



# Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

January 14, 2020

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](mailto:clarkcountycac@hotmail.com) and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members: Teresa Krolak-Owens, Chair  
 Evan Wishengrad, Vice-Chair  
 Kimberly Burton (excused))

Chris Darling  
 Dr. Sharon Stover

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)

County Liaison: Sue Baker, 702-455-1900, [sue.baker@clarkcountynv.gov](mailto: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 December 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 January 14, 2020 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

**02/04/20 PC**

1. **WS-19-0958-SCHREIBER TED & JULIE: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Whispering Sands Drive, 153 feet west of Sisk Road within Lone Mountain. LM/sd/jd (For possible action) **02/04/2020 PC**
2. **WS-19-0967-KELL TERRANCE & SIGNE A: WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback, and; 2) allow a second driveway for an existing single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Washburn Road and Kevin Way within Lone Mountain. LB/sd/jd (For possible action) **02/04/2020 PC**

**02/05/2020 BCC**

3. **WS-19-0950-GRIFFITH, MARK E. & NAOMA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) drainage study; and 2) full off-site improvements (including curb, gutter, sidewalk, and partial paving) in conjunction with a proposed minor subdivision on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Farm Road and Balsam Street within Lone Mountain. MK/sd/jd (For possible action) **02/05/2020 BCC**
4. **DR-19-0952-VALENTE, MICHAEL NICOLA: DESIGN REVIEW** for increased finished grade for proposed single family residences on 2.2 acres in an R-A (Residential Agriculture) (RNP-II) Zone. Generally located on the south side of Iron Mountain Road, approximately 300 feet east of Homestead Road within Lone Mountain. MK/sd/jd (For possible action) **02/05/2020 BCC**
5. **VS-19-0953-VALENTE, MICHAEL NICOLA: VACATE AND ABANDON** a portion of right-of-way being Iron Mountain Road located between Durango Drive and Four Views Street within Lone Mountain (description on file). MK/sd/jd (For possible action) **02/05/2020 BCC**

VII. General Business

1. Receive a presentation on the 2020 Census, including information on completing the census and applying for a job as a census taker.

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: January 28, 2020

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

December 10, 2019

## MINUTES

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

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.

II. Public Comment  
None

III. Approval of November 26, 2019 Minutes

**Moved by: SHARON**

**Action: Approved subject minutes as submitted**

**Vote: 4/0 -Unanimous**

IV. Approval of Agenda for December 10, 2019

**Moved by: CHRIS**

**Action: Approved agenda as submitted**

**Vote: 4/0 - Unanimous**

V. Informational Item  
None

VI. Planning & Zoning

1. **VS-19-0898-LIBERTY HOMES LAS VEGAS LLC: VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Ruffian Road, and between Corbett Street and El Campo Grande Avenue within Lone Mountain. LB/rk/jd 01/07/20 PC

**Action: APPROVED subject to all staff conditions**

**Moved by: EVAN**

**Vote: 4/0 – Unanimous**

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

**VI. General Business**

None

**VIII. Public Comment**

None

**IX. Next Meeting Date**

The next regular meeting will be January 14, 2020

**X. Adjournment**

The meeting was adjourned at 6:34 p.m.

DRAFT

02/04/20 PC AGENDA SHEET

SINGLE FAMILY RESIDENCE  
(TITLE 30)

SISK RD/WHISPERING SANDS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0958-SCHREIBER TED & JULIE:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Whispering Sands Drive, 153 feet west of Sisk Road within Lone Mountain. LM/sd/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-14-105-018

**WAIVER OF DEVELOPMENT STANDARDS**

Reduce the rear setback to 16 feet where a minimum of 30 feet is required per Table 30.40-1 (a 47% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6550 Whispering Sands Drive
- Site Acreage: 0.5
- Number of Lots/Units: 1
- Project Type: Single family residence
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,066

**Site Plans**

The plans depict a proposed single family residence located within a 4 unit subdivision along Whispering Sands Drive. Access to the property is from a private cul-de-sac. The parcel is currently undeveloped and the applicant has submitted plans for a building permit where it was discovered the proposed building will not meet rear setback of 30 feet. The proposed plans show a reduced rear setback of 15.6 feet along the west property line.

Landscaping

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

Elevations

The plans depict a 1 story single family residence with a concrete tile pitched roof line, constructed of stucco finish with architectural elements. The total height of the residence will be 24 feet. The front door will face towards the private street.

Floor Plans

The plans show a 4 bedroom, 2 bathroom residence with grand entry, great room, laundry and utility room, kitchen, and an accessory room and porch with a 2 car garage.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, this property is located adjacent to an existing cul-de-sac and the shape of the lot will render this parcel with the proposed home unbuildable. The applicant states that other nearby homes have similar encroachments.

**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) zoning and from R-A to R-A (RNP-I) zoning and from R-A to R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

The reduction in the rear setback is excessive and could adversely impact the property to the west where there is an existing residence. Review of the plans show the proposed residence is set back approximately 50 feet from the front property line, where 40 feet is required. The applicant could revise the plans to redesign the residence towards the front property line. In addition, there are provisions where 50 percent of the structure could be moved to 28 feet by planting 2 trees in the front yard. These revisions would then decrease, or possibly eliminate the need for a rear setback encroachment. This request represents a self-imposed hardship by the applicant. The request does not comply with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Furthermore, no mitigation, such as landscaping in the rear yard is provided to reduce the impact of the reduction in setback to the adjoining property.

**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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HECTOR VASQUEZ

**CONTACT:** HECTOR VASQUEZ, 101 CONVENTION CENTER #1270, LAS VEGAS, NV 89109





# 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)
  - BD19-33356  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

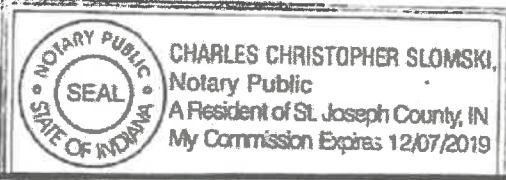
<b>STAFF</b>	DATE FILED: <u>12/13/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475.00/lot</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>LIM</u> OVERLAY(S)? <u>RNP-I</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0958</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>1/14</u> TIME: <u>6:30</u> PC MEETING DATE: <u>2/4/20</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: _____
<b>PROPERTY OWNER</b>	NAME: <u>Ted Schreiber</u> ADDRESS: <u>18287 Cleveland Avenue</u> CITY: <u>Galien</u> STATE: <u>MI</u> ZIP: <u>49113</u> TELEPHONE: <u>269-470-7057</u> CELL: <u>Same</u> E-MAIL: <u>trs3985@gmail.com</u>	
<b>APPLICANT</b>	NAME: <u>Top Rank Builders Inc / Hector Vasquez</u> ADDRESS: <u>2941 Lorelie St</u> CITY: <u>Pahrump</u> STATE: <u>NV</u> ZIP: <u>89048</u> TELEPHONE: <u>775-751-2009</u> CELL: <u>775-209-6092</u> E-MAIL: <u>trb.seanw@gmail.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Sean Wilson</u> ADDRESS: <u>2941 Lorelie St</u> CITY: <u>Pahrump</u> STATE: <u>NV</u> ZIP: <u>89048</u> TELEPHONE: <u>775-751-2009</u> CELL: <u>775-209-2942</u> E-MAIL: <u>trb.seanw@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-14-105-018  
 PROPERTY ADDRESS and/or CROSS STREETS: 6550 Whispering Sands Dr, Las Vegas, NV, 89131  
 PROJECT DESCRIPTION: Single Story Single Family Residence

(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.

Ted Schreiber Property Owner (Signature)\*      TED SCHREIBER Property Owner (Print)

STATE OF Indiana  
 COUNTY OF St. Joseph  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/12/19 (DATE)  
 By Charles C. Sromski  
 NOTARY PUBLIC: Charles C. Sromski



\*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.



**TOP RANK BUILDERS, Inc.**  
**Commercial & Residential**

2941 Lorelie St, Pahrump, NV, 89048 • NV License #74890

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775-751-2009 • Bid Limit \$3,600,000

**11/21/2019**

Clark County Comprehensive  
Planning Department  
Attention: Jaime Williams  
Re: Variance / Waiver Request

**Customer Info:**  
Mr. Ted Schreiber

**Jobsite:**  
6550 Whispering Sands Dr.  
Las Vegas, NV, 89131  
Permit#:BD19-33356

Clark Co. Comprehensive Planning Dept.,

This letter is concerning 6550 Whispering Sands Drive in Las Vegas, Nevada, 89131 (APN#125-14-105-018). Our customer Mr. Ted Schreiber is requesting a Waiver of the Rear Property Set Back requirement of 30' from rear property line to the livable structure. Considering the size and location of this particular lot at the existing Cul-De-Sac this 30' requirement coupled with the additional front property line set backs render this lot unbuildable for our clients single family residence (Moving the home forward to accommodate the 30' Set Back then Violates the front setbacks)

There are (2) homes in this same Cul-De-Sac that have currently been constructed (See Attached Exhibit A). All of these lots have the Zoning Designation RNP (Rural Neighborhood Preservation). The homes in exhibit "A" have an approx. set back of 17' / 12'. This situation is consistent with the Neighbor (APN#125-14-105-014) to the West of Mr. Schreibers lot which is still even closer than 17' to the property line on the East side of 6560 Whispering Sands (See Attached Exhibit B). The Existing set backs would take precedence over the requested 30' Set Back as there is not a single home around Mr. Schreibers lot that conforms to this use. Our Client is requesting a 15' Set Back from the rear property line. This adjustment would correct the front property line set back requirements and allow enough space to be able to place the home.

We have included Both of the Plot plans of Where the 30' Set Back would place the home and the Plot Plan with our requested placement at 15' from rear as well.

Any help or consideration with this situation would be greatly appreciated.

Sincerely,  
Sean Wilson  
Top Rank Builders Inc.  
(775) 751-2009

02/04/20 PC AGENDA SHEET

SINGLE FAMILY RESIDENCE  
(TITLE 30)

WASHBURN RD/KEVIN WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0967-KELL TERRANCE & SIGNE A:**

**WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback, and; 2) allow a second driveway for an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Washburn Road and Kevin Way within Lone Mountain. LB/sd/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
125-32-204-022

- WAIVER OF DEVELOPMENT STANDARDS:**
- Reduce the side yard setback to 3.5 feet where 5 feet is require per Table 30.40-1 (a 30% reduction).
  - Increase the number of driveways to 2 where a maximum of 1 is permitted per Uniform Standard Drawing 322 (a 100% increase)

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8910 W. Washburn Road
- Site Acreage: 0.5
- Number of Lots/Units: 1
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 1,500 (detached garage)/3,127 (residence)

**Site Plans**

The plans depict an existing 1 story, 3,127 square foot single family residence. The single family residence is part of a 4 lot subdivision and is located on the corner of Kevin Way and Washburn

Road. The proposed detached garage will be 1,500 square feet in size and will be located in the north portion of the parcel. As part of this application, the applicants are requesting to add an additional second driveway off of Kevin Way.

Landscaping

Landscaping is not required or part of this application.

Elevations

The plans depict a proposed detached garage to be constructed of masonry block plaster and a tile roof, including a pitched roofline, and will be painted to match the existing residence. The total height of the proposed detached garage will be 25 feet and will be separated from the main residence by more than 6 feet.

Floor Plans

The plans depict an open floor plan with no interior walls for separate rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they would like to build a new detached garage for the storage of tools and vehicles. According to the applicant, adhering to the requisite 5 foot setback will create unusable space between the existing wall and the structure that would collect trash and debris and become a fire hazard.

In addition, a request to add an additional second driveway off of Kevin Way will allow for access to the detached garage for vehicles and not interfere with the existing driveway from the cul-de-sac. The applicants state that the gate access from Kevin Way has been there since they moved in.

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) zoning, and from R-A to R-A (RNP-I) zoning, and from R-A to R-A (RNP-I) 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 (RNP-I) (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**

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

Although the accessory structure is not visibly obtrusive and is architecturally compatible with the residence, staff cannot support a 3.5 foot side setback. Staff finds the elimination of the side setback is out of character and inconsistent with most other single family residences in the area. The applicant can redesign their plans to incorporate the requisite side setback for the proposed accessory structure. Staff finds this request to be a self-imposed hardship; therefore, staff cannot support this request.

**Public Works - Development Review**

Waiver of Development Standards #2

Staff can support the request for the additional driveway since it has no direct impact on any improvements within the public right-of-way.

**Staff Recommendation**

Approval of waiver of development standards #2, denial of waiver of development standards #1.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 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 2 years of approval date or it will expire.

**Public Works - Development Review**

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement; so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

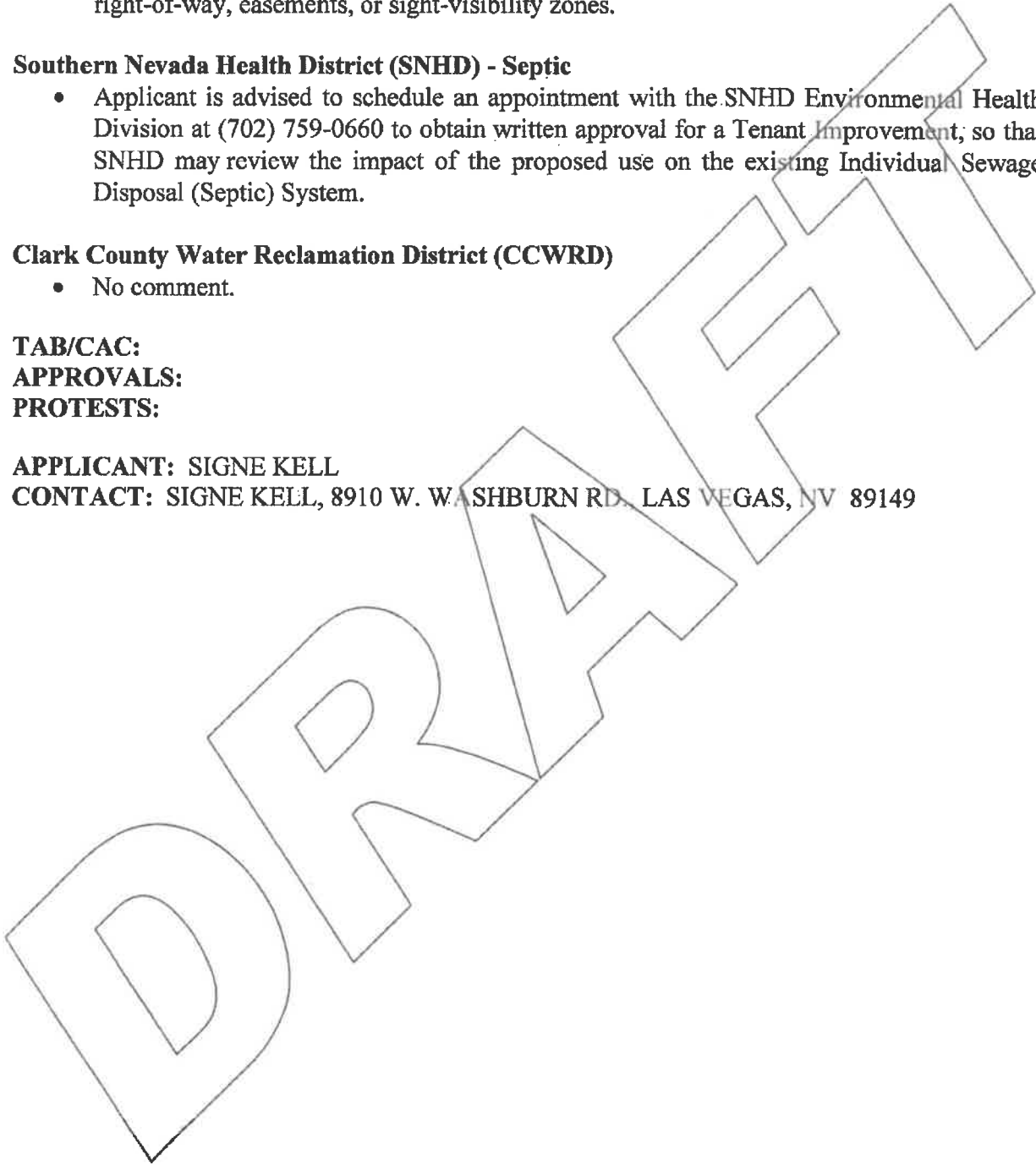
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SIGNE KELL

**CONTACT:** SIGNE KELL, 8910 W. WASHBURN RD. LAS VEGAS, NV 89149





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>12/17/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>L.B</u> OVERLAY(S)? <u>RNP-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-19-0967</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>1/14</u> TIME: <u>6:30</u> PC MEETING DATE: <u>2/4/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RVP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Terrance A. Kell</u> <i>Signe Kell</i> ADDRESS: <u>8910 w. Washburn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89149</u> TELEPHONE: _____      CELL: <u>702-373-2466</u> E-MAIL: <u>terrancekell@gmail.com</u>	
	<b>APPLICANT</b>	NAME: <u>Terrance A. Kell</u> <i>Signe Kell</i> ADDRESS: <u>8910 w. Washburn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89149</u> TELEPHONE: _____      CELL: <u>702-373-2466</u> E-MAIL: <u>terrancekell@gmail.com</u> REF CONTACT ID #: <u>197103</u>	
	<b>CORRESPONDENT</b>	NAME: <u>Terrance A. Kell</u> ADDRESS: <u>8910 w. Washburn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89149</u> TELEPHONE: _____      CELL: <u>702-373-2466</u> E-MAIL: <u>terrancekell@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): APN: 125-32-204-022

PROPERTY ADDRESS and/or CROSS STREETS: 8910 w. Washburn Rd. - Washburn Rd./Kevin Rd.

PROJECT DESCRIPTION: Kell's Garage/Workshop

(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.

Terrance A. Kell  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 22 2019 (DATE)

By Terrance Kell  
 NOTARY PUBLIC:

**Jessica M. Sawicki**  
 Notary Public  
 State of Nevada  
 Appt No 17-2034-1  
 Appt Exp 03.24.2021

\*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.

**Terrance & Signe Kell  
8910 W. Washburn RD.  
Las Vegas, NV 89149  
702-373-8937**

December 11, 2019

To Whom it may concern:

When we purchased our home we were informed that the block wall on the North side of our property was built approximately 3 ft. South of the property line. We would like to build our new shop/garage so that the North wall of the building replaces the existing block wall. We feel that if we were to build at the 5 ft. set back there would be a useless gap between the building and block wall that would do nothing but collect trash and debris and become a fire hazard. The southwest corner of the shop/garage will be between 8 and 11 feet from the house.

We also would like the finish floor elevation to be 3 ft. below finish grade from our home.

The reasons for this are:

1. Lowering the finish floor allows us to build up to the 25 ft. maximum height
2. Access to the building will be from the road (Kevin Way) at the rear of our property which is 4 to 5 feet lower than the cul-de-sac that fronts our home. This will allow us to have a normal slope from the building to the rear gate.

We would like to waive the uniform standard drawing 222 to allow a second driveway from Kevin Way. That will allow us to use the Back gate to enter shop/garage from Kevin Way and still have access for residence drive from the private cul-de-sac. Fence permit 1-19-007510 constructed the block wall around the perimeter of the 4 lot subdivision. From aerial evidence and knowledge of the property the gate access to Kevin way has always been in its present location.

We have enclosed 5 letters from our immediate neighbors that approve the building of new shop/garage. We discussed our plans with all of them and they have no problems with it

Thank You



**DRAINAGE STUDY & OFF-SITE IMPROVEMENTS  
(TITLE 30)**

FARM RD/BALSAM ST

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-19-0950-GRIFFITH, MARK E. & NAOMA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) drainage study; and 2) full off-site improvements (including curb, gutter, sidewalk, and partial paving) in conjunction with a proposed minor subdivision on 2.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the northwest corner of Farm Road and Balsam Street within Lone Mountain. MK/sd/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-15-607-009

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6900 Farm Road
- Site Acreage: 2
- Project Type: Minor subdivision

**Site Plans**

The plans depict an existing 2 acre residential parcel proposed to be subdivided into 2 lots through a minor subdivision map (MSM-19-600094). Currently, there is an existing single family residence on the lot and the southern portion of the existing parcel will be divided for a new proposed single family residence. This request is to waive drainage study requirements and the requirement of partial off-site improvements. Both parcels will have access from Balsam Street.

**Applicant's Justification**

The applicant states that there are no other developments in the immediate area that have performed off-site improvements. In addition, a technical drainage study is not needed as the area upstream of the parcel has been developed; therefore, this proposed project should not be subject to any drainage study.

**Prior Land Use Requests**

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up 2 du/ac) (RNP-I)	R-A	Single family residential
South	City of Las Vegas	R-E	Single family residential
East & West	Rural Neighborhood Preservation (up 2 du/ac) (RNP-I)	R-E	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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.

**Public Works - Development Review**

Waiver of Development Standards #1

Staff cannot support the drainage study being deferred as it is important to ensure proper drainage for storm water and that the lots are not completely encumbered with drainage easements and; therefore, undevelopable.

Waiver of Development Standards #2

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

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

If approved:

- Execute a Restrictive Covenant Agreement (deed restrictions).

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARK GRIFFITH

**CONTACT:** HANNAH SWAN, WESTWOODS PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118





December 10, 2019

Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

WS-19-0950

**RE: Griffith Residence  
Justification Letter for Waiver of Offsite Improvement Plans and Technical  
Drainage Study  
SHG Project No. MEG1901.000**

To whom it may concern:

Westwood PS, on behalf of our client, Mark and Naoma Griffith, respectfully submits this justification application for a Waiver of Development Standards.

**Project Description:** The project site associated with the subject is approximately 2.0 gross acres and covers APN 125-15-607-009.

**Waiver of Standards**

The Griffith Residence project site is located near the intersection of Farm Road and Balsam Street. The Griffith Residence parcel is proposed to be subdivided into two (2) parcels approximately one (1) acre in area each. Both of the parcels will front Balsam Street. The purpose of this letter is to provide justification for waiving the Offsite Improvements and Technical Drainage Study. For the offsite improvements, there are no other developments in the immediate area that that have performed offsite improvements and therefore the Griffith Development will have little impact to the overall system. For the Technical Drainage Study, all of the area upstream of the parcel have been developed and therefore our development should not be subject to any drainage issues.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

**Westwood PS, Inc.**

Curtis Kawachi, E.I.

Project Manager

Cc: Chelsea Jensen, SHG

19-0790

INCREASE FINISH GRADE  
(TITLE 30)

IRON MOUNTAIN RD/HOMESTEAD RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0952-VALENTE, MICHAEL NICOLA:**

**DESIGN REVIEW** for increased finished grade for proposed single family residences on 2.2 acres in an R-A (Residential Agriculture) (RNP-II) Zone.

Generally located on the south side of Iron Mountain Road, approximately 300 feet east of Homestead Road within Lone Mountain. MK/sd/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-08-503-002

**DESIGN REVIEW:**

Increase the finished grade up to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

**LAND USE PLAN:**

LONE MOUNTAIN - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.2
- Number of Lots/Units: 1
- Project Type: Increase finished grade

**Site Plans**

The plans depict an existing undeveloped parcel for increased finished grade up to 60 inches. The applicant is currently processing a Minor Subdivision Map with Clark County Public Works to divide the 2.2 acre parcel into 2 lots. Each lot is proposed to be developed with a single family residence. Plans show the increased finished grade will mostly occur internal to the site and all perimeter walls, where proposed, will not exceed 3 feet for retaining walls and 6 feet for block walls.

Applicant's Justification

The applicant is proposing to subdivide the 2.2 acre parcel into 2 lots for development of single family homes. In its current condition there are approximately 1,700 cubic feet per second in Iron Mountain Road during a 100 year flood plain. In order to better protect the proposed homes, the finished grade will need to be elevated by as much as 60 inches above the existing rural streets.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-01-096	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) zoning and from R-A to R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, West & South	Residential Agriculture (0.5 du/ac)	R-A (RNP-II)	Undeveloped/single family residential
East	Residential Agriculture (0.5 du/ac) (RNP-II)	R-E (RNP-II)	Undeveloped

**Related Applications**

Application Number	Request
VS-19-0953	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

Analysis

**Public Works - Development Review**

Design Review

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Compliance with drainage study PW19-19054;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any permit vacation requests 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: MICHAEL VALENTE**

**CONTACT: CHRISTOPHER ZHANG, NEXT STEP CONSULTING ENGINEER, 3651 LINDELL ROAD, SUITE D139, 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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> DATE FILED: <u>12/11/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$675.00/00</u> CHECK #: <u>1005</u> COMMISSIONER: <u>M-K</u> OVERLAY(S)? <u>P.N.P-II</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0952</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>1/14</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/5/19</u> ZONE / AE / RNP: <u>P-A</u> PLANNED LAND USE: <u>P-A</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	<b>PROPERTY OWNER</b> NAME: <u>MICHAEL NICOLA VALENTE</u> ADDRESS: <u>8515 IRON MOUNTAIN ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: <u>(702) 475-3415</u> CELL: <u>N/A</u> E-MAIL: <u>PSTISSI@GMAIL.COM</u>		
	<b>APPLICANT</b> NAME: <u>MICHAEL NICOLA VALENTE</u> ADDRESS: <u>8515 IRON MOUNTAIN ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: <u>(702) 475-3415</u> CELL: <u>N/A</u> E-MAIL: <u>PSTISSI@GMAIL.COM</u> REF CONTACT ID #: _____		
	<b>CORRESPONDENT</b> NAME: <u>NEXTSTEP CONSULTING ENGINEERS/CHRIS ZHANG</u> ADDRESS: <u>3651 LINDELL ROAD, SUITE D139</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>N/A</u> CELL: <u>(702) 461-3228</u> E-MAIL: <u>CZHANG@NEXTSTEPCC</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 125-08-503-002

PROPERTY ADDRESS and/or CROSS STREETS: IRON MOUNTAIN ROAD AND HOMESTEAD AVENUE

PROJECT DESCRIPTION: 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.

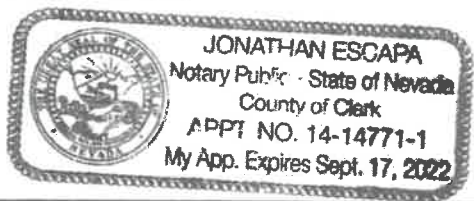
Michael Valente  
Property Owner (Signature)\*

MICHAEL NICOLA VALENTE  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Washoe

SUBSCRIBED AND SWORN BEFORE ME ON 11-1-2019 (DATE)

By Michael Nicola Valente  
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.

NEXTSTEP CONSULTING ENGINEERS, LLC  
3651 LINDELL ROAD, SUITE D139 | LAS VEGAS | NEVADA | 89103



A Full Civil Engineering Service Company

December 11, 2019  
NSCE Project No. 4020

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

DR-19-0952

**REFERENCE: VALENTE RESIDENCE  
JUSTIFICATION LETTER FOR DESIGN REVIEW FOR FINISH GRADE  
(APN 125-08-503-002)**

Dear Staff:

On behalf of our client, Michael Nicola Valente, we respectfully request your review of the Design Review for finish grade. Mr. Valente is proposing single-family homes on the 2.20 acres of vacant land located adjacent to Iron Mountain Road between Homestead Road and Durango Drive in Clark County, Nevada.

In its current existing condition, this site drains easterly into the vacant property. Also, in its current existing condition, there are approximately 1,700 cubic feet per second (cfs) in Iron Mountain Road during a 100-year storm event. In order to flood protect the proposed homes, the finish grade on the concrete foundation of these proposed homes are elevated to approximately 5-feet above the existing rural street in Iron Mountain Road. This amounts to approximately 4.60-feet above the existing ground, in the worst case. In accordance with Title 30.32.040.a.9, a Design Review is required for finish grade greater than 18-inches above existing ground.

We look forward to your favorable review and comments. If there are any questions or additional information is needed, please feel free to contact me.

Respectfully Submitted,

Christopher Zhang, P.E.  
Principal  
Phone: (702) 461-3228  
Email: CZhang@NextStepConsultingEng.com



RIGHT-OF-WAY  
(TITLE 30)

IRON MOUNTAIN RD/HOMESTEAD RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0953-VALENTE, MICHAEL NICOLA:**

**VACATE AND ABANDON** a portion of right-of-way being Iron Mountain Road located between Durango Drive and Four Views Street within Lone Mountain (description on file). MK/sd/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

125-05-803-003; 125-05-804-003; 125-08-502-001; 125-08-503-002; 125-08-503-005; 125-08-503-006; 125-08-503-012 through 125-08-503-013

**LAND USE PLAN:**

LONE MOUNTAIN - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict a portion of excess right-of-way to be vacated along the north and south sides of Iron Mountain Road between Durango Drive and Homestead Road and along the south side of Iron Mountain Road for APN 125-08-502-001. The applicant states since a newly adopted master street plan reduced Iron Mountain Road from a 100 foot right-of-way to a 60 foot right-of-way, excess right-of-way is no longer needed. The request is to vacate 20 feet of right-of-way adjacent to the referenced properties.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0211-06	Reclassified 2.2 acres from R-A to R-E (RNP-II) zoning (125-08-503-005)	Approved by BCC	March 2006
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) zoning 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	Residential Agriculture (up to 0.5 du/ac)/City of Las Vegas	R-A (RNP-II)/C-V	Undeveloped/single family residences/school

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Residential Agriculture (up to 0.5 du/ac)	R-A (RNP-II)	Single family residential
East	City of Las Vegas	C-V	Undeveloped
West	Residential Agriculture (up to 0.5 du/ac)/City of Las Vegas	R-A (RNP-II)/R-PD3	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-19-0952	A design review for increased grade is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of 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 of 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:** MICHAEL VALENTE  
**CONTACT:** CHRISTOPHER ZHANG, NEXT STEP CONSULTING ENGINEERS, 3651  
LINDELL ROAD, SUITE D139, LAS VEGAS, NV 89103

DRAFT



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> <b>VACATION &amp; ABANDONMENT (VS)</b> <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> <b>RIGHT(S)-OF-WAY</b> <input type="checkbox"/> <b>EXTENSION OF TIME (ET)</b> (ORIGINAL APPLICATION #): _____	<b>STAFF</b>	<b>DATE FILED:</b> <u>12/11/19</u> <b>PLANNER ASSIGNED:</b> <u>SWD</u> <b>ACCEPTED BY:</b> <u>SWD</u> <b>FEE:</b> <u>875</u> <b>CHECK #:</b> <u>1806</u> <b>COMMISSIONER:</b> <u>M-K</u> <b>OVERLAY(S)?</b> <u>RNP-#</u> <b>TRAILS? Y/N</b> <u>Y</u> <b>PFNA? Y/N</b> <u>Y</u>	<b>APP. NUMBER:</b> <u>VS-19-0953</u> <b>TAB/CAC</b> <u>Long Mountain</u> <b>TAB/CAC DATE:</b> <u>1/14</u> <b>TIME:</b> <u>6:30</u> <b>PC MEETING DATE:</b> _____ <b>BCC MTG DATE:</b> <u>2/5/19</u> <b>ZONE / AE / RNP:</b> <u>R-A</u> <b>PLANNED LAND USE:</b> <u>R-A</u>
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<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>MICHAEL NICOLA VALENTE</u> <b>ADDRESS:</b> <u>8515 IRON MOUNTAIN ROAD</u> <b>CITY:</b> <u>LAS VEGAS</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89143</u> <b>TELEPHONE:</b> <u>(702) 475-3415</u> <b>CELL:</b> <u>N/A</u> <b>E-MAIL:</b> <u>PSTISSI@GMAIL.COM</u>
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<b>APPLICANT</b>	<b>NAME:</b> <u>MICHAEL NICOLA VALENTE</u> <b>ADDRESS:</b> <u>8515 IRON MOUNTAIN ROAD</u> <b>CITY:</b> <u>LAS VEGAS</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89143</u> <b>TELEPHONE:</b> <u>(702) 475-3415</u> <b>CELL:</b> <u>N/A</u> <b>E-MAIL:</b> <u>PSTISSI@GMAIL.COM</u> <b>REF CONTACT ID #:</b> _____
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<b>CORRESPONDENT</b>	<b>NAME:</b> <u>NEXTSTEP CONSULTING ENGINEERS, LLC/CHRISTOPHER ZHANG</u> <b>ADDRESS:</b> <u>3651 LINDELL ROAD, SUITE D139</u> <b>CITY:</b> <u>LAS VEGAS</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89103</u> <b>TELEPHONE:</b> <u>N/A</u> <b>CELL:</b> <u>(702) 461-3228</u> <b>E-MAIL:</b> <u>CZHANG@NEXTSTEPCONSULTINGENG.COM</u> <b>REF CONTACT ID #:</b> _____
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**ASSESSOR'S PARCEL NUMBER(S):** 125-08-503-002, 005, 006, 012, 013; 125-05-803-003; 125-05-804-003; AND 125-08-502-001

**PROPERTY ADDRESS and/or CROSS STREETS:** IRON MOUNTAIN ROAD AND HOMESTEAD ROAD

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.

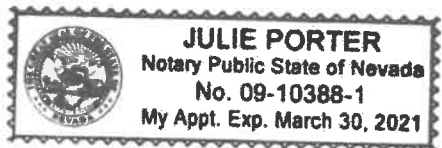
Michael Valente

**Property Owner (Signature)\***

MICHAEL NICOLA VALENTE

**Property Owner (Print)**

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Nov 21, 2019 (DATE)  
 By Michael Nicola Valente  
 NOTARY PUBLIC: Julie Porter



\*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.

**NEXTSTEP CONSULTING ENGINEERS, LLC**  
3651 LINDELL ROAD, SUITE D139 | LAS VEGAS | NEVADA | 89103



A Full Civil Engineering Service Company

December 11, 2019  
NSCE Project No. 4020

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

VS-19-0953

**REFERENCE: VALENTE RESIDENCE  
JUSTIFICATION LETTER FOR VACATION OF RIGHT-OF-WAY  
(APNS 125-08-503-002, 005, 006, 012, 013; 125-05-803-003; 125-05-804-003;  
AND 125-08-502-001)**

Dear Staff:

On behalf of our client, Michael Nicola Valente, we respectfully request your review of the Vacation of Right-of-Way in Iron Mountain Road. In the recently approved master street and highway plans, Iron Mountain Road in this area have been reduced from a 100-foot street to a 60-foot street. We are requesting to vacate the excess 20-foot Right-of-Way adjacent to the above referenced properties.

We look forward to your favorable review and comments. If there are any questions or additional information is needed, please feel free to contact me.

Respectfully Submitted,

Christopher Zhang, P.E.  
Principal  
Phone: (702) 461-3228  
Email: CZhang@NextStepConsultingEng.com

