



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

October 13, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Teresa Krolak-Owens, Chair
 Evan Wishengrad, Vice Chair
 Dr Sharon Stover

Chris Darling
 Kimberly Burton

Secretary: Dawn vonMendenhall, 702-289-0196, and clarkcountycac@hotmail.com

County Liaison(s): Pamela Dittmar, 702-455-5882, Pamela.Dittmar@Clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for September 29, 2020. (For possible action)
- IV. Approval of the Agenda for October 13, 2020 and Hold, Combine, or Delete any Items. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

V. Informational Items

1. Updates from Commissioner Brown's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area

VI. Planning and Zoning

10/21/20 BCC

1. **VS-20-0380-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: VACATE AND ABANDON** easements of interest to Clark County located between Michelli Crest Way and Alpine Ridge Way, and between El Campo Grande Avenue and La Mancha Avenue within Lone Mountain (description on file). LB/rk/jd (For possible action)
2. **WS-20-0379-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights). **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)
3. **TM-20-500132-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: TENTATIVE MAP** consisting of 8 single family residential lots and a common lot on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

10/07/20 BCC

4. **DR-20-0352-GOLD ROSE CONSTRUCTION, LLC: DESIGN REVIEW** to increase finished grade in conjunction with a single family residential subdivision on a portion of 4.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Conquistador Street, the south side of Severence Lane, and the north side of Solar Avenue within Lone Mountain. LB/jt/jd (For possible action)

10/20/20 PC

5. **NZC-20-0374-T AND T VENTURE PARTNERS, LLC: ZONE CHANGE** to reclassify 22.1 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) street landscaping; 2) modified driveway design standards; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increase finished grade. Generally located on the north side of Grand Teton Drive and the east side of Rainbow Boulevard within Lone Mountain (description on file). MK/md/jd (For possible action)

11/03/20 PC

6. **UC-20-0394-NEWMAN, WILLIAM M.: USE PERMITS** for the following: 1) allow an accessory structure not architecturally compatible with the principal building; and 2) waive applicable design standards for an accessory structure. **WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with a single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the west side of Dapple Gray Road, approximately 300 feet north of Tropical Parkway within Lone Mountain. LB/nr/ja (For possible action)
7. **VS-20-0391-BALICOM TRUST & COMSTOCK, KENNETH KYLE ET AL: VACATE AND ABANDON** easements of interest to Clark County located between Helena Avenue and Hickam Avenue and between Kevin Way and El Capitan Way within Lone Mountain. LB/jor/jd (For possible action)
8. **WS-20-0390-DEBLANCO, JOEY: WAIVER OF DEVELOPMENT STANDARDS** to reduce the side setback for an addition to a principal structure (single family dwelling) on 0.4 acres in an R-E Zone. Generally located on the north side of Herrera Avenue, 300 feet west of Leon De Oro Drive within Lone Mountain. LB/rk/jd (For possible action)

11/04/20 BCC

9. **ET-20-400105 (VS-0611-17)-BEARD FAMILY TRUST & BEARD JOHN M & SUSAN M TRS: VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Campbell Road and Kevin Way, and between Regena Avenue and Azure Drive within Lone Mountain. LB/jgh/jd (For possible action)

VII. General Business

1. Solicit applications for the upcoming year to serve 2-year term on Lone Mountain CAC
2. Announce October 27th CAC meeting cancellation due to elections being held in the meeting room

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: November 10, 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 B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Lone Mountain Citizens Advisory Council

September 29, 2020

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	Chris Darling – EXCUSED Dr. Sharon Stover– PRESENT
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Pamela Dittmar, Pamela.Dittmar@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 September 8, 2020 Meeting Minutes

Action: Approved with as submitted

Moved By: EVAN

Vote: 4/0 -Unanimous

IV. Approval of Agenda for September 29, 2020

Moved by: SHARON

Action: Approved agenda with the following changes: 1) move item #2 to be heard first, 2) item #3 held per applicant request, and 3) combine items 7-9

Vote: 4/0 - Unanimous

V. Informational Items

1. None

VI. Planning & Zoning

1. **DR-20-0352-GOLD ROSE CONSTRUCTION, LLC: DESIGN REVIEW** to increase finished grade in conjunction with a single-family residential subdivision on a portion of 4.2 acres in an R-E (RNP-I) Zone. Generally located on the east side of Conquistador Street, the south side of Severence Lane, and the north side of Solar Avenue within Lone Mountain. LB/jt/jd (For possible action)

Action: HELD to the October 13, 2020 CAC meeting to give applicant opportunity to have follow-up neighborhood meeting to work on design and layout with neighbors directly affected by project

2. **CP-20-900381:** Conduct a public hearing for an update to the Lone Mountain Land Use Plan, and after considering requests for changes to the plan, forward a recommendation to the Clark County Planning Commission. (For possible action)

Action: APPROVED as submitted with the understanding there is a more intensive re-write in progress
Moved by: EVAN
Vote: 4/0 – Unanimous

3. **NZC-20-0374-T AND T VENTURE PARTNERS, LLC: ZONE CHANGE** to reclassify 22.1 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) street landscaping; 2) modified driveway design standards; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increase finished grade. Generally located on the north side of Grand Teton Drive and the east side of Rainbow Boulevard within Lone Mountain. MK/md/jd (For possible action)

Action: HELD per applicant request

4. **UC-20-0370-PLUTO CIRCLE, LLC: USE PERMITS** for the following: 1) allow an accessory building to exceed one half the footprint of the principal dwelling; and 2) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling. **WAIVER OF DEVELOPMENT STANDARDS** to increase height of an accessory building on 2.1 acres in an R-E (RNP-I) Zone. Generally located 670 feet south of Elkhorn Road, approximately 1,230 feet west of Rebecca Road on Night Street within Lone Mountain. MK/rk/jd (For possible action)

Action: APPROVED as submitted, subject to staff conditions
Moved by: EVAN
Vote: 4/0 – Unanimous

5. **DR-20-0368-MONARREZ MANUEL A: DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) single family residential development on 1.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Fisher Avenue within Lone Mountain LB/bb/jd (For possible action)

Action: APPROVED as submitted, subject to staff conditions
Moved by: EVAN
Vote: 4/0 – Unanimous

6. **UC-20-0376-NEVADA READY MIX CORPORATION: USE PERMIT** for pre-cast concrete production in conjunction with a previously approved batch plant and gravel pit facility. **WAIVER OF DEVELOPMENT STANDARDS** eliminating the requirement for pre-cast concrete operations in conjunction with a batch plant to be adjacent to a railroad. **DESIGN REVIEW** for pre-cast concrete operations in conjunction with a previously approved batch plant and gravel pit facility on 98.7 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Washburn Road and the west side of the CC 215 within Lone Mountain. LB/md/jd (For possible action)

Action: APPROVED as submitted, subject to staff conditions
Moved by: SHARON
Vote: 3/1 – Unanimous

7. **VS-20-0380-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: VACATE AND ABANDON** easements of interest to Clark County located between Michelli Crest Way and Alpine Ridge Way, and between El Campo Grande Avenue and La Mancha Avenue within Lone Mountain. LB/rk/jd (For possible action)

Action: HELD to give applicant opportunity to meet again with adjacent neighbors

8. **WS-20-0379-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) waive full off-site improvements. **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade on 5.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

Action: HELD to give applicant opportunity to meet again with adjacent neighbors

9. **TM-20-500132-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: TENTATIVE MAP** consisting of 8 single family residential lots and a common lot on 5.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

Action: HELD to give applicant opportunity to meet again with adjacent neighbors

VII. General Business

1. Finalized requests for the upcoming budget cycle. Suggestions were as follows: 1) Better AV equipment & better pointer, 2) More Large Lone Mountain preservation signs, and 3) Additional metal art structures on Ft. Apache/Ann Road

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be October 13, 2020

X. Adjournment

The meeting was adjourned at 9:15 p.m.

10/21/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

MICHELLI CREST WY/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0380-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Michelli Crest Way and Alpine Ridge Way, and between El Campo Grande Avenue and La Mancha Avenue within Lone Mountain (description on file). LB/rk/jd (For possible action)

RELATED INFORMATION:

APN:

126-25-801-001; 126-25-801-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements located on portions of the perimeter of the subject parcels, excepting out the easterly 30 feet for Michelli Crest Way, the westerly 40 feet for Alpine Ridge Way, and the northerly 30 feet for El Campo Grande Avenue. The applicant indicates that the easements are no longer needed and approval of this application will allow the residential development of these parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0608-05 (WC-0034-06)	Waived condition of a tentative map requiring specific off-site improvements to be constructed on El Campo Grande Avenue, Michelli Crest Way, Alpine Ridge Way, and La Mancha Avenue	Approved by BCC	March 2006
VS-1687-05	Vacated and abandoned 33 foot wide patent easements on the site – expired	Approved by PC	December 2005
TM-0608-05	12 single family residential lots on 8.3 acres – expired	Approved by PC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac); & City of Las Vegas	R-D & R-E	Single family residential
South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed and undeveloped single family residential
West	City of Las Vegas	R-D	Single family residential

Related Applications

Application Number	Request
WS-20-0379	Waiver of development standards for full off-site street improvements on Alpine Ridge Way, wall height, and a design review to increase finished grade is a companion item on this agenda.
TM-20-500132	A map for 8 single family residential lots on 5.1 acres 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 patent easements that are not necessary for the site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include additional 5 feet for the spandrel in the northwest corner of the site at the intersection of Alpine Ridge Way and El Campo Grande Avenue for an overall radius of 20 feet;
- If required, grant all necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>8-26-20</u>	APP. NUMBER: <u>VS-20-0380</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC: <u>Lone Mtn.</u>
		ACCEPTED BY: _____	TAB/CAC DATE: <u>9/29/20</u> TIME: <u>6:30pm</u>
		FEE: <u>\$875.00</u> CHECK #: <u>1310510</u>	PC MEETING DATE: _____
		COMMISSIONER: <u>LB</u>	BCC MTG DATE: <u>10/21/20</u>
		OVERLAY(S)? <u>—</u>	ZONE / AE / RNP: <u>R-E/RNPI</u>
		TRAILS? Y/ <input checked="" type="checkbox"/> N	PLANNED LAND USE: _____
		PFNA? Y/ <input checked="" type="checkbox"/> N	

PROPERTY OWNER	NAME: <u>Lauren DePiero Helfman, Trustee of the Survivor's Trust of the Helfman Family Trust</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Pinnacle Homes, Attn: Frank Wyatt</u>
	ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>

ASSESSOR'S PARCEL NUMBER(S): 126-25-801-001, 003

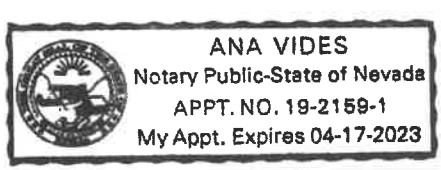
PROPERTY ADDRESS and/or CROSS STREETS: El Campo Grande and Alpine Ridge

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.

Lauren Helfman
 Property Owner (Signature)*

Lauren Helfman DePiero
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 12, 2020 (DATE)
 By Lauren Helfman DePiero
 NOTARY PUBLIC: Ana Vides



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

July 07, 2020

Robert Kaminski, Principal Planner
Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: El Campo Grande & Alpine Ridge: Patent Easement Vacations
APN: 126-25-801-001, & -003

Dear Mr. Kaminski,

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for Patent Easement Vacations with our concurrent submittal of a Tentative Map, Design Review, and a Waiver of Development Standards for a residential subdivision.

Patent Vacation:

The purpose is to vacate a portion of the patent easements reserved by the United States of America per that certain patent number. 1197292, recorded September 28, 1959, in Book 215 of Official Records, as Instrument No. 174583; and patent number 1202486, recorded July 21, 1972, in Book 251 of Official Records, as Instrument No. 210504

As the parcels are being developed with this 8-lot residential subdivision, any additional right of way will be dedicated to Clark County where necessary and the patent easements will no longer be necessary. Adjacent right of ways for Alpine Ridge, El Campo Grande, and Michelli Crest have been previously dedicated.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Robert Cunningham, P.E.

OFF-SITE STREET
IMPROVEMENTS
(TITLE 30)

MICHELLI CREST WY/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0379-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increased finished grade on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

RELATED INFORMATION:

APN:

126-25-801-001; 126-25-801-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 12 feet (up to 6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (6 foot retaining with 3 foot screen wall) is permitted per Section 30.64.050 (a 33% increase).
2. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Alpine Ridge Way where required per Section 30.52.050.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade for a proposed single family residential development to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 500% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1

- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 21,301/25,231 (gross); 18,040/21,145 (net)
- Project Type: Single family development
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,540/4,260

Site Plans

The plans depict an 8 lot single family residential development on approximately 5.1 acres for an overall density of 1.6 dwelling units per acre. A cul-de-sac provides access to the development shown from Michelli Crest Way. This request includes waivers of development standards to increase the height of retaining walls within the subdivision and to construct non-urban street standards for Alpine Ridge Way with 32 feet of pavement instead of the full pavement, curb, gutter, sidewalk, and streetlights normally required for a collector street. The plans also depict that the finished grade of the site will be increased up to 5 feet along the southerly portions of the development.

Landscaping

Street landscaping consists of an approximate 10 foot wide landscape area along Michelli Crest Way and a 6 foot wide landscape area along El Campo Grande Avenue and Alpine Ridge Way.

Elevations

This development will offer 1 story homes with a maximum height of up to 23 feet. All the homes incorporate modern architecture with varied rooflines. The homes consist of stucco with vertical and horizontal articulation and additional facade relief on select portions of the houses. The building materials generally consist of siding and trim elements including stone veneer and color treatments. There are 4 different models with 3 distinct elevation plans.

Floor Plans

The plans depict homes from 3,540 square feet to 4,260 square feet with options for 3 to 5 bedrooms. All models will have 3 car garages (front and side loaded) with options for detached casita.

Applicant's Justification

The applicant indicates this request is a low density, upscale residential development which will be a great fit within the northwest portion of the Las Vegas valley. Furthermore, the requests to increase retaining wall height and excess grade is due to the site having a 25 foot of elevation change from west to east. The project will utilize as much sloping and scarping in order to minimize any impacts on existing adjacent development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0608-05 (WC-0034-06)	Waived condition of a tentative map requiring specific off-site improvements to be constructed on El Campo Grande Avenue, Michelli Crest Way, Alpine Ridge Way, and La Mancha Avenue	Approved by BCC	March 2006
VS-1687-05	Vacated and abandoned 33 foot wide patent easements on the site – expired	Approved by PC	December 2005
TM-0608-05	12 single family residential lots on 8.3 acres – expired	Approved by PC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac); & City of Las Vegas	R-D & R-E	Single family residential
South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed and undeveloped single family residential
West	City of Las Vegas	R-D	Single family residential

Related Applications

Application Number	Request
TM-20-500132	A map for 8 single family residential lots on 5.1 acres is a companion item on this agenda.
VS-20-0380	Vacation and abandonment of patent easements on the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Portions of the perimeter retaining wall heights along the southerly portions of the site are increased to accommodate street drainage, natural topography, and corresponding pad heights. Staff finds that the existing topography of the site is distinctive enough to warrant approval of the request to increase the height of proposed walls.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides.

Public Works - Development Review

Waiver of Development Standards #2

Alpine Ridge Way is developed with full off-site improvements, excluding streetlights, to the north and west of the subject site. The development directly north of the subject site is in the RNP-I overlay district, like the subject site, yet full improvements were installed. Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Design Review #2

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

Staff Recommendation

Approval of waiver of development standards #1 and the design reviews; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include additional 5 feet for the spandrel in the northwest corner of the site at the intersection of Alpine Ridge Way and El Campo Grande Avenue for an overall radius of 20 feet;
- If required, grant all necessary easements;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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



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 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>8-26-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$ 1,150.00</u> CHECK #: <u>1310507/1310508</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0379</u> TAB/CAC: <u>Lowie Attn.</u> TAB/CAC MTG DATE: <u>9/29/20</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/21/20</u> ZONE / AE / RNP: <u>R-E / RNP I</u> PLANNED LAND USE: <u>LM RNP</u> NOTIFICATION RADIUS: <u>500 FT</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Lauren DePiero Helfman, Trustee of the Survivors Trust of the Helfman family Trust</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Pinnacle Homes, Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 126-25-801-001, 003

PROPERTY ADDRESS and/or CROSS STREETS: El Campo Grande & Alpine Ridge

PROJECT DESCRIPTION: 8 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.

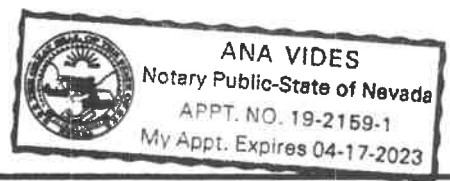
Lauren Helfman _____
 Property Owner (Signature)*

Lauren Helfman - DePiero
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 12, 2020 (DATE)
 By Lauren Helfman DePiero

NOTARY PUBLIC: Anna Vides



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 10, 2020

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

WS-20-0379

Re: El Campo Grande & Alpine Ridge – Justification Letter
APN: 126-25-801-001, 003

To whom it may concern:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Design Review, Waiver of Standards, and Vacation of Patent Easements for a proposed 5.1 gross acre, 8 lot residential subdivision.

Project Description:

The project consists of a 5.15 gross-acre, 8 lot residential subdivision with 1.55 lots per acre located south of El Campo Grande Avenue east of Alpine Ridge Way. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use RNP – Rural Neighborhood Preservation. We are requesting the site to remain zoned R-E.

Our project will consist of high-end estate homes. All public streets abutting the development will remain in the existing rural road conditions and the private cul-de-sac will have 30" modified roll curb. In addition to stylish exteriors, the homes will include full length 20' driveways with 3-car garages and options for larger garages.

The project site is bound by properties with planned land use and zoning as follows:

- Portions of the North, South, and East: R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation
- West and portions of the North: Both located in City of Las Vegas; R-D Single Family Resident – Restricted District; West; R- (Rural – up to 3.59 du/ac) land use; North; L-(Low – up to 5.49 du/ac) land use

All lots in the subdivision will have access to the site from a gated entrance on Michelli Crest Way. There will be 3-car garages provided for each unit for a total of 24 parking spaces, in addition to full length driveways that can park at a minimum 2 vehicles each. Perimeter landscaping is being provided in excess of code requirements by a 6-ft landscape area between the right of way limits and a decorative cmu wall, each lot owner will maintain the landscaping on their individual lots, rear yard access gates for maintenance have been provided on lots 1 through 5 to access the landscape area.

The subdivision proposes to use cross fall streets with up to a 3% cross slope from north to south. This cross-slope street will aid in reducing the amount of retaining walls needed in the proposed development, by allowing the elevations of the lots across the street from one another to have about a foot of difference in elevation.

The houses will range in size from approximately 3,540 square feet to 4,260 square feet and will consist of one-story homes (height of one-story homes will not exceed 23') with three car garages.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

There are 4 model plans casita option and 3 elevation types. All casita plans (shown in the Floor/Elevation Plans) are chosen, these structures will meet accessory structure setbacks for R-E zoning.

Waiver of Standards – Wall Height

On behalf of our client, we would like to request waiver of standards for retaining walls. It is requested retaining wall heights of up to 6-ft be allowed, in combination with a 6-ft high cmu wall on top of the 6-ft retaining wall, resulting in up to 12-ft high combination wall height where code allows 9-ft. These walls would be located on portions of the south sides of lot 5, 6, 7, and 8, north side of lot 1, 2, 3, and 4. The site has 25-ft of elevation change from west to east, the proposed site plan is working with the slope of the land by utilizing sloping and scarping in rear and side yards where possible and minimizing the retaining walls.

Waiver of Standards – Offsite Street Improvements (Alpine Ridge)

On behalf of our client, we would like to request waiver of title 30 development standards requiring full offsite street improvements for Alpine Ridge. The proposed development is located in the RNP – Rural Neighborhood Preservation Area where typically rural standard street improvements exists. Rural street standards exist to the south of the site in Alpine Ridge, we are requesting to keep the same standards, with no curb, gutter, sidewalk, street lights and a paved roadway section of 32-ft in width.

Design Review – Excess Fill

We would like to apply for a design review for the excess fill at our edge conditions along the north and south boundaries. We believe that the difference in elevation between the proposed and existing grade will be up to 5-ft of fill above the existing elevations on the site. The fill area is at the rear of lots 5, 6, 7, and 8. The impact to the adjacent property to the south is greatest. The adjacent property in this area consists primarily of a horse-riding area and a lighted tennis court located in a rear yard area. Adjacent to lot five is an existing home with an elevation equal or higher than that being proposed on lot 5, so there should be little to no impact to this existing home.

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

Respectfully,
Taney Engineering

Robert Cunningham, P.E.

10/21/20 BCC AGENDA SHEET

EL CAMPO GRANDE
& ALPINE RIDGE
(TITLE 30)

MICHELLI CREST WY/EL CAMPO GRANDE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500132-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST:

TENTATIVE MAP consisting of 8 single family residential lots and a common lot on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

RELATED INFORMATION:

APN:

126-25-801-001; 126-25-801-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 21,301/25,231 (gross); 18,040/21,145 (net)
- Project Type: Single family development

The plans depict an 8 lot single family residential development on approximately 5.1 acres for an overall density of 1.6 dwelling units per acre. A cul-de-sac provides access to the development shown from Michelli Crest Way. Street landscaping consists of an approximate 10 foot wide landscape area along Michelli Crest Way and a 6 foot wide landscape area along El Campo Grande Avenue and Alpine Ridge Way.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0608-05 (WC-0034-06)	Waived condition of a tentative map requiring specific off-site improvements to be constructed on El Campo Grande Avenue, Michelli Crest Way, Alpine Ridge Way, and La Mancha Avenue	Approved by BCC	March 2006

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1687-05	Vacated and abandoned 33 foot wide patent easements on the site – expired	Approved by PC	December 2005
TM-0608-05	12 single family residential lots on 8.3 acres – expired	Approved by PC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac); & City of Las Vegas	R-D & R-E	Single family residential
South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed and undeveloped single family residential
West	City of Las Vegas	R-D	Single family residential

Related Applications

Application Number	Request
WS-20-0379	Waiver of development standards for full off-site street improvements on Alpine Ridge Way, wall height, and a design review to increase finished grade is a companion item on this agenda.
VS-20-0380	Vacation and abandonment of patent easements on the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include additional 5 feet for the spandrel in the northwest corner of the site at the intersection of Alpine Ridge Way and El Campo Grande Avenue for an overall radius of 20 feet;
- If required, grant all necessary easements;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and to show on-site fire lane, turning radius, and turnarounds.

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, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>8-26-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>1310509</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>-</u> TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-20-500132</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC MTG DATE: <u>9/29/20</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/21/20</u> ZONE / AE / RNP: <u>R-E / RNP I</u> PLANNED LAND USE: <u>LM RNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Lauren DePiero Helfman, Trustee of the Survivor's Trust of the Helfman Family Trust</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Pinnacle Homes, Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
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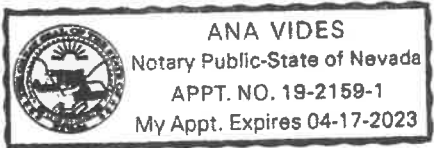
ASSESSOR'S PARCEL NUMBER(S): 126-25-801-001, 003

PROPERTY ADDRESS and/or CROSS STREETS: El Campo Grande and Alpine Ridge

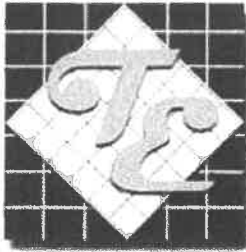
TENTATIVE MAP NAME: El Campo Grande and Alpine Ridge

NUMBER OF LOTS: 8 GROSS/NET ACREAGE 5.15 gross / 4.2 net GROSS/NET DENSITY | 55 lots/acre gross

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.

<u><i>Lauren Helfman</i></u> Property Owner (Signature)*	<u>Lauren DePiero Helfman</u> Property Owner (Print)	
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>March 12, 2020</u> (DATE) By <u>Lauren Helfman DePiero</u>		
NOTARY PUBLIC: <u>Amelia</u>		

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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

March 16, 2020
PNN-20-003

Tuy-20-500132

Mark Donohue
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Re: Alpine Ridge & El Camino – Tentative Map

Dear Mr. Donohue:

Taney Engineering, on behalf of our client, Pinnacle Homes, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Waiver of Development Standards, Design Review, Vacation & Abandonment).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

Elisha Scrougm
Project Coordinator

**INCREASE FINISHED GRADE
(TITLE 30)**

SEVERENCE LN/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0352-GOLD ROSE CONSTRUCTION, LLC:

DESIGN REVIEW to increase finished grade in conjunction with a single family residential subdivision on a portion of 4.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Conquistador Street, the south side of Severence Lane, and the north side of Solar Avenue within Lone Mountain. (LB/jt/jd) (For possible action)

RELATED INFORMATION:

APN:

125-18-401-006 ptn

DESIGN REVIEW:

To increase finished grade up to 7 feet (84 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 366% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9775 Severence Lane
- Site Acreage: 4.2 (portion)
- Number of Lots/Units: 4
- Minimum/Maximum Lot Size (square feet): 20,037/22,215
- Project Type: Single family residential

Request

This application is a request to increase finished grade up to 7 feet in conjunction with a 4 lot single family subdivision. Increasing finished grade will result in a 13 foot high wall along the east property line, and the 13 foot high wall will consist of 7 feet of retaining wall, 2 feet of CMU, and 4 feet of wrought iron.

Site Plan

The site plan depicts a 4 lot single family subdivision with a cul-de-sac on the southern portion of the site. The entrance to the subdivision is from Solar Avenue to the south. A single family residence is located on the north side of the parcel, which will remain.

Per the approved trails map for Clark County, the east side of Conquistador Street is designated for a multi-use equestrian trail. As a result, this application includes a condition to provide the multi-use equestrian trail, which will connect to the existing trail to the north along Severence Lane and extend the trail network to the south.

Applicant's Justification

According to the applicant, the increased fill is necessary due to the existing topography of the site, to allow for proper drainage, to conform with the drainage study, and to connect with the elevation of existing sewer that will service the site. More specifically, the total elevation fall across the site is 12 feet from west to east, and the location of the cul-de-sac on Solar Avenue will provide drainage to the south and connect to the existing sewer service in Solar Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0314	Vacate and abandon government patent easements	Approved by PC	August 2020
ZC-0296-01	Reclassified a variety of sites, including the subject parcel, to R-E (RNP-I) zoning	Approved by BCC	August 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Standards of approval for a design review include demonstrating that a development is compatible with adjacent development, building and landscape materials (including buffer walls) are appropriate for the area, and design characteristics are not unsightly, undesirable, or obnoxious in appearance. Staff finds that increasing the finished grade of the site up to 7 feet will create an undue burden on adjacent, existing residences to the east by necessitating a 13 foot high wall. A 9 foot high wall (7 foot retaining and 2 foot CMU) plus 4 feet of wrought iron will create a negative visual impact on adjacent properties. Although Title 30 allows up to a 9 foot high retaining wall with up to a 6 foot maximum 90% open decorative fence under certain

circumstances, this is intended for sites with dramatic existing grade differences. Existing grade of the subject site along the eastern boundary is approximately only 1 foot higher than the existing grade of the residences to the east. Therefore, adding 7 feet of fill is excessive and does not meet the intent of Title 30 nor the standards of approval of a design review. Staff recommends that the applicant explore design alternatives that are harmonious and compatible with adjacent development.

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:

- Developer shall construct trails and landscaped corridor (as per the trail policies and development standards) along the priority equestrian trail alignment on Conquistador Street, trails and landscaping must closely match existing/adjacent County or City of Las Vegas trail segments/profiles ensuring a consistent and continuous trail alignment.
- 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;
- 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 to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located near the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WOOD ROGERS
CONTACT: GOLD ROSE CONSTRUCTION, LLC, 9775 SEVERENCE LANE, LAS VEGAS, NV 89149

DRAFT

10/20/20 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RAINBOW BLVD/GRAND TETON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-20-0374-T AND T VENTURE PARTNERS, LLC:

ZONE CHANGE to reclassify 22.1 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping, 2) modified driveway design standards; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increase finished grade.

Generally located on the north side of Grand Teton Drive and the east side of Rainbow Boulevard within Lone Mountain (description on file). MK/md/d (For possible action)

RELATED INFORMATION:

APN:

125-11-401-001; 125-11-401-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Permit alternative landscaping along a street frontage (Grand Teton Drive), including an attached sidewalk, where a 15 foot wide landscape area with a detached sidewalk is required along an arterial street per Figures 30.64-17 and 30.64-18.
- b. Waive the street landscaping requirement along local streets (Gilbert Lane and Racel Street) where landscaping per Figure 30.64-13 is required.
2. Reduce the throat depth to the call box to 75 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
3. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Gilbert Lane where required per Chapter 30.52.
- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Racel Street where required per Chapter 30.52.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade up to 30 inches (2.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:**Project Description****General Summary**

- Site Acreage: 22.1
- Number of Lots: 66
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 10,510/18,234 (gross), 9,000/18,234 (net)
- Project Type: Single family residential development
- Number of Stories: 1 & 2+
- Building Height (feet): 18 (1 story)/26-27 (2 story)
- Square Feet: 3,059 (1 story)/3,573-4,011 (2 story)

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 22.1 acres from R-E zoning to an R-D zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting at the Mountain Crest Community Center on July 8, 2020, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 of the project site. Forty people attended the meeting and voiced concerns over density, lot sizes, site design, proposed off-site improvements, 1 story versus 2 story residences, contemporary architectural design of the residences, lack of open space within the development, school capacity and the interlocal agreement. Some residents offered support for the proposed development, while other residents offered objections.

Site Plans

The plans depict a single family residential development consisting of 66 lots on 22.1 acres at a density of 3 dwelling units per gross acre. The minimum and maximum (gross) lot sizes are 10,510 square feet and 18,234 square feet. The minimum and maximum net lot sizes are 9,000 square feet and 18,234 square feet. The development will be a gated community, with access to the site granted via a single entrance/exit along Rainbow Boulevard. A waiver of development standards is requested at the entrance/exit to reduce the throat depth for the gate setback. Lot 66, located at the northeastern corner of the site at the intersection of Gilbert Lane and Racel Street is located outside of the gated community. This lot is developed with 3 previously approved communication towers and a communication building. Access to Lot 66 will be granted via proposed driveways along Racel Street and Gilbert Lane. The interior of the project site is serviced by a series of 39 foot wide private streets, featuring a 5 foot wide attached sidewalk along the perimeter of Lots 40 through Lots 65. A 5 foot wide detached sidewalk is proposed along Rainbow Boulevard, while a 5 foot wide attached sidewalk is proposed along Grand Teton Drive necessitating the request for alternative landscaping along a street frontage. A waiver of full off-site improvements is proposed along Racel Street and Gilbert Lane, located along the north and east boundaries of the project site, respectively.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Rainbow Boulevard. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, will be planted along the street. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, are planted within a 6 foot wide landscape area along Gilbert Lane and Racel Street. Lot 66 features existing mature landscaping, which will be utilized in lieu of the required Code landscaping, necessitating a waiver request. A 25 foot wide landscape area, which includes a 10 foot wide meandering equestrian trail, is proposed along Grand Teton Drive in addition to a 5 foot wide attached sidewalk. Twenty-four inch box trees, including shrubs and groundcover, are planted on the north and south sides of the equestrian trail. A waiver is required for alternative landscaping along the street frontage, due to the proposed trail configuration which matches the existing trail to the east of the proposed development, along Grand Teton Drive.

Elevations

The plans depict 1 single story model and two, 2 story residential models. The single story model measures 18 feet in height while the 2 story models range between 26 feet to 27 feet in height. The single story model consists of a contemporary design featuring a flat roof with a stucco exterior, stucco reveals, stone veneer accents, foam trim and a steel garage door. The 2 story models feature 2 different elevations, contemporary and traditional. The contemporary model consists of a flat roof, a stucco exterior, foam trim, brick and woodstone veneer accents, and a steel garage door. The traditional 2 story model features a pitched, concrete tile roof, a stucco exterior, foam trim, and a steel garage door. All elevation models consist of neutral, earth tone colors.

Floor Plans

The single story model consists of 3,059 square feet featuring a 473 square foot attached garage. This model includes 3 bedrooms, a foyer area, den, great room with kitchen area, laundry room, restrooms, and a powder room. The 2 story, contemporary model features an overall area measuring 3,573 square feet with a 537 square foot attached garage. A side loaded garage, consisting of 245 square feet, is also included with this model. The floor plan includes 3 bedrooms, den, great room with kitchen area, laundry room, restrooms, and a powder room. The traditional 2 story model has a floor plan measuring 4,011 square feet with a 535 square foot attached garage. A side loaded garage, consisting of 291 square feet, is also featured with this model. The floor plan includes 3 bedrooms, den, great room with kitchen area, laundry room, restrooms, and a powder room.

Applicant's Justification

Lot 66 is located outside the gated portion of the proposed single family residential project and is currently developed as a Communications Facilities site. The area within and around Lot 66 is currently surrounded with existing mature trees which were planted as a condition of approval for the Communications Facility on the site. The existing mature landscaping will be maintained within and around the perimeter of the lot.

The alternative landscape design along Grand Teton Drive is requested due to the placement of the landscaping in conjunction with the meandering trail. As designed the trail area is located

behind the attached 5 foot wide sidewalk with landscaping of varying widths depicted on both sides of the 10 foot wide meandering equestrian trail. The alternative design allows the trail area to match that of the adjacent single family residential development to the east. The alternative design will ensure a consistent trail area along this portion of Grand Teton Drive.

Per the queuing analysis submitted with the plans and, based on the number of units and density proposed for this development, no more than 2 vehicles will queue at the gate at the same time. Two vehicles even at a length of 25 foot will require a 50 foot storage at any 1 time. The proposed 75 foot throat depth will accommodate up to 3 vehicles which is more than the minimum that should be required for this type of development.

Racel Street and Gilbert Lane are currently developed to rural street standards. The request to waive full off-site improvements will allow a consistent design and improvement in the area. The existing subdivisions in the area to the north of Racel Street and to the east across Gilbert Lane were approved to allow rural street standards. Therefore, providing full off-site improvements for Racel Street and Gilbert Lane will create an uneven and incompatible street design in the area. Furthermore, the residents in the adjacent subdivision requested and prefer the existing rural street standards to maintain the character of the neighborhood.

The design of the subdivision and residences are intended to blend in with the surrounding neighborhood and complete development within this section of the area. The project is a viable in-fill development which is compatible and fits well into the neighborhood by providing a development with a diversity of lot sizes in the surrounding area. The density and intensity of the proposed development is close to those of the existing developments in the adjacent area. The residential design consisting of both contemporary and traditional elevations is compatible with the adjacent developments and appropriate in this area. The natural elevation surrounding the site is mostly flat, therefore, the finished floor elevation of most of the lots and the site will comply with Code requirements to allow for required drainage. The request to increase the finished floor elevation occurs on the eastern portion of the site to allow for drainage in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1043-07	Reduced separation between communication towers and reduced setback from a residential development for a communications tower	Approved by BCC	January 2008
UC-0651-07	Child care institution with a school and dormitory, reduced parking, increased fence height, and off-site improvements - expired	Approved by PC	July 2007
UC-0062-07	Communications building	Approved by PC	February 2007
UC-1900-05	Communications tower	Approved by BCC	March 2006
UC-0311-03	Reduced setback for a communications tower	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac) and Rural Neighborhood Preservation (up to 2 du/ac)	R-E and R-E	Single family residential
South	Rural Neighborhood (up to 2 du/ac) and Rural Neighborhood Preservation (up to 2 du/ac)	R-E and R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
West	City of Las Vegas	R-PD3	Single family residential & golf course

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

According to the applicant, the entire Las Vegas Valley has seen a large demand for housing, and the area is already planned for residential uses. This request is for an in-fill development which will implement a stated Goal of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, age, and affordability levels. Additionally, the project complies with and implements the intent of Goal 2 and policies 2.3 and 2.4 which allows this development as a proposed transition and buffer between a higher density development to the west and the lower density and larger lot developments to the north, south, and east.

Per the applicant, in the last 25 years this area of the Lone Mountain has been developed with range of residential zones, intensity and densities from low density residential developments on R-E lots to R-E (PUD) with less than 10,000 square foot lots in the County or less than 4,000 square foot lots such as R-PD3 in the City. Additionally, large acres of farmland such as portions of the Gilcrease Orchard, private and public lands have been rezoned to accommodate schools and residential developments with higher densities than the typical 20,000 square feet to 40,000

square foot lots in this area. The proposed development is appropriate and compatible in this area because this will be a transition and buffer between the higher density to the west in the City and the lower densities in the County. The design and lot layout takes into consideration the larger lots to the north, south, east, and the much smaller lot to the west.

Staff finds that to the north and east of the proposed development are existing single family residential developments zoned R-E and R-E (RNP-I) with planned land uses of Rural Neighborhood and Rural Neighborhood Preservation. To the south of the proposed development are undeveloped parcels zoned R-E and R-E (RNP-I) with planned land uses of Rural Neighborhood and Rural Neighborhood Preservation. To the west of the project site, across Rainbow Boulevard, is a single family residential development with a golf course located within the jurisdiction of the City of Las Vegas. The predominant trend in this area is for low density, single family residential development that does not exceed 2 dwelling units per gross acre. The proposed zone change is not consistent and compatible with the existing single family residential development in the surrounding area.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant states the request from 2 dwelling units to an acre to 3 dwelling units to an acre is an appropriate and compatible transition and buffer in this area and is 0.5 units more than the 2.5 dwelling units per acre that is allowed with the RN designation for a planned unit development. The density, intensity and lot sizes of the proposed project is less than the development to the immediate west where lots in the residential development zoned R-PD3 in the City of Las Vegas are less than half the size of the proposed lots. The width and depth of the lots along Racel Street and Gilbert Lane are designed to be as close as possible to those of the subdivisions across these streets to ensure that the lots complement and provide a transition and buffer between the existing subdivisions. Additionally, because the existing development on the subject site was a group home development at an existing higher intensity than proposed with this application, the development will not negatively impact the area but is a viable in-fill which is compatible and fits well into the neighborhood. The development provides a diversity of lot sizes in the surrounding area. The density and intensity of the proposed development is close to those of the existing developments in the adjacent area and is, therefore, compatible with and appropriate for the area.

Staff finds that the 2 existing single family residential developments to the north of the project site, across Racel Street, are located within R-E and R-E (RNP-I) zoning districts. The first development consists of 9 lots on 5.5 acres with a density of 1.6 dwelling units per gross acre. The second development consists of 60 lots on 32.6 acres with a density of 1.8 dwelling units per gross acre. To the east of the proposed development, is a single family residential development zoned R-E (RNP-I) consisting of 80 lots on 43.7 acres with a density of 1.8 dwelling units per gross acre. To the southeast of the project site, across Grand Teton Drive, is a single family residential development zoned R-E (RNP-I) consisting of 25 lots on 12.8 acres with a density of 2 dwelling units per gross acre. Based on the densities of the existing single family residential development within close proximity to the project site, staff finds the proposed development is not compatible with the existing and planned land uses in the surrounding area.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

According to the applicant, there will be no substantial adverse effect on existing public facilities and infrastructure in the area, because the area is mostly developed and planned for single family residential uses both by the Lone Mountain Land Use Plan and the Interlocal Agreement between the County and the City of Las Vegas. Infrastructure and public utilities already exist in the area surrounding the site and within the site and will be completed and upgraded as required to service the project.

Staff finds that various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant. The Clark County Water Reclamation District does not provide sanitary sewer service in this portion of the unincorporated county. Per the Lone Mountain Land Use Plan, Clark County does not have sewage collection or treatment facilities in the Lone Mountain planning area. The school district has indicated that this development would generate 13 additional elementary school students, 7 middle school students, and 9 high school students. Ward Elementary School, Saville Middle School, and Shadow Ridge High School are currently over capacity.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Per the applicant's letter, one of the goals of the Comprehensive Master Plan is to provide housing alternatives to meet a range of lifestyle choices, ages and affordability levels. This proposed development satisfies that goal by offering a range of housing types on 10,000 square foot lots which are typically accepted per the Lone Mountain land use plan and the Comprehensive Master Plan as a buffer between higher density residential developments and lower density developments in established neighborhoods. This proposed development is a typical example of a transitional and buffer development in an established neighborhood.

Furthermore, per the applicant's letter, Growth Management Policy 1 in the Comprehensive Master Plan states that development of vacant parcels within serviced areas should be encouraged. Although, portions of the acreage included in this project are currently developed and undeveloped this policy applies because the project will redevelop the site and serve as an in-fill project to complete this quadrant of this established and thriving neighborhood. This development also upholds Urban Specific Policy 43 for single family residential to promote projects that provide varied neighborhood design and innovative architecture first by providing both modern elevations and contemporary southwestern designs for the proposed houses, along with designs and materials that will complement and help enhance the curb appeal of the neighborhood as a whole. This project allows a residential development adjacent to an existing rural estate residential area to transition and buffer the higher density development at an appropriate density (3 dwelling units per acre) and lot sizes (10,000 square feet or greater) and be of similar heights in accordance with the Urban Specific Policy 38 for Estate Residential. Additionally, the project complies with and implements Goal 2 and polices 2.3 and 2.4 which allows this development as a proposed transition and buffer between a higher density

development to the west and the lower density and larger lot developments to the north, south, and east.

Staff finds that the developments to the north, south, and east of the project site are zoned for low density, single family residential development. While the proposed development does provide a lower density transition and buffer from the higher density single family residential development to the west, across Rainbow Boulevard, staff finds the project site can be configured in a manner that is similar to the lower density development within the surrounding area. Furthermore, this is a request for a nonconforming zone change, which conflicts with Urban Specific Policy 8 of the Comprehensive Master Plan, which discourages nonconforming zone changes.

Summary

Zone Change

Staff finds that there has been no change in law, policies, and trends that make this request appropriate for the area. Developed parcels containing single family residences, with planned land uses of Rural Neighborhood and Rural Neighborhood preservation are located immediately to the north and east of the project site. The reclassification of this site to R-D zoning would allow the proposed single family residential development in a zoning district with a density that is not compatible with the existing and planned land uses in the area. Staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to R-D zoning; therefore, staff recommends denial.

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 #1a and #1b

The intent of street landscaping is to enhance the perimeter of the project site and to improve the aesthetics of the site along public rights-of-way. Staff has no objection to the alternative street landscaping along Grand Teton Drive, consisting of a 25 foot wide landscape area that features a 10 foot wide meandering equestrian trail. Staff also does not object to the 5 foot wide attached sidewalk along Grand Teton Drive.

Staff does not object to waive the street landscaping requirement for the 3 existing communication towers on Lot 66, located at the southwest corner of Racel Street and Gilbert Lane. There are multiple, existing mature trees that assist in screening the towers from the abutting single family residences. Furthermore, the existing trees along the right-of-way were planted as a condition of approval for UC-1043-07. However, since staff does not support the zone change and design review requests; staff cannot support the waiver requests for landscaping.

Design Review #1

Although the design of the elevations and floor plans meet Urban Specific Policy 43 of the Comprehensive Master Plan by providing a variety of elevations with articulating building facades, staff is concerned that the contemporary design of the 2 residential models is not consistent or compatible with the existing single family residences in the area. Therefore, since staff does not support the zone change and waivers of development standards requests for this project, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth for the Rainbow Boulevard driveway. There are only 66 lots in the subdivision and Rainbow Boulevard terminates just north of this site. Therefore, staff does not anticipate any traffic safety issues related to the reduced throat depth. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #3a

Staff has no objection to the request to not install full off-site improvements on Gilbert Lane. The parcels along east side Gilbert Lane, from Racel Street to Grand Teton Drive, are in the RNP-I overlay district, resulting in the existing non-urban standards for the roadway.

Waiver of Development Standards #3b

Staff cannot support this request to not install full off-site improvements on Racel Street when there are existing full improvements on the north side of the street. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Design Review #2

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2020 at 9:00 a.m., unless otherwise announced.

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:

- Resolution of Intent to complete in 3 years.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard and Grand Teton Drive;
- Right-of-way dedication to include 10 feet for Grand Teton Drive;
- Vacate unnecessary rights-of-way and easements;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised that all fire hydrant coverage and distribution must comply with the Fire Code.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are 5 active septic permits on APN 125-11-401-002; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KRIS TEMPLETON
CONTACT: LEBENE OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH
STREET, LAS VEGAS, NV 89101

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

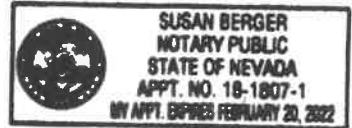
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (N2C) USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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>8/24/20</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$3,650.50</u> CHECK #: <u>PASO VIA INTERNET</u> COMMISSIONER: <u>KIRK PATRICK</u> OVERLAY(S)? <u>RNP-I</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: <u>-</u>	APP. NUMBER: <u>N2C-20-0374</u> TAB/CAC: <u>LOVE MOUNTAIN 6:30</u> TAB/CAC MTG DATE: <u>9/29</u> TIME: PC MEETING DATE: <u>10/20/20 7:00</u> BCC MEETING DATE: <u>11/18/20 9:00</u> ZONE / AE / RNP: <u>R-E / RNP-T / NONE</u> PLANNED LAND USE: <u>LMRN</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>T and T Venture Partners, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd., Ste 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700 x123</u> CELL: <u>702-807-1109</u> E-MAIL: <u>KT@ktri.biz</u>	
	APPLICANT	NAME: <u>Kris Templeton</u> ADDRESS: <u>3311 S. Rainbow Blvd., Ste 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700 x123</u> CELL: <u>702-807-1109</u> E-MAIL: <u>KT@ktri.biz</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-11-401-001 & 125-11-401-002
 PROPERTY ADDRESS and/or CROSS STREETS: 8050 and 8131 Flanagan Dr., LV, NV 89131
 PROJECT DESCRIPTION: Single family residential development

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)*
 Kristoffer Templeton
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7/10/2020 (DATE)
Kristoffer Templeton
Susan Berger



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

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

August 13, 2020

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

PLANNER
COPY

**RE: Boys Town Estates (Grand Teton Drive & Rainbow Boulevard
Project Description and Compelling Justification Letter (Revision 4)
Assessors' Parcel Numbers: 125-11-401-001 & 125-11-401-002**

To Whom It May Concern:

On behalf of our client, T & T Venture Partners LLC., we respectfully submit this application package for a non-conforming zone change from R-E zoning to R-D Zoning for a proposed single-family residential subdivision. The project is on a total of 22.01 gross acres at a density of 3.0 dwelling units per acre. The proposed project is located on the northeast corner of Grand Teton Drive and Rainbow Boulevard, specifically between Grand Teton Drive and Racel Street and between Rainbow Boulevard and Gilbert lane. The current zoning of the site is Rural Estates Residential (R-E) with a Planned Land Use designation of Rural Neighborhood (RN). The project site is surrounded by other developed residential subdivisions/developments in Clark County (Steeplechase Phase I and Phase II and the City of Las Vegas (Silverstone). North, across Racel Street is a residential subdivision with private streets with a variety of lot sizes zoned R-E and designated as RN and Rural Neighborhood Preservation (RNP) in the Land Use Plan. South, across Grand Teton Drive are developed and undeveloped parcels and a subdivision zoned R-E and designated in the Land Use Plan as RN and RNP. East, across Gilbert Lane is a residential subdivision with private streets with a variety of lot sizes zoned R-E and designated as RNP in the Land Use Plan. West, across Rainbow Boulevard is the Silverstone planned development zoned R-PD3 located in the City of Las Vegas.

Project Description:

Site Plan:

The future residential development will consist of 66 single family residential lots of varying sizes: from a minimum of 9,000 square feet (net), and 10,510 square feet (gross) to 18,234 square feet (net and gross) square feet and an average of 9,459 square feet (net) and 11,258 (gross). Note: The specific net and gross square footage information is shown on each lot. A 60 foot wide gated entry private road provides access into the development from Rainbow Boulevard. The internal private streets are 39 foot wide (to the back of curb) and provides to access the residential lots. The gross lot sizes are designed to the centerline of the private street and included in the gross lot area. The net lot area excludes the private streets and depicts the buildable lot area. Grand Teton Drive and Rainbow Boulevard will be developed to full off-site standards. Racel Street and Gilbert Lane are currently developed to rural street standards and are proposed to remain as currently developed. Flanagan Drive which traverses a portion of the site will be vacated in the future to accommodate the project. The vacation of Flanagan Drive will not impact the existing area because the street only traverses the interior of the existing development on the site (former Boys Town Group Home Facility). Existing utilities and infrastructure within Flanagan Drive and the site will be demolished or relocated accordingly. The existing residential buildings (former group homes/residences) on the site will be demolished to accommodate the proposed development. A Tentative Map and Vacation applications are not companion or related applications with this submittal.

The Sixty-Five (65) proposed residential lots located within the gates of the development will be accessed from a gated entry located on Rainbow Boulevard. Only one of the lots (#66), located on the northeastern corner of the site at the intersection of Racel Street and Gilbert Lane is located outside the gates and will be accessed from the adjacent public streets. An approved communications tower site is developed on a portion of lot #66 outside the gates to the development. This lot will be walled and gated in conjunction with the future development of portions within the gate. All the lots will comply with the minimum setbacks allowed for R-D zone including the front setback alternative allowed by Code which allows for an enhanced streetscape with a variation in the front setback and building placement/layouts along the streets in the development. A six-foot-high minimum wall with retaining walls along some sections is proposed around the gated portion of the development.

Landscaping:

A twenty-five (25) foot wide landscaping area including a detached sidewalk and required trail is provided along Grand Teton Drive. A fifteen (15) foot wide area

including a five (5) foot wide detached sidewalk along Rainbow Boulevard. Six (6) foot wide landscaping areas are provided along Racel Street and Gilbert Lane.

Elevations:

The proposed architecture of the residences includes a one, 1 story design which is up to 18 foot high. Two, 2 story design styles are proposed that range in height from 18 feet up to 28 feet high. The three design options proposed show a combination of architectural styles including modern, contemporary, and desert contemporary (southwestern) designs. The building materials and finishes include stucco in complementing colors, flat roofs for the modern southwestern designs and concrete tile roofing for the desert contemporary southwestern design with steel garage doors in contrasting colors. The elevation designs depict a myriad of enhancements including chimneys, vents, stucco finishes, form trims along the eaves, pop outs, a variety of stone veneer, simulated wood veneer and brick veneer accents on the various elevations; window fenestration including trims around the windows.

Floor Plans:

The plans depict the total square footage for the one-story design is a minimum of 3,099 square feet with options to include patios on different elevations, garage options and additions which will increase the overall square footage and footprint of the residences. The single-story plan is a modern architectural design. The two-story plans depict floor areas from a minimum of 3,573 square feet up 4,011 square feet with options to include patios on different elevations, layouts, garage options and additions which will increase the overall square footage and footprint of the residences. The two story designs are contemporary and desert contemporary designs.

We respectfully request approval of the following application for the proposed single-family residential development:

A Non-Conforming Zone Change:

A request for a non-conforming zone change application from R-E to R-D for a proposed residential subdivision consisting of 66 lots (65 residential lots and one lot with a communication facility). The project is on 22.01 acres at a density of 3.0 dwelling units per acre. The lot sizes proposed are a minimum of 10,000 square feet (gross) and 9,000 square feet (net). Some of the subdivisions in the area have net lot sizes of similar sizes as the proposed subdivision. On the west side of the

proposed development is the Silverstone residential development in the City of Las Vegas zoned R-PD3 with lots sizes of 4,000 square feet or less (gross). The lot sizes for the R-E zoned subdivisions to the north and east have larger lots with some at 0.5 acres or less with similar private streets layouts as proposed with this application.

Compelling Justification:

- 1) A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed amendment appropriate; and**

The entire Las Vegas Valley has seen a large demand for housing, and the area is already planned for residential uses. This request is for an infill development which will implement a stated Goal of the Comprehensive Plan to provide housing alternatives to meet a range of lifestyle choices, age, and affordability levels. Additionally, the project complies with and implements the intent of Goal 2 and policies 2.3 and 2.4 which allows this development as proposed as a transition and buffer between a higher density development to the west and the lower density and larger lot developments to the north, south and east.

In the last 25 years or more this area of the Lone Mountain Land Use Area has been developed with range of residential zones, intensity and densities from low density residential developments on R-E lots to R-E (PUD) with less than 10,000 square foot in the County or less than 4,000 square feet such as R-PD3 in the City. Additionally, large acres of farmlands such as portions of the Gilcrease Orchard, private and BLM lands have been rezoned to accommodate schools and residential developments with higher densities than the typical 20,000 to 40,000 square foot plus lots in this area. This proposed development is appropriate and compatible in this area because this will be transition and buffer between the higher density to the west in the City and the lower densities in the County. The design and lot layout takes into consideration the larger lots to the north, south and east and the much smaller lot to the west. Although the project is within the Planning Area A1 in the Interlocal Agreement between Clark County and the City of Las Vegas which requires developments of 2 dwelling units per acre the proposed development is appropriate and compatible on this specific site because the existing development on the site known as "Boys Town" was a group home development at an existing higher density than proposed with this application and the project meets the intent

as a transition and buffer as allowed by the land use plan in an established neighborhood.

- 2) The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land use in the surrounding area; and**

The proposed development requires a non-conforming zone change from R-E to R-D. The request from 2 dwelling units to an acre to 3.0 dwelling units to an acre is an appropriate and compatible transition and buffer in this area is 0.5 units more than the 2.5 dwelling units acre that will be allowed with the RN designation for a planned unit development requiring a special use permit. The density, intensity and lot sizes of the proposed project is less than the development to the immediate west where lots in the Silverstone development zoned R-PD3 in the City of Las Vegas are less than half the size of the proposed lots. The lot depths and widths along Racel and Gilbert Street are designed to be as close as possible to those of the subdivisions across the streets to ensure that the lots complement and provide a transition and buffer between the existing subdivisions. Additionally, because the existing development on the subject site known as "Boys Town" was a group home development at an existing higher intensity than proposed with this application the development will not negatively impact the area but is a viable infill which is compatible and fits well into the neighborhood by providing a development with a diversity of lot sizes in the surrounding area. The density and intensity of the proposed development is close to those of the existing developments in the adjacent area and is, therefore, compatible with and appropriate for the area.

- 3) There will not be substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed; and**

There will be no substantial adverse effect on existing public facilities and infrastructure in the area, because the area is mostly developed and planned for single family residential uses both by the Lone Mountain Land Use Plan and the Interlocal Agreement between the County and the City of Las Vegas. Technical Studies and Analysis will be performed for public services and infrastructure needs including drainage and water facilities before the Civil Improvement Plans are submitted and approved. The required RISE Report includes information from the Police Department, School District and Fire Department services and the other

departments and agencies in the preparation of the reports which are required for a non-conforming zone change. The zone change will also provide the communities with an opportunity to have a greater positive impact on sustainable practices while decreasing adverse effects on public facilities and services. Infrastructure and public utilities already exist in the area surrounding the site and within the site and will be completed and upgrades as required to service the project.

4)The proposed amendment conforms to other applicable adopted, plans, goals, and policies.

One of the goals of the Clark County Comprehensive Plan is to “Provide housing alternatives to meet a range of lifestyle choices, ages and affordability levels”. This proposed development satisfies that goal by offering a range of housing types on (10,000 square foot) third acre lots which are typically accepted per the Lone Mountain land use plan and the Comprehensive plan as a buffer between higher density residential developments and lower density developments in established neighborhoods. This application is a typical example of a transitional and buffer development in an established neighborhood.

Growth Management Policies item #1 in the Comprehensive Plan states that “Development of vacant parcels within services areas should be encouraged”. Although, portions of the acreage included in this project are currently developed and undeveloped this policy applies because the project will redevelop the site and serve as a great in-fill project to complete this quadrant of this established and thriving neighborhood. This development also upholds the Urban Specific Policy for Single Family Residential item #43 to “promote projects that provide varied neighborhood design and innovative architecture” first by providing both modern elevations and contemporary southwestern designs for the proposed houses, along with deigns and materials that will complement help enhance the curb appeal of the neighborhood as a whole. This project allows a residential development adjacent to an existing rural estate residential area to transition and buffer the higher density development at an appropriate density (3.0 du/ac) and lot sizes (10,000 square feet or greater) and be of similar heights” in accordance with the Urban Specific Policies for Estate Residential #8. Additionally, the project complies with and implements Goal 2 and polies 2.3 and 2.4 which allows this development as proposed as a transition and buffer between a higher density development to the west and the lower density and larger lot developments to the north, south and east.

Waivers of Development Standards:

- 1) **Title 30.52.050/Clark County Uniform Drawing 222.1:** Reduce the required throat depth for the entrance (gated access) to the development to 75 feet where 100 feet is required.

Justification:

Per the submitted queuing analysis (attached) based on the number of units and the density proposed for this development no more than two vehicles will queue at the gate at the same time. Two vehicles even at a length of 25 foot will require a 50 foot storage at any one time. The proposed 75 foot throat depth will accommodate up to three vehicles which is more than the minimum that should be required for this type of development.

- 2) **Title 30.52.040: Waive full off-sites (curb, gutter, sidewalk, streetlights, and partial paving) for Racel Street and Gilbert Lane to maintain both streets as currently exists with rural standards.**

Justification:

This request is to maintain the existing rural standard development of both streets. Racel Street and Gilbert Lane are currently developed to rural standard, therefore, maintaining the standards will maintain an existing condition. Additionally, this request will allow a consistent design and improvement in the area. The existing subdivisions in the area Steeplechase (Phase II) to the north of Racel and (Steeplechase Phase) to the east were approved to allow rural standards. Therefore, providing full off-sites for the portions of the streets adjacent to the subject which are south and west of the streets will create an uneven and incompatible street design and standard in the area. Furthermore, the residents in the adjacent subdivision and requested and will prefer the existing rural standards to maintain the character of the neighborhood.

- 3) **Table 30.64-1: Waive Code required landscaping but maintain existing trees along the portions of Racel Street and Gilbert Lane adjacent to Lot #66.**

Justification:

Lot #66 is located outside the gated portion of the proposed single-family residential project and is currently developed as a Communications Facilities site.

Although, this is a request to waive the Code required landscaping in this area this the intent of the request is to maintain existing landscaping in the area. The area within and around Lot #66 is currently surrounding with existing mature trees which were planted as a condition of approval for the Communications Facility on the site. This request is to maintain the existing mature landscaping within and around the perimeter of the lot.

- 4) **Figure 30.64-17 or 30.64-18: Allow an Alternative Design including an attached sidewalk, landscaping and required equestrian required along Grand Teton Drive.**

Justification:

This request is to offer an alternative design for the twenty-five (25) foot wide landscaping and equestrian trail area. The landscaping and required trail area is a total of twenty-five (25) foot wide and consists of a total of 15 feet of landscaping and the required 10 foot wide equestrian trail. The alternative design requested is because of the placement of the landscaping in conjunction with the meandering trail. As designed the trail area is located behind the attached five (5) foot wide sidewalk with landscaping of varying widths depicted on both sides of the 10 foot wide meandering equestrian trail. The justification is that this alternative design allows the trail area to match that of the adjacent development to the east (Steeplechase Phase I). This basically relates to the placement of trees and shrubs between the attached sidewalk and also ensures that the required trees and other plantings are in wide enough areas to allow the landscaping to grow and mature as required without impacting the sidewalk and trail. The trail area complies with Code requirements and the alternative design will ensure a consistent trail area along this portion of Grand Teton Drive.

Design Reviews:

- 1) For a residential subdivision and the architectural design of the residences with the elevation plans and description submitted above.

Justification:

The design of the subdivision and residences is intended to blend in with the neighborhood and complete development of this section on the area. The project is a viable infill which is compatible and fits well into the neighborhood by providing a development with a diversity of lot sizes in the surrounding area. The density and intensity of the proposed development is close to those of the existing

developments in the adjacent area. The residential design consisting of both contemporary and traditional design is compatible with the adjacent developments and appropriate in this area.

- 2) Increase the finished floor elevation for a portion of the site up to 30 inches (2 feet 6 inches) where 18 inches (1 foot 6 inches) is allowed

Justification:


The natural elevation surrounding the site is mostly flat, therefore, the finished floor elevation of most of the lots and the site will comply with Code requirements of 18 inches above the adjacent streets to allow for required drainage. The request to increase the finished floor elevation occurs of the eastern portion of the site to allow for drainage in this area. The required technical study (Drainage Study) which will be submitted later will address and confirm the need for this request.

We appreciate your review, consideration, and positive recommendation of the proposed land use application for the development.

Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

PLANNER
COPY

11/03/20 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

TROPICAL PKWY/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0394-NEWMAN, WILLIAM M.:

USE PERMITS for the following: **1)** allow an accessory structure not architecturally compatible with the principal building; and **2)** waive applicable design standards for an accessory structure. **WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Dapple Gray Road, approximately 300 feet north of Tropical Parkway within Lone Mountain. LB/nr/ja (For possible action)

RELATED INFORMATION:

APN:

125-29-201-020

USE PERMITS:

1. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
2. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

WAIVER OF DEVELOPMENT STANDARDS:

Increase driveway width to 60 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222.1 (a 114% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6055 N. Dapple Gray Road
- Site Acreage: 0.5
- Project Type: Accessory structure/driveway width
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 1,500

Site Plan

The site plan depicts a detached accessory structure (metal building) located in the northwestern corner of the parcel and set back 5 feet from the north and west property lines. The existing 3,129 square foot single family residence is located on the eastern portion of the property facing Dapple Gray Road. The proposed accessory structure (metal building) is separated from the existing residence by 52 feet. Access to the accessory structure will be from a 16 foot wide driveway on the south side of the site where an existing 10 foot wide drainage easement is located adjacent to the existing 44 foot wide driveway. The overall driveway width is 60 feet. Access to the parcel is from Dapple Gray Road.

Landscaping

Landscaping is not required as part of this request.

Elevations

The plans depict a metal building that is 15 feet in height and is 30 feet wide by 50 feet long with vertical metal siding and a slightly pitched roof. The building has 1 roll-up door and a walk-through door that will face to the south.

Floor Plans

The plans show a 1,500 square foot metal building with an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed building will help to protect their RV, classic car, boat, and other equipment. The accessory structure requires a driveway which will be an extension to the existing 44 foot wide driveway approved with the construction of the house. The accessory structure will be painted to match the colors of the existing residence.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0223-03	Vacated and abandoned patent easements along Dapple Gray Road between Bright Angel Way and Tropical Parkway	Approved by PC	April 2003
ZC-0296-01	Reclassified various parcels within Lone Mountain to RNP-I and RNP-II	Approved by BCC	January 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Rural Neighborhood Preservation (2 units per acre)	R-E	Undeveloped residential property
West	Rural Neighborhood Preservation (2 units per acre)	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

Use Permits

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.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the surrounding area. The proposed accessory structure (metal building) is an appropriate scale relative to the size of the property. An accessory structure, such as a garage, is in keeping with the overall rural character of the area. Staff finds the accessory building incorporates proper building placement on the site and will have a 5 foot setback to property lines where the minimum setback is 5 feet. Based on the overall size of the parcel relative to the surrounding area and existing residential uses, the proposed use permits are appropriate for the area; therefore, staff supports the requests.

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.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to allowing the driveways at the existing width and on the south property line, where 6 feet of separation is required. The driveway that was approved with the construction of the single family residence is 44 feet wide and the owner added an additional 16 foot wide driveway south of that. Since Dapple Gray Road is a non-urban roadway, the impact of the larger driveway is lessened as there are no curbs or sidewalks that would normally present safety concerns. While staff does not object to the request, the south 10 feet of the property is encumbered by a private drainage easement so the owner will need to provide evidence that the driveway, gates, and any other improvements within the easement still convey the stormwater flow as approved.

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

- Owner shall demonstrate that the private drainage easement conveys the stormwater flow as approved.
- Applicant is advised that off-site improvement permits may be required for improvements done within the right-of-way.

Building Department - Fire Prevention

- Submittal shows a dead end in excess of 150 feet;
- 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; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WILLIAM NEWMAN

CONTACT: WILLIAM NEWMAN, 6055 N. DAPPLE GRAY ROAD, LAS VEGAS, NV 89149



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

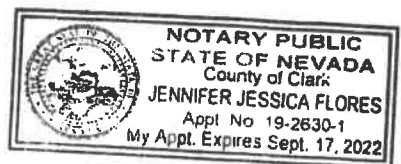
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> 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 APP. NUMBER: <u>UC-20-0394</u> DATE FILED: <u>9/14/20</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>10/13</u> PC MEETING DATE: <u>11/3</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1150.00</u>
	PROPERTY OWNER NAME: <u>William M Newman</u> ADDRESS: <u>6055 N DAPPLE GRAY RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-682-7541</u> CELL: <u>702-682-7541</u> E-MAIL: <u>Waterman6752@gmail.com</u>
	APPLICANT NAME: <u>William M Newman</u> ADDRESS: <u>6055 N DAPPLE GRAY RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-682-7541</u> CELL: <u>702-682-7541</u> E-MAIL: <u>Waterman6752@gmail.com</u> REF CONTACT ID # <u>205023</u>
	CORRESPONDENT NAME: <u>William Newman</u> ADDRESS: <u>6055 N DAPPLE GRAY RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-682-7541</u> CELL: <u>702-682-7541</u> E-MAIL: <u>Waterman6752@gmail.com</u> REF CONTACT ID #: <u>205023</u>

ASSESSOR'S PARCEL NUMBER(S): 125-29-201-020
 PROPERTY ADDRESS and/or CROSS STREETS: 6055 N DAPPLE GRAY RD LAS VEGAS NV
 PROJECT DESCRIPTION: 30 X 60 PARKING GARAGE / STORAGE

(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.

William M Newman William Newman
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 6, 2020 (DATE)
 By William M Newman
 NOTARY PUBLIC: Jennifer Flores



*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.

Planner
Copy

UC-20-0394

To whom it may concern,

I am requesting a use permit to build/install a metal storage building in the back Northwest corner of my property. The building will be used for storing an RV, classic car, boat and some backyard equipment to keep them from getting sun damage. The building will meet all required set backs and colored to match existing home.

I am requesting a waiver for the width of the existing driveway that is 44' wide per the approved plans permit # 15-29036. The additional 16' concrete was poured for erosion control due to the heavy rain falls, the entire South side of the property would be washed into Dapple Gray Road as well as under mining the block wall, costing me hundreds of dollars each rain fall to restore my yard and clean up Dapple Gray Rd. Since I have poured the additional concrete for erosion control I have not had any issues.

Thank you,

William Newman

A handwritten signature in cursive script, appearing to read "William Newman", followed by a long horizontal line extending to the right.

11/03/20 PC AGENDA SHEET

EASEMENT
(TITLE 30)

HELENA AVE/KEVIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0391-BALICOM TRUST & COMSTOCK, KENNETH KYLE ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Helena Avenue and Hickam Avenue and between Kevin Way and El Capitan Way within Lone Mountain (description on file). LB/jor/jd (For possible action)

RELATED INFORMATION:

APN:

138-05-302-023

LAND USE PLAN:

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

BACKGROUND:

Project Description

The site plan depicts a single family residential parcel (APN 138-05-302-023) located on the southeast corner of Helena Avenue and Kevin Way. The parcel is Lot 1 of Parcel Map 22-96. The applicant is requesting to vacate a 33 foot wide patent easement (Patent Number 1221330) along the east property line, and 3 foot wide easements along the north and west property lines. The easements are no longer needed in these locations since public utilities have been installed and rights-of-way have been dedicated.

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 and RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BALICOM TRUST & COMSTOCK, KENNETH KYLE ET AL

CONTACT: KENNETH COMSTOCK, 11021 RUSTY RAY DR, LAS VEGAS, NV 89135



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-20-0391</u> DATE FILED: <u>9/8/2020</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>LOME MOUNTAIN</u> TAB/CAC DATE: <u>10/13</u> PC MEETING DATE: <u>NOV. 3rd 2020</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>
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PROPERTY OWNER	NAME: <u>The Balicom Trust</u> ADDRESS: <u>11021 Rusty Ray Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-497-6134</u> CELL: <u>702-755-7449</u> E-MAIL: <u>comstock.kyle@gmail.com</u>
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APPLICANT	NAME: <u>Kenneth Comstock, co-Trustee of The Balicom Trust</u> ADDRESS: <u>11021 Rusty Ray Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-497-6134</u> CELL: <u>702-755-7449</u> E-MAIL: <u>comstock.kyle@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Kenneth Comstock, co-Trustee of The Balicom Trust</u> ADDRESS: <u>11021 Rusty Ray Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-497-6134</u> CELL: <u>702-755-7449</u> E-MAIL: <u>comstock.kyle@gmail.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 138-05-302-023

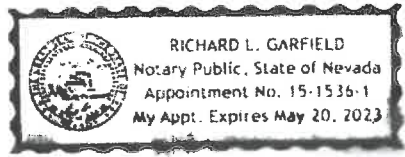
PROPERTY ADDRESS and/or CROSS STREETS: Helena Ave and Kevin Way

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)*

Kenneth Comstock
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 8/17/2020 (DATE)
 By Kenneth Comstock
 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.

VS-20-0391

Vacate Easement Justification Letter

The easement as outlined in this application was in place for a street or utilities prior to the development of this area. At this time, all public utilities have been ran in the area with no need for easement in its current location. Also, no through or partial street in the easement would have access to anything other than the parcel requesting the easement to be removed.

Thank you,



Kenneth Comstock

Co-Trustee The Balicom Trust; Parcel owner

11/03/20 PC AGENDA SHEET

SETBACK
(TITLE 30)

HERRERA AVE/LEON DE ORO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0390-DEBLANCO, JOEY:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for an addition to a principal structure (single family dwelling) on 0.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Herrera Avenue, 300 feet west of Leon De Oro Drive within Lone Mountain. LB/rk/jd (For possible action)

RELATED INFORMATION:

APN:
138-05-210-004

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side (west) setback for a building addition to a principal structure to 5 feet where a minimum of 10 feet is required per Table 30.40-1 (a 50% reduction).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 9178 Herrera Avenue
- Site Acreage: 0.4
- Project Type: Building addition
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 1,660

Site Plans

The plans show a proposed addition to an existing 2 story single family residence. The residence is centrally located on the site and the front of the house faces south toward Herrera Avenue. There is an existing block wall located along the west side property line of the parcel which separates the subject property from another single family residence. The 2 story addition is set back 5 feet (4 feet to the eave) from the west property line.

Landscaping

There are no changes proposed to the existing landscaping. The landscaping consists of trees, shrubs, and groundcover throughout the property.

Elevations

The plans show a 2 story, 32 foot high addition being added on the west side of the existing residence. The proposed addition will have the same exterior materials, which includes a tile roof, decorative molding, and stucco finish to match the existing residence.

Floor Plans

Both floors are 830 square feet and consist of an office on the first floor, and a media room on the second floor. Also shown on the plans is a 233 square foot second floor front balcony.

Applicant's Justification

The applicant indicates the westerly neighbor's house is approximately 25 feet to 30 feet from their shared property line and according to the applicant has no objection to the addition. Furthermore, the addition will meet all other Code requirements and will have the same exterior materials and color of the existing house.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0240-16	Reduced setback for 2 building additions to an existing single family residence, additions were located along the west and rear sides of the residence expired	Approved by PC	June 2016

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 residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The subdivision that the subject site is located in was approved as a planned unit development where a number of homes within the subdivision were built with 5 foot setbacks as long as the principal structure on the adjacent property was set back a minimum of 15 feet to allow for an RV parking area. Although the existing residence on the subject site was built approximately 24 feet from the west property line, there is also an open area on the adjacent property to the west that measures about 25 feet to their house. A 5 foot side setback is consistent with a number of the homes in the subdivision. Additionally, this reduction was already approved through a prior application (which has since expired) and the addition will architecturally match the existing residence; therefore, staff can support this 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

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOEY DEBLANCO

CONTACT: JOEY DEBLANCO, LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BLVD, STE 418, LAS VEGAS, NV 89128



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

APP. NUMBER: WS-20-0390 DATE FILED: 9-8-20
 PLANNER ASSIGNED: RK
 TAB/CAC: Love Mountain TAB/CAC DATE: 10/13/20
 PC MEETING DATE: 11/3/20 R-E WS-0240-16
 BCC MEETING DATE: _____ RNP
 FEE: \$475.00 LB

NAME: Joey DeBlanco
 ADDRESS: 9178 Herrera Ave
 CITY: Las Vegas STATE: NV ZIP: 89128
 TELEPHONE: 7025156741 CELL: _____
 E-MAIL: JOEY@LVCE.NET

NAME: Same
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

NAME: Same
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 13805210004
 PROPERTY ADDRESS and/or CROSS STREETS: 9178 Herrera Ave
 PROJECT DESCRIPTION: Reduce side setback for residential addition

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

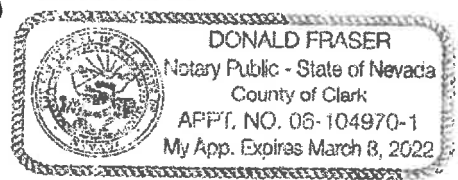
[Signature]
 Property Owner (Signature)*

Joey DeBlanco
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 7-9-2020 (DATE)

By JOSEPH RANDBALL DE BLANCO
 NOTARY PUBLIC: Donald Fraser



*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.

Wednesday, August 26, 2020

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

Re: Waiver of Development Standard
Justification Letter
APN: 138-05-210-004

To Whom It May Concern,

This justification is for my 2-story building addition that consists of a first-floor office and a second-floor media room. The total addition adds just under 2,000 square-feet to the principle structure and encroaches on the existing setback along my westerly property line. Fortunately, my house is located within Planned Unit Development that allows five-foot side setbacks when the principal structure on the adjacent property is setback a minimum of 15 feet; which is the case with my property. My westerly neighbor is setback roughly thirty-feet from our share property line and has no objection to my addition. Therefore, this request to reduce my side setback from 10-feet to 5-feet is consistent with homes in my subdivision.

Warmest Regards,
Joey DeBlanco

11/04/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CAMPBELL RD/AZURE DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400105 (VS-0611-17)-BEARD FAMILY TRUST & BEARD JOHN M & SUSAN M TRS:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Campbell Road and Kevin Way, and between Regena Avenue and Azure Drive within Lone Mountain (description on file). LB/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

125-29-101-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

This original application was a request to vacate and abandon patent easements being the east 33 feet, the east 3 feet of the west 33 feet, and the north 3 feet of the south 33 feet of parcel number 125-29-101-013. The applicant stated that the vacation was being requested as part of the review for MSM-0044-17.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0611-17:

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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Campbell Road and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant indicates this extension of time is being filed because the mapping and improvement plan process have been delayed due to the owner's health. Progress has been made toward recordation, but the applicants are requesting more time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400058 (DR-18-0413)	Extension of time to increase the finished grade in conjunction with a proposed single family residential development	Approved by BCC	August 2020
ADET-19-900628 (VS-0611-17)	Extension of time for easements of interest to Clark County located between Campbell Road and Kevin Way, and between Regena Avenue and Azure Drive within Lone Mountain	Approved by ZA	September 2019
DR-18-0413	Increased the finished grade in conjunction with a proposed single family residential development	Approved by BCC	July 2018
VS-0611-17	Easements of interest to Clark County located between Campbell Road and Kevin Way, and between Regena Avenue and Azure Drive within Lone Mountain	Approved by PC	September 2017
VS-0237-15	Easements of interest to Clark County located between Campbell Road and Kevin Way and between Regena Avenue and Azure Drive within Lone Mountain - expired	Approved by PC	June 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & P-F	Single family residential & Las Vegas Valley Water District facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the

subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Staff finds that progress has been made towards recordation, but the applicants are requesting more time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until September 19, 2022 to record.
- 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; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: JMB CONSTRUCTION, INC.

CONTACT: THOMAS HELLUMS, DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS 17-0611 _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>ET-20-400105</u> DATE FILED: <u>9/3/2020</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>One Mountain</u> TAB/CAC DATE: <u>10/13/2020</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/4/2020</u> 4:00 am 6:30pm FEE: <u>\$300</u>
PROPERTY OWNER	NAME: <u>Beard Family Trust, John & Susan Beard Trustees</u> ADDRESS: <u>10281 Bright Angel Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-325-9796</u> CELL: <u>702-353-5451</u> E-MAIL: <u>BEARD.JOHN@ROCKETMAIL.COM</u>	
APPLICANT	NAME: <u>Susan Beard</u> ADDRESS: <u>10281 Bright Angel Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>702-353-5451</u> E-MAIL: <u>sbeard@jmbconstructionin</u> REF CONTACT ID #: <u>164495</u>	
CORRESPONDENT	NAME: <u>Thomas L. Hellums, Dwyer Engineering Inc.</u> ADDRESS: <u>7310 Smoke Ranch Road, Suite E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> CELL: <u>702-496-5529</u> E-MAIL: <u>thellums@dwyerengineerir</u> REF CONTACT ID #: <u>124630</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-29-101-013

PROPERTY ADDRESS and/or CROSS STREETS: NEC of West Azure Avenue & North Campbell Road

PROJECT DESCRIPTION: 4 lot residential subdivision with a cul-d-sac

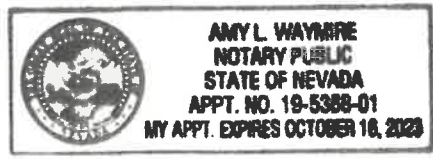
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Susan Beard Susan Beard
 Property Owner (Signature)* Property Owner (Print)

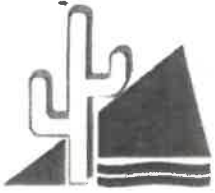
STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 25 AUGUST 2020 (DATE)
 By SUSAN BEARD

NOTARY PUBLIC: Amy L. Waymire



*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.



DWYER ENGINEERING, INC
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

August 27, 2020

Clark County Planning Department
P.O. Box 551799
Las Vegas, NV 89155

Re: Justification Letter for second Extension of Time for VS 17-0611

Dear Planners:

This letter is to justify the request for another Extension of Time for the recording of the approved Vacation of Patent Easements for a 4 Lot Parcel Map at the NEC of Azure Road & North Campbell Avenue, APN: 125-29-101-013.

The vacation of Patent Easements was approved on September 19, 2017 and will record with the Parcel Map when said map has been approved. The mapping and improvement plan process has been delayed by the owner's current Medical status which is at a yet-to-be-determined recovery stage.

On Behalf of the applicant we formally request this extension of time be approved.

If you have any questions please call me at 702-254-2200.

Sincerely,

Thomas L. Hellums, PLS, WRS
Principal

**PLANNER
COPY**

S:\SURVEY\Mapping\Mapping2017\17213\VAC-Patents\just-ltr\Extension of Time for Vacation of Patent Easements\17213-august2020.doc