



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

September 24, 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

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 September 10, 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 24, 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) 09/18/19 BCC
 2. **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)10/02/19 BCC
 3. **UC-19-0655-DUKATT, CAROLYN:**
USE PERMIT to allow additional household pets (cats) in conjunction with a single family residence on approximately 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Washburn Road and the east side of Juliano Road within Lone Mountain. LB/nr/ja (For possible action) 10/02/19 BCC
 4. **UC-19-0695-VALTIERREZ MANUEL & CLAUDIA:**
USE PERMIT to allow an accessory structure (block wall) prior to a principal use (residence). **WAIVER OF DEVELOPMENT STANDARDS** to increase maximum wall height for a future single family residence located on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Washburn Road and the east side of Conough Lane within Lone Mountain. LB/lm/jd (For possible action) 10/15/19 PC
 5. **VS-19-0669-LEIBOVIC DOV J:**
VACATE AND ABANDON a portion of right-of-way being Centennial Parkway located between Tenaya Way and Rio Vista Street within Lone Mountain (description on file). MK/sd/jd (For possible action) 10/15/19 PC
 6. **VS-19-0678-SCHNEIDER BRIAN & SCHNEIDER COLLIN:**
VACATE AND ABANDON easements of interest to Clark County located between Eula Street and CC 215, and between La Madre Way and Rosada Way within Lone Mountain (description on file). LB/rk/jd (For possible action) 10/15/19 PC

VII. General Business

1. Review/finalize FY 2020/2021 budget request(s) and take public comment on the 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.

IX. Next Meeting Date: October 8, 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

September 10, 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 27, 2019 Minutes

Moved by: SHARON
Action: Approved subject minutes as submitted
Vote: 5/0 - Unanimous
- IV. Approval of Agenda for September 10, 2019

Moved by: TERESA
Action: Approved agenda as submitted with items 4 & 5 to be heard together
Vote: 5/0 - Unanimous
- V. Informational Items
Received updates pertaining to National Night out on October 8, 2019.

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 (RNP-I) Zone (no longer needed). 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) 9/18/19 BCC

Action: HELD to 9-24-19 CAC to continue to give applicant opportunity to work with neighbor on project design

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 (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

Action: APPROVED subject to all staff conditions and condition that they applicant will decide if he's going forward with Helena rear entry prior to final "CO"- if so he will landscape behind accessory structure (where drive-way is not located), if he's not going forward, remove gate, replace with matching block wall and landscape property behind accessory structure.

Moved by: EVAN

Vote: 5/0 Unanimous

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

Action: HELD to 9-24-19 CAC per applicant request to work with adjacent neighbors (they had not been able to previously connect)

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 (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

Action: APPROVED subject to all staff conditions and condition that item #2 on DR is characterized incorrectly as applicant is developing finished grade at 18 inches.

Moved by: EVAN

Vote: 5/0 Unanimous

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

Action: APPROVED subject to all staff conditions and condition that item #2 on DR is characterized incorrectly as applicant is developing finished grade at 18 inches.

Moved by: EVAN

Vote: 5/0 Unanimous

VI. General Business

1. Reviewed FY 2019 budget request(s) and received the following suggestions for the 2020/2021 FY Budget Request:
 - Better AV Equipment (like Sunrise Manor)
 - Snacks/Water
 - Bigger Signage for RNP area
 - Additional Metal Art Structures for medians in Lone Mountain area
 - Talk Light Repaired
 - \$50 Budget for Uber Eats

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be September 24, 2019

X. Adjournment
The meeting was adjourned at 8:47 p.m.

10/02/19 BCC 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? <u>Y/N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> 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? <u>Y/N</u> 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>1746661</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.

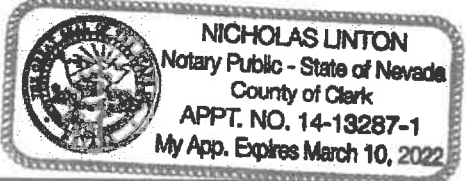
[Signature]
 MANAGING MEMBER
 Property Owner (Signature)*

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

INCREASE HOUSEHOLD PETS
(TITLE 30)

WASHBURN RD/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0655-DUKATT, CAROLYN:

USE PERMIT to allow additional household pets (cats) in conjunction with a single family residence on approximately 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Washburn Road and the east side of Juliano Road within Lone Mountain. LB/nr/ja (For possible action)

RELATED INFORMATION:

APN:

125-32-605-008

USE PERMIT:

Increase the number of household pets (cats) to 15 where 13 are allowed per Table 30.44-1 (a 15% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8650 W. Washburn Road
- Site Acreage: 1.2
- Project Type: Increase household pets (cats)
- Number of Stories: 1
- Square Feet: 3,188 (house), 1,100 (garage)

Site Plan

The plan depicts a 3,188 square foot single family residence and a 1,100 square foot accessory building (converted garage) to be utilized as the home for cats. The property has a 4 foot high combination fence (2 foot high solid, 3 foot high decorative metal with 4 foot high solid pillars) in the front yard. A 5 foot high wall runs along the east side of the property and along the west side of the property beyond the front yard. The property has a circular driveway off of Washburn Road.

Landscaping

Mature landscaping consisting of large trees and shrubs are located in the front yard. Landscaping is not a part of this request.

Elevations

The pictures show a 1 story garage building which was converted to a home for cats, with stucco exterior and a shingle roof. A screened in porch allows the cats to have fresh air.

Floor Plans

The plans show a predominantly open area inside the building with shelves along the walls, a washer and dryer area, and the screened in porch area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the property owner had an approved use permit to allow for 32 household pets, which was approved in 2006. The property owner was not aware that a 1 year review was required to keep the use permit from expiring. Since the original approval the number of cats has been reduced to 15 from 30. The applicant is requesting to continue to house the remaining cats in the converted garage building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0579-06	Increased household pets to 32 (30 cats and 2 dogs) with 1 year review – expired	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E (RNP-I)	Undeveloped
South, East, West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Title 30 allows a property owner to have 3 household pets. Due to the size of the property, per Code, 2 additional cats are allowed for every 10,000 square feet; the size of the property is approximately 51,836 square feet which would allow for 13 cats. The applicant has indicated that the increase in the number of cats will not adversely affect the neighbors and the property is not currently in violation with CCPRO for increased household pets. Since the approval of the original use permit in 2006, it appears that there have not been any violations on the property in regard to the increased number of cats; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to commence and review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MERVYN DUKATT

CONTACT: BRIAN HARDY, 10001 PARK RUN DRIVE, LAS VEGAS, NV 89145



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"/> 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>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>10/2 @ 1pm</u> ZONE / AE / RNP: <u>RE/RNP</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N 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>180977</u>	

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

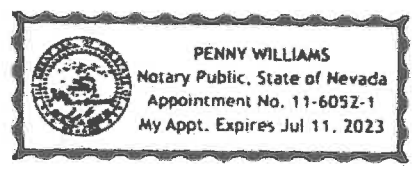
PROPERTY ADDRESS and/or CROSS STREETS: Washburn Rd and Juliano

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

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

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

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

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

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', with a large, stylized flourish extending to the right.

Brian R. Hardy, Esq.

BRH:mm

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

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

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; and for any sanitary sewer needs 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 – No Date – 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	STAFF	DATE FILED: <u>12-12-18</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>\$ 1150</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>Lone Mountain</u> TAB/CAC MTG DATE: <u>1-15-19</u> TIME: <u>6:30p</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: _____
<input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)	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>	
(ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)	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>	
(ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	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)* Ari Segal
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 11/30/18 (DATE)
 By ARI 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.

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) 569-8157



DEC 14 2018



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.

10/15/19 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

WASHBURN RD/CONOUGH LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0695-VALTIERREZ MANUEL & CLAUDIA:

USE PERMIT to allow an accessory structure (block wall) prior to a principal use (residence).
WAIVER OF DEVELOPMENT STANDARDS to increase maximum wall height for a future single family residence located on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Washburn Road and the east side of Conough Lane within Lone Mountain. LB/lm/jd (For possible action)

RELATED INFORMATION:

APN:

125-33-703-015

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 8 feet where 6 feet is the maximum per Section 30.64.020 (a 33.3% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: n/a
- Site Acreage: 0.5
- Project Type: Accessory structure (wall)
- Wall Height (feet) 8

Site Plan

The plan depicts an undeveloped single family residential parcel with a proposed 8 foot high block wall along the west property line (Conough Lane) beginning over 45 feet set back from the north (front) property line and return walls also set back over 45 feet south of the north property line adjacent to the east and west property lines. There is also a proposed 39 foot 6 inch long, 6 foot high block wall along the south property line, enclosing the future rear yard connecting to the existing block wall. An existing block wall is also located on the east property line. There are 3 sections of the westerly wall that are 12 feet long and are inset 8 inches from the property line creating a varied wall detail.

Landscaping

Future landscaping will be planted inside the block wall.

Wall Elevations

On the west property line, the 8 foot high wall will consist of decorative block in alternating sections of “split face” and “fluted face” block. The inset sections of the wall consist of “fluted face” block. There is an 8 foot high access gate located near the south property line. The proposed wall along the south property line will be 6 feet in height.

Applicant’s Justification

The applicant indicates that currently the property is enclosed by a 4 foot high chain-link fence which discourages illegal dumping on the lot. They would like to construct the walls prior to the construction of the residence for security of the construction materials and discourage illegal dumping during the construction process.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various properties to RNP-I (Lone Mountain Overlay)	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-PD5	Golf course (Painted Desert)
South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
West	City of Las Vegas	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

Use Permit

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

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Use Permit & Waiver of Development Standards

All of the adjacent single family residences which front or side on Conough Lane, are either open to the street or include a low profile decorative fence that maintains visibility to the front or side of each residence. Additionally, decorative fencing with wrought iron and stucco concrete pillars, is located along the Painted Desert Golf Course to the north providing an openness to the street frontage. While staff appreciates the need to provide security of construction materials, this could be accomplished with a 6 foot high block wall with the proposed design materials. Staff finds the request is inconsistent with Urban Specific Policy 10 of the Comprehensive Master Plan, which encourages in part that site designs are to be compatible with adjacent land uses; therefore, staff cannot support the requests.

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

- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLAUDIA VALTIERREZ

CONTACT: CLAUDIA VALTIERREZ, 7827 BRÖDIE CASTLE COURT, LAS VEGAS, NV
89166

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 checked="" type="checkbox"/> USE PERMIT (UC) <u>675</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <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>8/28/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>0/150.00</u> CHECK #: <u>CREDIT CARD</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC/WS-19-0695</u> TAB/CAC: <u>LDNE MTN.</u> TAB/CAC MTG DATE: <u>9/24/19</u> TIME: <u>6:30</u> PC MEETING DATE: <u>10/15/2019</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE (RNP-D)</u> PLANNED LAND USE: <u>UMRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Claudia Valtierrez & Manuel</u> ADDRESS: <u>Corner of Washburn rd & Conough Ln</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702 494 7704</u> CELL: _____ E-MAIL: <u>design.claudia@gmail.com</u>	
	APPLICANT	NAME: <u>Claudia Valtierrez</u> ADDRESS: <u>7827 Brodie Castle ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89166</u> TELEPHONE: <u>702 494 7704</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>S.A.A.</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-33-7030 15

PROPERTY ADDRESS and/or CROSS STREETS: Corner of Washburn rd & Conough Ln

PROJECT DESCRIPTION: Perimeter wall height increase from 6' to 8'

(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)*

Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 8/28/19 (DATE)

By Claudia Lillian Valtierrez

NOTARY PUBLIC: James A. McFarland

JAMES A. MCFARLAND
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 11-3-22
 Certificate No: 04-88091-1

*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 21st, 2019

Parcel 125 33 7030 15. Corner of Washburn Rd and Conough Ln.

To whom it may concern,

Here in we request approval for a special use permit to allow accessory structure (block wall) and a waiver of development standards to increase wall height to 8' where 6' is allowed.

prior to the residence
W

The parcel is currently fenced by 4' chain link fence that discourages illegal dumping on our lot but is open in one corner. We would like to construct our wall prior to the residence to provide security for construction materials as we build our home.

We are also concerned that once the existing fence is removed for construction that there might be problems with illegal dumping and people stealing our materials from the jobsite and would like to remove temptations.

The construction of this proposed perimeter block wall (CMU) will run on a portion of the West and South property lines. The west portion of this wall will run parallel to Conough lane, beginning at the South West corner of parcel, 148' linear feet towards Washburn road (NW of parcel) and it's intended to be 8' high. A 12'w x 8'h iron gate will be included towards the SW corner for rear access to property.

This West wall will be inset 8 inches in 3 areas as to create visual interest (and avoid canyon effect) along the street frontage and will include 2 types of finish on the block wall by section (split face and flute face.)

The south portion of the proposed wall will run from the SW corner of parcel towards east, 39'L to enclose yard from the adjacent rear property. This wall is intended to be inside property line (not shared) and to be 6' high.

The right of way along Conough Ln is already landscaped and shall be preserved. Additional plants will be planted inside the rear and side yard along the street frontage in order to create a uniform aesthetic look and provide with shade and interest from the street front.

Thank you,

Claudia and Manuel Valtierrez

Claudia Valtierrez

Manuel Valtierrez

**PLANNER
COPY**

10/15/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

TENAYA WY/CENTENNIAL PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0669-LEIBOVIC DOV J:

VACATE AND ABANDON a portion of right-of-way being Centennial Parkway located between Tenaya Way and Rio Vista Street within Lone Mountain (description on file).
MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:
125-22-804-002

LAND USE PLAN:
LONE MOUNTAIN - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The plans depict an existing 9,638 square foot portion of right-of-way located along the southern boundary of APN 125-22-804-002. According to the Public Works Department, the Transportation Element has now been updated to remove the 100 foot designation for Centennial Parkway and the roadway is fully constructed in this area as a local street, and all future improvements will fall outside of this area's currently designated right-of-way. The applicant states the request is not in conflict with existing street light or sidewalk plans and the proposed vacation does not align with the parcel to the west APN 125-22-804-001. Vacation of this right-of-way leaves approximately 5 feet of width from existing back of curb to existing streetlight.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels from R-U and R-E to R-E (BNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood/City of Las Vegas	R-E & O (Office)	Single family residence & undeveloped
South	CC 215/City of Las Vegas	R-E	Single family residences

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Office Professional	R-E	Undeveloped
West	City of Las Vegas	O (Office)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: CLARK COUNTY PUBLIC WORKS
CONTACT: CLARK COUNTY PUBLIC WORKS, 500 S. GRAND CENTRAL PKWY, LAS VEGAS, NV 89155



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>8-22-19</u>	APP. NUMBER: <u>VS-19-0669</u>
<input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____ ACCEPTED BY: <u>TLG</u> FEE: <u>WAIVED</u> CHECK #: _____ COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	TAB/CAC <u>1 one mountain</u> TAB/CAC DATE: <u>9/24</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>10/15/19</u> BCC MTG DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____

PROPERTY OWNER	NAME: <u>Dov J. Leibovic</u> ADDRESS: <u>7155 Bilpar Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____ CELL: <u>310-270-7557</u> E-MAIL: <u>josephl@lapopart.com</u>
-----------------------	--

APPLICANT	NAME: <u>Erik D. Denman, Public Works - Development Review</u> ADDRESS: <u>500 S Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2103</u> CELL: _____ E-MAIL: <u>edenman@clarkcountynv.gov</u> REF CONTACT ID #: <u>192083</u>
------------------	--

CORRESPONDENT	NAME: <u>Erik D. Denman, Public Works - Development Review</u> ADDRESS: <u>500 S Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2103</u> CELL: _____ E-MAIL: <u>edenman@clarkcountynv.gov</u> REF CONTACT ID #: <u>192083</u>
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ASSESSOR'S PARCEL NUMBER(S): 125-22-804-002

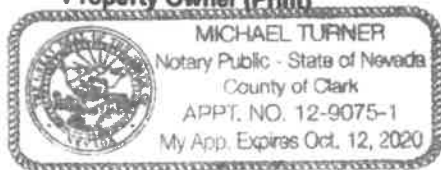
PROPERTY ADDRESS and/or CROSS STREETS: Centennial and Tenaya

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.

[Signature]
 Property Owner (Signature)*

Dov Leibovic
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 21, 2019 (DATE)
 By Dov Leibovic
 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.



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

August 26, 2019

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

To Whom It May Concern:

Clark County Public Works is applying to vacate the northerly 50 feet of Centennial Parkway back to Dov Leibovic, owner of APN 125-22-804-002. Mr. Leibovic worked with Clark County Public Works on the content of this vacation for months, and then in August 2017, Mr. Leibovic applied to vacate this same section of land. However, he was unable to proceed with this vacation as the Transportation Element still reflected a 100 foot right-of-way for Centennial Parkway, which is the width of a full arterial street section. Centennial Parkway will not be an arterial in this area due to the proximity to the 215 Beltway.

The Transportation Element has now been updated to remove the 100 foot designation and Centennial Parkway is fully constructed in this area as a local residential road adjacent to the 215 Beltway and the existing and future improvements of Centennial Parkway fall outside of this proposed northerly 50 feet. Attached as a second page is Mr. Leibovic's original justification letter.

Sincerely,

Erik D. Denman
Manager, Development Review

EDD/kp
Attachment

**EASEMENTS
(TITLE 30)**

EULA ST/LA MADRE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0678-SCHNEIDER BRIAN & SCHNEIDER COLLIN:

VACATE AND ABANDON easements of interest to Clark County located between Eula Street and CC 215, and between La Madre Way and Rosada Way within Lone Mountain (description on file). LB/rk/jd (For possible action)

RELATED INFORMATION:

APN:

125-31-301-005; 125-31-401-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of patent easements ranging in size from 3 feet to 33 feet wide which are located on the perimeter of the subject parcel, excepting out dedication for public right-of-way. Additionally, the plans show the vacation and abandonment of a 7.5 foot wide drainage easement along the south property line of the site. The applicant indicates this drainage easement is no longer needed as the upstream, off-site flows will be routed via a proposed 10 foot drainage easement that will bisect the existing parcel. The proposed 10 foot drainage easement will be granted with a parcel map that is currently in review with the County.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1766-05	Vacated and abandoned a portion of a right-of-way being La Madre Way located between the CC 215 and Eula Street	Approved by PC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation	R-E/RNP-I	Mix of existing & undeveloped single family residential properties

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Compliance with Drainage Study PW19-14561;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of no more than 1 driveway is permitted on a residential lot.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; streets with roll curbs must be a minimum of 39 feet back of curb to back of curb; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COLLIN SCHNEIDER

CONTACT: JASON FACKRELL, MHP LIMITED, 6440 SKY POINTE DRIVE #140-385,
LAS VEGAS, NV 89131

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>8-23-19</u>	APP. NUMBER: <u>VS190678</u>
		PLANNER ASSIGNED: <u>Jool</u>	TAB/CAC: <u>Lore Manton</u>
		ACCEPTED BY: <u>AI</u>	TAB/CAC DATE: <u>8-24</u> TIME: <u>6:30</u>
		FEE: <u>825.00</u> CHECK #: <u>115/1003</u>	PC MEETING DATE: <u>10-15-19</u>
		COMMISSIONER: <u>LB</u>	BCC MTG DATE: _____
		OVERLAY(S)? <u>NA</u>	ZONE / AE / RNP: <u>RIE</u>
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: <u>RNP</u>

PROPERTY OWNER	NAME: <u>COLIN SCHNEIDER</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: <u>702-378-0818</u> CELL: _____
	E-MAIL: <u>JOLK02@HOTMAIL.COM</u>

APPLICANT	NAME: <u>COLIN SCHNEIDER</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: <u>702-378-0818</u> CELL: _____
	E-MAIL: <u>JOLK02@HOTMAIL.COM</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>JASON FACKRELL</u>
	ADDRESS: <u>6440 SKY POINTE DR # 140-385</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u>
	TELEPHONE: <u>702-334-1331</u> CELL: _____
	E-MAIL: <u>JASONF@MHPLIMITED.COM</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-31-301-005 125-31-401-011

PROPERTY ADDRESS and/or CROSS STREETS: ELLA STREET & LA MADRE WAY

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

[Signature]

Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF CLARK

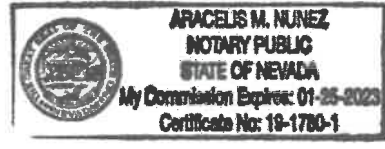
SUBSCRIBED AND SWORN BEFORE ME ON August 15th, 2019 (DATE)

By Collin M. Schneider

NOTARY PUBLIC: Aracelis M. Nunez Notary Public

COLIN SCHNEIDER

Property Owner (Print)



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



August 14, 2019

Clark County Comprehensive Planning
500 S Grand Central Parkway #1
Las Vegas, NV 89155

RE: Justification Letter for Easement Vacations on APN# 125-31-301-005

Dear Sir/Madam:

This letter is to provide justification in support of the vacation and abandonment of patent easements and drainage easement for the proposed residential (2) lot parcel map on APN# 125-31-301-005, at the northwest corner of Eula Street and La Madre Way.

The patent easement vacation includes 33' along the west side, 33' along the south side and 3' along the west side of the parcel. These patent easements are not needed as there are no public facilities or improvements planned for these areas.

The drainage easement vacation includes 7.5' along the south side of the parcel, along the La Madre alignment. This drainage easement is no longer needed as the upstream, offsite flows will be routed via a proposed 10' drainage easement that will bisect the existing parcel. This proposed 10' drainage easement will be granted with the proposed (2) lot parcel map that is in for Clark County review (MSM-19-60022). This drainage easement vacation is further supported by the comments received on the Drainage Study that is in review with Clark County (PW19-14561), where the plan reviewer requested that this drainage easement be vacated.

Please contact me if you have any questions or need clarification on our application.

Sincerely,

A handwritten signature in black ink, appearing to be 'JF', written over a set of horizontal lines.

Jason Fackrell, PLS, WRS
Cell: (702) 334-1331