rural Estates Residential (R-E). One developed single-family home abuts the site and three developed single-family homes are located across Fort Apache Road and Hammer Lane. The remaining lots adjacent to this site are vacant.

Description of The Project

This site is composed of approximately 2.66 ± gross acres located on the west side of Fort Apache Road; a 100-foot major arterial. A good majority of the project lot has been dedicated to right of way and a drainage easement. The applicant wishes to create four development parcels in order to construct four single-family custom homes on approximately 1.71 ± net acres that are left after the dedications. The proposed four lots have net lot areas of 16,120; 16,106; 16,103; and 16,104 square feet. Access to the lots will be from Fort Apache Road. Circular driveways will be constructed to avoid vehicles from backing into Fort Apache. The proposed net lot areas and access to Fort Apache require approval of a Waiver of Development Standards Title 30.40-1 and Title 30.56.080.

Elevations and Floor Plans will be submitted at the time when seeking building permits for each custom home.

Waiver of Development Standards

Request: To allow a Net Lot Areas of 16,120, 16,106, 16,103, and 16,104 sf where 16,200 sf is allowed

Table 30.40-1 Rural Residential Districts – Property Development Standards Bulk Matrix indicates that the gross lot area for in the R-E Zoning District shall be 20,000 square feet and have a net area of 18,000 square feet. The gross lot areas for the four proposed lots are 28,470; 23,406; 23,398 and 28,347 square feet. The net area for lots adjacent to a collector or arterial street may be reduced by 10%. This site is located adjacent to an arterial street, which results in a minimum required lot area of 16,200 square feet. The proposed net lot areas are 16,120, 16,106, 16,103, and 16,104 square feet which equals an approximate reduction of 0.05%-0.06% under the minimum lot area allowed with the 10% reduction and will require approval of a Waiver.



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

Request: To allow Single family residential to face an arterial and to have access to any arterial street.

Title 30.56.080 Lot Configuration does not allow single family residential access or face to any arterial street. The proposed lots will need to face and have access to Fort Apache. This is due to exceptional narrowness of the existing lot.

Waiver Approval Criteria:

- A. The use and value of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The proposed waivers will not affect the use and value of the area adjacent and will not affect the surrounding area in a substantially adverse manner. The reduction in lot area is justified in that the majority of the lot has been dedicated for a large amount of right of way (48%). Many homes along Fort Apache face and gain access from this arterial street. Also, the current configuration of the lot has resulted in an exceptionally narrow lot.

- B. The use will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare;

The proposed waivers will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare. Although Fort Apache is an arterial, it's design and use mimic more of a collector street in this area. In addition, other single-family homes face and gain their access to Fort Apache.

- C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standard of the Plan and of this Title; and

The project as proposed and the requested minor waivers are consistent with the purpose, goals and objective of the Plan and Title 30 as demonstrated by this letter and supporting documentation.

- D. The proposal will be adequately served by, and will not create an undue burden on any public improvements, facilities or services.

The proposed project will not create an undue burden on any public improvements, facilities or services.

Summary

The proposed four lot single-family development is compatible with the surrounding land use and pattern of development and will not be detrimental to the neighborhood; overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Doug Rankin, AICP
Planning Manager

10/02/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

DAPPLE GRAY RD/VERDE WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0651-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS:

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finish grade on 5.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Dapple Gray Road and between Verde Way and La Madre Way within Lone Mountain. LB/sd/ja (For possible action)

RELATED INFORMATION:

APN:

125-32-402-001; 125-32-402-004

DESIGN REVIEWS:

1. An 8 lot single family residential subdivision.
2. Increase finished grade to 96 inches where 18 inches is allowed per Section 30.32.040 (a 434% 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: 5.2
- Number of Lots/Units: 8
- Density (du/ac): 1.5
- Minimum/Maximum Lot Size (square feet): 18,106 (net)/24,518 (gross)
- Project Type: Single family residential development

Site Plans

The plans show a single family residential development consisting of 8 lots on 5.2 acres at a density of 1.5 du/ac. The site will have access from Verde Way via a 40 foot wide private street with no sidewalks. All streets to be developed to rural standards.

Applicant's Justification

The applicant states the natural slope and terrain in the area makes the natural grade of this site roughly 8 feet higher than adjacent homes to the east. In order to incorporate proper drainage an increase in grade is required. The applicant has stated that these lots will be custom homes and will submit elevation, floor, and landscape plans for review at the time of permitting with the Building Department.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II) zoning	Approved by BCC	June 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500152	A tentative map for an 8 lot single family residential development 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

The applicant will be building custom homes at this location and will provide elevations and floor plans at the time of permitting. Staff finds the proposed subdivision provides both the minimum net lot size of 18,000 square feet and the minimum gross lot size of 20,000 square feet. The design of the subdivision complies in part with Urban Specific Policy 4 of the Comprehensive Master Plan to encourage new developments to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 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;
- Right-of-way dedication to include 30 feet for Dapple Gray Road, 30 feet for Verde Way, and the associated spandrel;
- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET #12-A, LAS VEGAS, NV 89103



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 #)
- DEVELOPMENT AGREEMENT (DA)

STAFF	DATE FILED: <u>8/15/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$675</u> CHECK #: <u>2667</u> COMMISSIONER: <u>L.B</u> OVERLAY(S)? <u>Rnp-T</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0651</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>D-E</u> PLANNED LAND USE: <u>DWP</u> NOTIFICATION RADIUS: _____ SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Ivan Ray Tippetts & Leslie Jean Tippetts</u> ADDRESS: <u>4612 Evan Ridge Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-375-1488</u> FAX: <u>NA</u> CELL: <u>702-375-1488</u> E-MAIL: <u>eaglequest1@aol.com</u>	
APPLICANT	NAME: <u>ACG Design/Hailey Shinton</u> ADDRESS: <u>4310 Cameron St. Suite 12-A</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>	
CORRESPONDENT	NAME: <u>ACG Design/Hailey Shinton</u> ADDRESS: <u>4310 Cameron St. Suite 12-A</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): 125-32-402-001 & 125-32-402-004
 PROPERTY ADDRESS and/or CROSS STREETS: N Dapple Gray & W La Madre
 PROJECT DESCRIPTION: Design Review for Excessive Fill

(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.

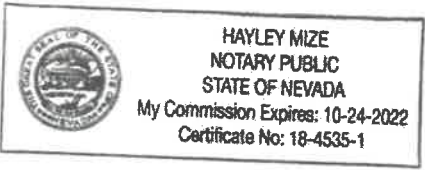
Ivan Ray Tippetts
Leslie Jean Tippetts
 Property Owner (Signature)*

Ivan Ray Tippetts
Leslie Jean Tippetts
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08/15/2019 (DATE)
 By Ivan Ray Tippetts & Leslie Jean Tippetts

NOTARY PUBLIC: M. Mize



* 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.



August 15, 2019

DR-19-0651

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

**RE: Design Review Application
Dapple Gray & La Madre**

To Whom It May Concern,

Please find attached our Design Review application for the above referenced project. Upon review of our Tentative Map (TM19-600152) it has been brought to our attention that we need to file for a Design Review for the excessive fill currently being proposed.

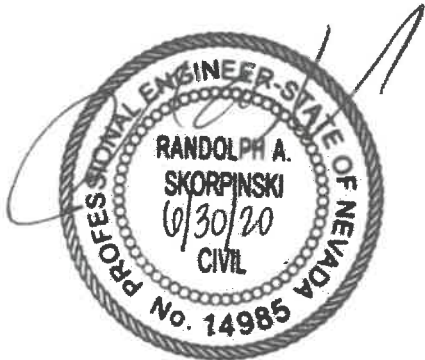
Due to the natural slope and terrain of the area our proposed finished floors are roughly 8' higher than the adjacent homes to the East. To properly drain our site and provide usable lots for future owners this increase in finished grade is necessary. Lot 7 has a proposed finished floor of 2498.20, the property East of this lot (APN# 125-32-402-005) has a finished floor of 2490.50, which is a 7.7' difference. The existing home is approximately 206' East of the property line. Lot 8 has a proposed finished floor of 2496.65, the property East of this lot (APN# 125-32-402-006) has a finished floor of 2490.5, which is a 6.15' difference. The existing home is approximately 176' East of the property line.

We respectfully ask for your approval of this application.

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
(702) 569-9157



AUG 15 2019

10/02/19 BCC AGENDA SHEET

DAPPLE GRAY/LA MADRE
(TITLE 30)

DAPPLE GRAY RD/VERDE WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500152-TIPPETTS IVAN RAY & LESLIE JEAN:

TENTATIVE MAP consisting of 8 single family residential lots on 5.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Dapple Gray Road and between Verde Way and La Madre Way within Lone Mountain. LB/sd/ja (For possible action)

RELATED INFORMATION:

APN:
125-32-402-001; 125-32-402-004

LAND USE PLAN:
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.2
- Number of Lots/Units: 8
- Density (du/ac): 1.5
- Minimum/Maximum Lot Size: 18,106 (net)/24,518 (gross)
- Project Type: Single family residential

The plans show a single family residential development consisting of 8 lots on 5.2 acres at a density of 1.5 du/ac. The site will have access from Verde Way via a 40 foot wide private street with no sidewalks. All streets to be developed to rural standards. The applicant has stated that these lots will be developed with custom homes and will submit elevation, floor, and landscape plans for review at the time of permitting with the Building Department.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II) zoning	Approved by BCC	June 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-19-0651	A design review for a single family residential development and 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**

Staff finds the proposed subdivision provides both the minimum net lot size of 18,000 square feet and the minimum gross lot size of 20,000 square feet. The design of the subdivision complies in part with Urban Specific Policy 4 of the Comprehensive Master Plan to encourage new developments to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. 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 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;
- Right-of-way dedication to include 30 feet for Dapple Gray Road, 30 feet for Verde Way, and the associated spandrel;

- 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shall have an approved name with the suffix of Court.

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 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: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET #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 checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>8/16/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>675</u> CHECK #: <u>INVOICE</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>RNP-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0655</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>6:30</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>9/12 @ 1pm</u> ZONE / AE / RNP: <u>R-E / RNP</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Merv Dukatt</u> ADDRESS: <u>8650 W. Washburn Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>773-491-4124</u> CELL: <u>773-491-4124</u> E-MAIL: _____	
	APPLICANT NAME: <u>Mervyn Dukatt</u> ADDRESS: <u>2650 W. Washburn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>773-491-4124</u> CELL: <u>773-491-4124</u> E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Brian R. Hardy, Esq.</u> ADDRESS: <u>10001 Park Run Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-207-6097</u> CELL: <u>702-302-7358</u> E-MAIL: <u>bhardy@maclaw.com</u> REF CONTACT ID #: <u>180997</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-32-605-008

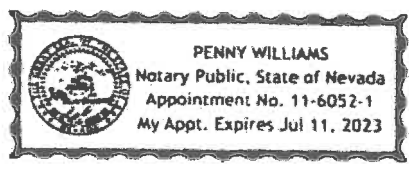
PROPERTY ADDRESS and/or CROSS STREETS: Washburn Rd and Juliano

PROJECT DESCRIPTION: 15 cats where maximum is 3

(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.

Mervyn Dukatt Property Owner (Signature)*
Mervyn DUKATT Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Aug. 7, 2019 (DATE)
 By Penny Williams
 NOTARY PUBLIC: [Signature]



*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.



MARQUIS AURBACH
COFFING

PLANNER
COPY

UC-19-0655

DIRECT LINE: (702)207-6097
DIRECT FAX: (702)856-8997
EMAIL: BHARDY@MACLAW.COM

ALBERT G. MARQUIS
PHILLIP S. AURBACH
AVECE M. HIGBEE
TERRY A. COFFING
SCOTT A. MARQUIS
JACK CHEN MIN JUAN
CRAIG R. ANDERSON
TERRY A. MOORE
GERALDINE TOMICH
NICHOLAS D. CROSBY
MICAH S. ECHOLS
TYE S. HANSEEN
LIANE K. WAKAYAMA
DAVID G. ALLEMAN
CODY S. MOUNTEER
CHAD F. CLEMENT
CHRISTIAN T. BALDUCCI

August 8, 2019

Nicole Russell, Planner
500 Grand Central Pkwy, 1st Floor
Las Vegas, NV 89155

Re: Justification Letter- Special Use Permit (Household Pets) - Merv Dukatt -
APN# 125-32-605-008 - Location Address - 8650 W. Washburn Rd.,
Las Vegas, Nevada 89149
Our File No. 15516-2

JARED M. MOSER
MICHAEL D. MAUPIN
PATRICK C. MCDONNELL
KATHLEEN A. WILDE
JACKIE V. NICHOLS
RACHEL S. TYGRET
JORDAN B. PEEL
TOM W. STEWART
JAMES A. BECKSTROM
EMILY D. ANDERSON
COLLIN M. JAYNE

Dear Ms. Russell:

This office represents, Merv Dukatt ("Dukatt"), the applicant, in connections with the application for a special use permit for the property listed above. The use permit is being requested to allow Dukatt to house up to 15 cats in an existing fully enclosed structure on the property. The approval of the special use permit is respectfully requested for the reasons outlined herein.

Dukatt has owned this home in Las Vegas for more than 22 years. Mr. Dukatt and his now deceased wife were granted a Special Use Permit (UC-0579-06) in 2006 for 32 household pets (30 cats and 2 dogs). Unbeknownst to Mr. Dukatt, the Special Use Permit expired and he just recently became aware of the issue.

The property is in excess of one acre in size and is in an area planned as rural neighborhood preservation and zoned R-E. The majority of the adjacent properties are at least one acre and all are part of the rural neighborhood preservation overlay that dominates this part of Lone Mountain. Many of the property owners in the area, including many of the adjacent property owners, have animals such as horses and chickens in addition to household pets. The requested use is in conformity with the rural lifestyle apparent in the area and is appropriate given the character and structure of the neighborhood.

The existing facility is a fully enclosed living environment which has minimal impact on the neighborhood. The facility is an RV garage which has been converted to provide a home for the cats with heating, cooling, sleeping areas and plenty of room for exercise. The cats will continue to live and be contained within the facility and there is a double door entrance to the facility to prevent against

JOHN M. SACCO
LANCE C. EARL
WILLIAM P. WRIGHT
TROY R. DICKERSON
BRIAN R. HARDY
OF COUNSEL

Nicole Russell, Planner
August 8, 2019
Page 2

escape. The facility also includes a fully screened and enclosed outdoor area where the cats can go to play get fresh air.

The cats pose no health or safety threat to the neighborhood. The cats are domesticated animals. They have all been spayed and neutered and have their current vaccinations. The cats will also have full time caretaker to tend to their needs daily.

We believe the proposed use shall be in harmony with the purpose, goals, objectives and standards of the plan and title. Therefore, we respectfully request your approval of the aforementioned Special Use Permit.

As always, we appreciate your professionalism and the attention you provide in these matters. If you have any questions or need additional information, please contact the undersigned or my assistant Suzanne F. Belt-Spurlock at (702) 858-1175.

Sincerely,

MARQUIS AURBACH COFFING

A handwritten signature in black ink, appearing to read 'BRH', written over the typed name 'MARQUIS AURBACH COFFING'.

Brian R. Hardy, Esq.

BRH:mm

MAC: Document1 8/8/2019 10:12 AM