



Lone Mountain Citizens Advisory Council Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

January 9, 2024

6:30pm

AGENDA

Note:

- 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 Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Don Cape, Chairperson
Kim Burton, Vice Chairperson
Chris Darling
Carol Peck
Allison Bonanno

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Jennifer Damico, 702-455-1900, jennifer.damico@clarkcountynv.gov
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

- 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 December 12, 2023. (For possible action)
- IV. Approval of the Agenda for January 9, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

01/02/24 PC

- 1. **UC-23-0753-MT SUNRISE VIEW LTD & GILBERT LADD & ADRIANE TRS: USE PERMIT** to establish a heliport. **WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping in conjunction with an existing single-family residence on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Red Coach Avenue and the east side of Grand Canyon Drive within Lone Mountain. RM/hw/syp (For possible action)

01/16/24 PC

- 2. **VS-23-0795-AVERY RONALD L: VACATE AND ABANDON** a portion of a right-of-way being Deer Springs Way located between Desperado Street and Rio Vista Street within Lone Mountain. MK/rp/syp (For possible action)
- 3. **WS-23-0781-EWERS LUKE: WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping and detached sidewalks in conjunction with proposed single family residential lots on 2.4 acres in an R-E (RNP-I) Zone. Generally located on the east side of Miller Lane, approximately 390 feet north of Lone Mountain Road within Lone Mountain. RM/nai/syp (For possible action)

01/17/24 BCC

- 4. **WS-23-0769-CENTURY COMMUNITIES NEVADA, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area; 2) reduce setbacks; 3) increase wall height; 4) waive street landscaping; 5) full off-site improvements; and 6) finished grade. **DESIGN REVIEW** for a single-family residential subdivision on 1.9 acres in an RS20 (Residential Single Family 20) Zone within the RNP Neighborhood Protection Overlay. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/bb/syp (For possible action)

02/06/24 PC

5. **UC-23-0787-COX DONALD R JR & PATRICIA A: USE PERMIT** to allow a non-decorative metal accessory structure that is not architecturally compatible with the principal dwelling. **WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for accessory structures in conjunction with an existing single-family residence on 0.6 acres in an R-E Zone. Generally located on the west side of Bronco Street, 450 feet north of Peak Drive within the Lone Mountain Planning Area. MK/rp/syp (For possible action)
6. **WS-23-0798-COLACION JENNIFER KAY & STANLEY EION J: WAIVER OF DEVELOPMENT STANDARDS** to allow a decorative wall in conjunction with a single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Quadrel Street, 200 feet north of Red Coach Avenue within Lone Mountain. RM/mh/syp (For possible action)
7. **WS-23-0844-ANDRADE LUCAS: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an addition to an existing single-family residence on 0.6 acres in an R-E (Single Family Residential) (RNP-I) Zone. Generally located on the north side of Helena Avenue, 330 feet west of Durango Drive within Lone Mountain. RM/rp/syp (For possible action)

02/07/24 BCC

8. **WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) full off-site improvements. **DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action)

VII. General Business
None

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 discussion, action, or vote may be taken on this agenda item. 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: January 30, 2024.

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
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

December 12, 2023

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **EXCUSED**
Chris Darling – **PRESENT**
Carol Peck – **PRESENT**
Allison Bonanno – **EXCUSED**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:36 p.m.
- II. Public Comment
None
- III. Approval of November 28, 2023, Minutes

Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for December 12, 2023

Moved by: CHRIS
Action: Approved agenda with item #1 held to January 9, 2024, CAC meeting per applicant request
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

VI. Planning & Zoning

1. **UC-23-0753-MT SUNRISE VIEW LTD & GILBERT LADD & ADRIANE TRS: USE PERMIT** to establish a heliport. **WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping in conjunction with an existing single-family residence on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Red Coach Avenue and the east side of Grand Canyon Drive within Lone Mountain. RM/hw/syp (For possible action) **01/02/24 PC**

Action: HELD to January 9, 2024 CAC, per applicant request

2. **ET-23-400162 (UC-21-0324)-CARRIAGE FUNERAL HOLDINGS, INC: USE PERMIT FIRST EXTENSION OF TIME** for a funeral home. **WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for a proposed funeral home on 2.0 acres in an R-E Zone. Generally located on the north side of Lone Mountain Road and the west side of Tenaya Way within Lone Mountain. RM/rp/syp (For possible action) **01/03/24 BCC**

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 4/0 Unanimous

3. **WS-23-0757-COMBS, ELIZABETH & WELDY, TODD JEROME & BRITNI M.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and street landscaping; 2) access to an arterial street; 3) eliminate circular driveway; and 4) full off-sites improvements on 2.1 acres in an R-E Zone. Generally located on the southeast corner of Mustang Street and Iron Mountain Road within Lone Mountain. MK/sd/syp (For possible action) **01/03/24 BCC**

Action: APPROVED as submitted, subject to all staff conditions and condition of 5 feet private landscape in front of privacy/perimeter wall with trees 20 feet apart and bushes in between trees on Iron Mountain and Mustang.

Moved By: CHRIS

Vote: 4/0 Unanimous

VII. General Business

None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be January 9, 2024

X. Adjournment

The meeting was adjourned at 6:56 p.m.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

01/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0753-MT SUNRISE VIEW LTD & GILBERT LADD & ADRIANE TRS:

USE PERMIT to establish a heliport.

WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping in conjunction with an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Red Coach Avenue and the east side of Grand Canyon Drive within Lone Mountain. RM/hw/syp (For possible action)

RELATED INFORMATION:

APN:

138-06-601-012

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate perimeter landscaping in conjunction with a heliport adjacent to a less intensive use where landscaping per Figure 30.64-11 is required per Table 30.44-1 and Table 30.64-2.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9585 Red Coach Avenue
- Site Acreage: 2
- Project Type: Private heliport (Helipad)
- Square Feet: 8,836 (overall heliport area)

Site Plan & Request

The site plan depicts an existing, approximately 12,500 square foot single family residence located at the southeast corner of Red Coach Avenue and Grand Canyon Drive. The plans show that a porte cochere is located to the northwest of the residence and a large pool and patio are located to the southeast of the residence. Presently to the south of the pool and patio area are hard surfaced (asphalt) play court areas. The site is accessed by 2 residential gated driveways along Red Coach Avenue and 1 residential gated driveway along Grand Canyon Drive.

The applicant is requesting to construct and maintain a personal heliport, that will exclusively consist of a single helipad, in the southeast corner of the property. The plans show that the helipad Touchdown and Liftoff area (TLOF) will be approximately 50 feet wide by 50 feet long

for a total of 2,500 square feet, and will be set back 24 feet from the eastern property line and 22 feet from the southern property line. The Final Approach and Take-Off (FATO) area is shown to extend an additional 20 feet beyond the edge of the helipad with an additional 12 foot safety area provided beyond the FATO area. The safety area is shown to extend up to the southern and eastern property lines of the site. The overall area of the heliport, including the helipad, FATO area, and safety area is a 94 foot by 94 foot area for a total of 8,836 square feet. No support facilities such as fueling and maintenance facilities are shown and no structures are proposed. The applicant has received a letter of no objections with conditions from the Federal Aviation Administration (FAA) regarding the proposed airspace and traffic pattern, and the site has received a letter of no objection from the Nevada Department of Transportation, Aviation Division after a safety review of the site. Form 740-1 "Notice of Landing Area Proposal" will still need to be submitted to the FAA.

Landscaping

The plans show that any existing landscaping on-site shall remain with no additional landscaping proposed. The applicant indicates that any landscaping within the heliport area will be removed for safety reasons. The existing landscaping on-site primarily consists of various shrubs placed within the front of the residence along Red Coach Avenue and Grand Canyon Drive, and within the backyard of the residence. The existing trees are primarily 13, thirty foot tall Date Palm (*Phoenix dactylifera*) trees spread across the site. A 6 foot high gabion wall is shown approximately 15 feet from the southern property line, and approximately 20 feet from the western property line with an approximately 10 foot high existing rock retaining wall placed along the southern property line and approximately 10 feet from the western property line.

Applicant's Justification

The applicant states that they are requesting this heliport for recreational purposes and that the proposed heliport will be for personal use only. The applicant also states that the heliport will only be active during daylight hours and will be used once per week and limited to one landing and take-off per day. The applicant indicates that all necessary approvals have been received from NDOT and the FAA. In their planning report, they state that there will be no environmental impacts on the site and all FAA flight regulations will be followed. The applicant states there will be no air traffic control tower on site and there should be no air traffic concerns due to the frequency of flights to the heliport. The report indicates that the aircraft on the site will be limited to one, 40 foot rotor diameter helicopter and operations will be limited to daylight hours with 1 take-off and landing per week. The applicant indicates in the report that the location of the helipad/TLOF has been carefully selected to reduce impacts to the surrounding area and the flight path has been designed to fly over as much open space as possible and to reduce flights over residential areas. The applicant states that noise will be abated by operation time and flight frequency, along with flight altitudes and paths that limit interactions with nearby residents. In addition, the applicant states the aircraft used will have rotor technology that reduces noise and the location of the helipad will be screened by the existing residence to the north and a 6 foot gabion wall to the east and south, which should limit sound spread. Finally, the applicant states that the required landscaping is not needed due to the existing gabion wall and a 20 foot drainage easement to the east of the site. In addition, the applicant states that the existing wall and landscaping should be sufficient and landscaping in direct proximity to the helipad could cause a safety issue.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-528-89	Mobile home as a temporary residence during construction of a residence beyond the 18 month time limit - expired	Approved by PC	November 1989

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that while the area adjacent to the proposed heliport is currently undeveloped, the lots to the east and south both have active land use applications for single family residential developments which would be greatly impacted by flights in and out of the proposed heliport. The heliport is also raised above the surrounding properties by about 10 feet, which would exacerbate any issues caused by the heliport operations on the site. Furthermore, the surrounding neighborhood is heavily residential with several subdivisions within a couple of miles of the proposed site. Staff finds that a heliport in such a heavily residential area would impart undue burdens on both existing residents, but also future residents. In addition, while there are several noise abatement strategies described to limit impacts, staff finds that these are insufficient, and several property owners would still be impacted given the weekly nature of flights into and out of the heliport. Finally, staff finds that approval of this use permit would be contradictory to the policies of Goal 1.5 of the Master Plan, which encourages proper and appropriate development within the Rural Neighborhood Preservation areas of the County. For these reasons, staff cannot support this use permit.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

While staff acknowledges that the existing 6 foot wall is per Figure 30.64-11 and would provide adequate screening, the purpose of landscape buffers for a use such as a heliport is not only for screening, but noise abatement. Staff finds that the addition of landscaping along the eastern and southern boundaries is necessary to screen the heliport, but most importantly to reduce noise impacts. Finally, while staff can understand the impacts such landscaping would have on flight operations, it seems that the helipad could have been placed on the site to allow the planting of this landscaping without impacting heliport operations. For these reasons, staff cannot support this waiver of development standards.

Department of Aviation

The community continues to express concerns regarding any type of helicopter overflight activity throughout the Las Vegas area. The heliport is not located at a Department of Aviation airport facility.

The Department of Aviation does not support helipads/heliports located in this residential neighborhood due to the noise, vibrations, dust, debris, and other issues that residents typically complain about regarding helicopter operations occurring in close proximity.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 07, 2024 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to commence and review as a public hearing;
- The proposed heliport is to be used for private/personal use only and is not to be used for any commercial purposes;
- Any future proposed accessory aircraft buildings shall be reviewed as a public hearing;
- Aircraft operations are limited to daytime hours and one take-off and landing per week;
- No fueling or maintenance of aircraft is permitted on site.

- Applicant is advised the application must commence within the time specified or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157 and receive No Objection;
- Applicant must comply with all FAA requirements and recommendations;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LADD GILBERT

**CONTACT: EMILY SIDEBOTTOM, TANEY ENGINEERING, 6030 S. JONES BLVD.,
SUITE 100, LAS VEGAS, NV 89118**



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 (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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-23-0753</u> DATE FILED: <u>11/17/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12/12/23</u> PC MEETING DATE: <u>01/02/24</u> BCC MEETING DATE: <u>02/07/24</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Ladd Gilbert and Adriane Gilbert, Trustees of the Mt. Sunrise View LTD</u> ADDRESS: <u>4750 Copper Sage St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-236-3324</u> CELL: <u>n/a</u> E-MAIL: <u>ladd@vtconstruction.org</u>
	APPLICANT NAME: <u>Ladd Gilbert</u> ADDRESS: <u>4750 Copper Sage St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-236-3324</u> CELL: <u>n/a</u> E-MAIL: <u>ladd@vtconstruction.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Emily Sidebottom</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: <u>n/a</u> E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: <u>n/a</u>

ASSESSOR'S PARCEL NUMBER(S): 138-06-601-012

PROPERTY ADDRESS and/or CROSS STREETS: Red Coach & Grand Canyon

PROJECT DESCRIPTION: Helipad

(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.

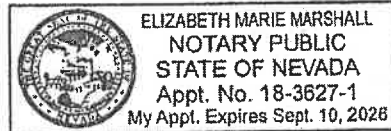
Property Owner (Signature)* Ladd Gilbert
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 4, 2023 (DATE)

By Ladd Gilbert

NOTARY PUBLIC: Elizabeth M. Marshall



*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 5, 2023

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

**Re: Red Coach & Grand Canyon
APR-23-100550
APN: 138-06-601-012
Justification Letter (Revised)**

**CIVIL
ENGINEERING**
UL-23-0753

To whom it may concern:

Taney Engineering, on behalf of Ladd Gilbert, is respectfully submitting justification for a Special Use Permit and Waiver of Development Standards to allow a heliport to be constructed and operate at a single-family residence.

Special Use Permit – Heliport

Our client is a licensed helicopter pilot who would like to establish a heliport at his existing single-family residence for his personal use. The subject property is 2 acres and located on the southeast corner of Red Coach Avenue and Grand Canyon Drive. The property is zoned R-E (Rural Estates Residential) with a planned land use of RN (Ranch Estate Neighborhood), within an RNP-I (Rural Neighborhood Preservation) Overlay District. Adjacent properties are a mix of developed and undeveloped parcels designated in the same manner.

The proposed heliport will be in the southeast corner of the property and have an asphalt surface touchdown and lift off area (TLOF) measuring 50 feet by 50 feet. All the Federal Aviation Administration (FAA) safety considerations and guidelines will be complied with. The heliport will only be operational during daylight hours and used solely for recreational purposes. The heliport will be used once per week and limited to one landing and takeoff per day. As required per Table 30.44-1, a planning report and heliport analysis with additional information has been provided with this application.

All required forms and exhibits were submitted digitally to the Federal Aviation Administration (FAA) for review. Once the review is completed, evidence of approval will be provided to Clark County.

Waiver of Development Standards – Residential Screening

This request is to waive Table 30.64-2 requiring an intense landscape buffer adjacent to a residential use. There is an existing 20-foot drainage easement east of the proposed location of the heliport and an existing 10-foot landscape buffer, with plantings every 20 feet, to the south. As the site is already developed, with undeveloped parcels on the north, east, and west boundaries, it is not believed that eliminating the eastern landscape buffer will adversely affect the adjacent properties.



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

Sincerely,

Jeremiah Delci-Johnson
Land Planner



TANEY ENGINEERING

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

July 17, 2023

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

CIVIL
ENGINEERING
UL-23-0753

**Re: Red Coach & Grand Canyon
APR-23-100550
APN: 138-06-601-012
Planning Report (Revised)**

To whom it may concern:

Taney Engineering, on behalf of Ladd Gilbert, is respectfully submitting the following planning report and heliport analysis as required per Table 30.44-1 to accompany our application for the construction and operation of a proposed heliport at a single-family residence.

Land Use Compatibility

The heliport is designed to ensure compatibility with the adjacent residential land use. By complying with applicable noise, safety, and environmental regulations, the heliport aims to minimize any potential impact on the adjacent properties. To address any concerns and mitigate disturbances, measures are employed such as carefully selecting the location of the heliport within the property, establishing flight patterns that avoid residential areas as much as possible, and implementing comprehensive safety measures. Open communication with the community and ongoing monitoring and evaluation of operations will further contribute to maintaining the compatibility with adjacent properties.

Environmental Impact

There will be no environmental impact resulting from the construction or operation of the heliport. The property already has an asphalt surface landing location on it and requires no further grading or construction. No maintenance will be conducted on the aircraft at the property. Should there be any accidental hazardous waste at the heliport it will be removed and disposed of in accordance with correct hazardous material disposal procedures.

Sound Abatement

Section 30.68.020 (h) (5) of the Clark County Code states that aircraft noise is not subject to compliance with the maximum permitted sound levels outlined in Table 30.68-1; however, the heliport will adhere to the noise standards for civilian aircrafts described in Part 36 of Title 14 of the Code of Federal Regulations. Noise mitigation efforts will include limiting operations to daylight hours only, maintaining flight paths and altitudes that minimize interactions with residents, and advanced helicopter technologies such as rotor blades that produce less noise during operations. In addition to these noise abatement measures, the proposed location of the heliport is screened by an existing home to the north and a 6-foot-high concrete block wall and landscaping to the east, south, and west. Any noise produced will be minimized in every way to ensure the least possible disruption to residents, pets, and wildlife.



Safety Considerations

The heliport has been designed to create a safe operating area around the aircraft per FAA guidelines. No lighting will be installed as all helicopter operations will be during the daytime. The heliport will not interfere with any other airports or flight paths.

Hours of Operation

The heliport will only be operational during daylight hours and used solely for recreational purposes. The heliport will be used once per week and limited to one landing and takeoff per day.

Air Traffic Control

This will be a private heliport so there will be no Air Traffic Control concerns as the heliport will not be available for public use.

Aircraft Type

The most demanding aircraft that would operate at the heliport will have a 40-foot rotor diameter.

Flight Corridor

The flight path into and out of the property will be 2 miles or less over sparsely populated residential areas to the north and west. All flights would meet the criteria outlined in Part 91, Section 119, of Title 14 of the Code of Federal Regulations and would create no potential risk to people or property on the ground.

Flight Rules

Visual Flight Rules (VFR) will be used for all operations which will meet all minimums and criteria outlined in Part 91 of Title 14 of the Code of Federal Regulations.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremiah Delci-Johnson'. The signature is fluid and cursive.

Jeremiah Delci-Johnson
Land Planner

01/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0795-AVERY RONALD L:

VACATE AND ABANDON a portion of a right-of-way being Deer Springs Way located between Desperado Street and Rio Vista Street within Lone Mountain (description on file). MK/rp/syp (For possible action)

RELATED INFORMATION:

APN:

125-22-601-007 through 125-22-601-010; 125-22-701-002; 125-22-701-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 40 foot wide rights-of-way along the south sides of APNs 125-22-601-007 through 125-22-601-010, and 40 feet of the right-of-way along the north side of APN 125-22-701-002 and 125-22-701-003. The applicant states that the vacation is requested as part of the preliminary review of a parcel map. The applicant indicates that the right-of-way east of this subject property has all been vacated and vacating this portion conforms with the areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels from R-U and R-E to R-E (RNP-I), and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II) zoning	Approved by BCC	September 2001
SC-0818-97	Street name change for an existing public street abutting	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Grant private access easements to prevent land locking individual parcels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLAYTON NEILSEN

CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0781-EWERS LUKE:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping and detached sidewalks in conjunction with proposed single family residential lots on 2.4 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

Generally located on the east side of Miller Lane, approximately 390 feet north of Lone Mountain Road within Lone Mountain. RM/nai/syp (For possible action)

RELATED INFORMATION:

APN:

125-33-804-006; 125-33-804-007

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate street landscaping and detached sidewalk along Miller Lane where landscaping and detached sidewalks are required per Figure 30.64-17.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4898 Miller Lane & N/A
- Site Acreages: 2.3
- Project Type: Single family residence
- Number of Lots: 2
- Maximum Lot Size (acres): 1.17 (lot 1)/1.18 (lot 2)

Site Plans

The plans depict 2 single family residential lots on 2.4 acres. Lot 1, located to the north, consists of 1.2 acres and Lot 2, located to the south, measures 1.2 acres. Both lots will be developed as future single family residences.

Landscaping

There is no sidewalk or landscape proposed along Miller Lane where a detached sidewalk and landscaping per Figure 30.64-17 is required as the applicant is requesting to waive these requirements.

Applicant's Justification

The applicant submitted a parcel map application to legalize the 2 single family residential lots (MSM-23-600062). The applicant believes that adding detached sidewalks and landscaping will not enhance the aesthetic of the neighborhood nor improve the pedestrian access. They further state that none of the surrounding developed properties have sidewalks and street landscaping. As a result, the applicant believes it will detract from the uniformity of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified from R-U and R-E to R-E (RNP-1) zoning, from R-A to R-A (RNP-I) zoning, and from R-A to R-A (RNP-II) zoning	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-T	Manufacture home park

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Code requires detached sidewalks and landscaping to be provided along streets to ensure safety and aesthetic standards in neighborhoods. Staff understands the site is located within the Rural Neighborhood Preservation Area; however, providing the required sidewalk and landscaping will enhance the visual appeal of the streetscape and will contribute to the safety of pedestrians, may there be residents of the area or middle school students attending the school to the south of the site. The middle school to the south provides sidewalks and street landscaping. Therefore, staff cannot support this request.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- 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 to show on-site fire lane, turning radius, and turnarounds, and that fire/emergency access must comply with the Fire Code as amended.

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, 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: LUKE EWERS

CONTACT: BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102

PLANNER

VS-23-0795

COPY



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 checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0795</u>	DATE FILED: <u>11-15-23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> PC MEETING DATE: <u>1-16-23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>1475</u>	TAB/CAC DATE: <u>1-9-23</u>

PROPERTY OWNER	NAME: <u>Ronald Avery</u>
	ADDRESS: <u>7075 W Deer Springs Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Clayton Neilsen/LR Nelson Consulting Engineers</u>
	ADDRESS: <u>6765 W Russell Road Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: _____
	E-MAIL: <u>clayton.neilsen@lrneng.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Janet Dye/ LR Nelson Consulting Engineers</u>
	ADDRESS: <u>6765 W Russell Road Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: _____
	E-MAIL: <u>Janet.dye@lrneng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-22-701-002

PROPERTY ADDRESS and/or CROSS STREETS: W Deer Spring Way/Desperado Street

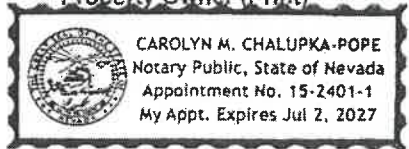
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Ronald Avery
Property Owner (Signature)*

RON L. AVERY
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON Aug. 15, 2023 (DATE)

By Ronald Lawrence Avery
NOTARY PUBLIC: Carolyn M Chalupka-Pope



*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-23-0795

L. R. NELSON CONSULTING ENGINEERS

2909-001-231

LARRY R. NELSON, P.E.
President

VS-23-0795

October 16, 2023

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, NV 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

SUBJECT: JUSTIFICATION LETTER FOR A VACATION FOR ROW IN FRONT OF APN: 125-22-701-002, 003 and 125-22-601-007 - 010

To Whom It May Concern:

On behalf of our clients, we are requesting a vacation Deer Springs Way Right-of-Way located on both side of APN's 125-22-701-002 & 003 and 125-22-601-007 through 010, located on the SE corner of Desperado Street and Deer Springs Way. The vacation is requested as part of the preliminary review of a parcel map.

We are proposing to vacate Deer Springs right-of-way from Desperado Street to Rio Vista Street, dedicated per document numbers 199051001483, 19910111:00672, 20050125:02693, 476:435862, 175:0139229 and 476:435862. The right-of-way east of this subject property has all been vacated and we feel that in vacating this portion it conforms with the surrounding use.

We feel the proposed vacation is compatible with the surrounding area and will not affect the integrity of the rural zoning of this site. With this in mind, we respectfully request the approval of the right-of-way vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lmeneng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lmenengineers@lmslc.com

Aimee English
Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0769-CENTURY COMMUNITIES NEVADA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce setbacks; 3) increase wall height; 4) waive street landscaping; 5) full off-site improvements; and 6) finished grade.

DESIGN REVIEW for a single family residential subdivision on 1.9 acres in an RS20 (Residential Single Family 20) Zone within the RNP Neighborhood Protection Overlay.

Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-201-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the gross lot area to 17,701 square feet where 20,000 square feet is required per Section 30.02.04 (an 11% reduction).
2.
 - a. Reduce the rear setback of a primary structure to 19 feet where 30 feet is required per Section 30.02.04 (a 37% reduction).
 - b. Reduce the rear setback of a patio cover to 7 feet where 17 feet is required per Table 30.02-4 (a 58% reduction)
 - c. Reduce the front setback of a primary structure to 10 feet where 40 feet is required per Table 30.02-4 (a 75% reduction).
3. Increase the height of a retaining wall to 6 feet where a maximum height of 3 feet is permitted per Section 30.04.03 (a 100% increase).
4.
 - a. Eliminate street landscaping along Hammer Lane where 5 foot wide landscape strips are required on both sides of a detached sidewalk per Section 30.04.01 (100% reduction).
 - b. Eliminate street landscaping along Fort Apache Road where 5 foot wide landscape strips are required on both sides of a detached sidewalk per Section 30.04.01 (a 100% reduction).
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights and partial paving) along Hammer Lane where required per Section 30.04.08.
6.
 - a. Increase the finished grade to 5 feet where a maximum of 3 feet is allowed within 5 feet of the south and east property lines per Section 30.04.06 (a 67% increase).
 - b. Increase finished grade to 7 feet where a maximum of 6 feet is allowed when the increase is over 5 feet and up to 20 feet from the south and east property lines per Section 30.04.06 (a 17% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 4
- Density (du/ac): 2.1
- Minimum/Maximum Lot Size (square feet): 16,239/19,161 (net)/17,701/23,198 (gross)
- Number of Stories: 1
- Building height (feet): 20
- Square feet: 3,001 to 6,120

Site Plans

The plans depict a single family residential development situated on a 1.9 acre site consisting of 4 residential lots with a density of 2.1 dwelling units per acre. Access to the subdivision is by way of a 40 foot wide private street with a hammerhead design cul-de-sac proposed from Hammer Lane. Lots 1 and 4 are located on the western side of the subdivision, between Fort Apache Road and the private cul-de-sac, and Lots 2 and 3 are located to the east of the cul-de-sac. The minimum net lot sizes of the eastern lots are 19,161 square feet and 18,127 square feet, which is more than the required minimum net lot area of 18,000 square feet. The minimum net lot sizes of the western lots are 16,308 square feet and 16,239 square feet, which meets the permitted reduced area since the lots are adjacent to an arterial street. The plan for Lot 1 shows a reduction of the rear yard setback to 19 feet from 30 feet, and rear yard setback of 7 feet to a patio cover where 17 feet is required. The front setback is measured from the edge of the street. The front setback for all 4 lots does not meet the 40 foot setback; Lots 1 and 2 have a 10 foot setback. The increases in grade and the retaining walls are shown along the southern and eastern portions of the subdivision in the grading cross sections. This site is within the Lone Mountain Interlocal Agreement Area which expects a 18,000 square foot net area minimum with a goal of 18,500 square feet.

Landscaping

The plans do not include landscaping along the property lines of Fort Apache Road or Hammer Lane. There is an existing 6 foot wide detached sidewalk within the right-of-way of Fort Apache Road with 3 foot rockscape strips on both sides installed by the County. The applicant is requesting a waiver to not construct a detached sidewalk on the private ownership side of the property line of Fort Apache Road. No landscaping is proposed along the property line of Hammer Lane or along portions of the proposed private street.

Elevations

The plans depict 1 story detached single family residences with a maximum height of 24 feet with pitched rooflines. Exterior finishes include stucco, western shutters, iron accents, concrete tile roof, roll-up garage doors, and glazed windows.

Floor Plans

The plans for the proposed subdivision include bedrooms, kitchen, den, bathroom, utility room, and garage ranging from 3,001 square feet to 3,704 square feet.

Applicant’s Justification

The parcel will be shown as the RS20 zone in 2024 and this application is proposing 4 lots where 3 lots were previously approved with a waiver request (WS-22-0484) to decrease the net lot size of 1 of the proposed lots. This subdivision will feature a mix of single story rural estate lots, which is consistent with the Clark County development guidelines in this area. Although the development exceeds the allowable density of 2.0 du/acres, Section 30.02.26 allows minor subdivisions within an RNP Neighborhood Protection Overlay (NPO) proposing 4 lots or fewer to exceed density. No curb, gutter, sidewalk, or landscaping is proposed along Hammer Lane since this is a rural area. Section 30.02.25.C allows Lots 1 and 4 to have 10% less net lot size area since they are adjacent to an arterial/collector road (Fort Apache Road)

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0484	3 lot subdivision, net lot size, and increased finished grade	Approved by BCC	June 2023
ZC-22-0119	Reclassified from R-E (RNP-I) to R-E zoning with use permits for a PUD and reduced setbacks, waivers for reduced lot area for PUD, increased wall height, off-site improvements, and design reviews for detached single family development and increased grade	Denied by BCC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The southern 2 lots of the subdivision do not meet the 20,000 square foot minimum lot area, while the northern lots exceed the minimum area, specifically Lot 3 which is 23,198 square feet. The net lot size for all the lots meets the minimum area required per Title 30, so typically the reduced gross area should not have a negative impact for the developing lots. However, the surrounding lots are a minimum of 20,000 square feet. In addition, staff does not support the design review for the subdivision due to the policies of the Lone Mountain Interlocal Agreement. Therefore, staff does not support the waiver of development standards to reduce the gross lot area.

Waiver of Development Standards #2

A decrease in rear setbacks for the primary residence and the attached patio for Lot 1 will convey a benefit to this property owner not realized by the surrounding properties. The increase of the bulk of the single family residence and patio structure into the area adjacent to Fort Apache Road, will not be compatible with the neighborhood and existing development patterns. In addition, the reduced front yard setback indicates the size of the residence may not be appropriate for that lot. The reduced front yard setback for all 4 lots results in a development with a crowded streetscape without open area expected within the RS20 development. Therefore, staff cannot support this request.

Waiver of Development Standards #3

The applicant is asking for a retaining wall approximately 5 feet in height. Staff is using 6 feet to ensure adequate height during construction. A 5 foot to 6 foot retaining wall at the southeast corner of the property will include a 6 foot wall on top for a total height up to 12 feet. The wall is set back 5 foot from the wall, leaving an area between the proposed retaining wall and existing neighbors wall. This 5 foot area could possibly be a space that collects weeds and trash, and ends up being an unsafe enclosed space. Title 30 supports the construction of tiered retaining walls to avoid this situation. Staff cannot support the retaining wall as it is currently designed.

Waiver of Development Standards #4a

Landscaping helps reduce the heat island effect and enhance the streetscape. Staff does not support the waiver to reduce street landscaping. If landscaping is reduced, staff suggests that the applicant provide a minimum of 6 feet of landscaping along the property line to provide relief.

Waiver of Development Standards #4b

The existing sidewalk located adjacent to Fort Apache Road is in the right-of-way and would normally be located on this property if built as envisioned in Title 30 with landscaping. The existing sidewalk does provide the same service for pedestrian traffic, and staff could in most similar situations support keeping the existing sidewalk. However, because staff opposes various waivers and design of the subdivision, staff cannot support this request.

Waiver of Development Standards #6

All of the requests for increased finished grading should be matched with tiered retaining walls that do not exceed 3 feet in height and have at least 3 foot off-sets per Title 30. This design is intended to limit the negative impact of large walls to the sight lines of Rural Neighborhood Preservation areas through beautification of developed lands and gradual sloping grades that complement neighboring property. None of the proposed increases in grade will accomplish these desired outcomes and for this reason staff cannot support the increased finished grade requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed 4 lot subdivision has interior access from a private street and is located in the middle of an established RNP-NPO. The homes are single story with compatible square foot areas, and architectural characteristics similar to the surrounding neighborhood. However, the use of a hammerhead cul-de-sac for access may cause problems with parking within the cul-de-sac.

In addition, the site is located in Planning Area 1 within the Lone Mountain Interlocal Agreement Area which recommends a minimum of 18,000 square foot net lot area, with a goal of 18,500 square feet. Since the net lot area for 3 of the 4 lots does not meet this goal, the creation of substandard lot sizes per the Lone Mountain Interlocal Agreement makes this development incompatible with expected development in the Lone Mountain RNP-NPO area. Staff cannot support this request.

Public Works - Development Review Waiver of Development Standards #5

The only off-site improvements in this area were installed by Clark County as part of the Capital Improvement Project for Fort Apache Road. Staff has no objection to not installing the off-site improvements along Hammer Lane since there are no other improvements in this area.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.

- Applicant is advised a tree fee in-lieu is required for waived trees per Section 30.04.01 prior approval of a certificate of compliance; the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include associated spandrel;
- Full offsite improvements for the spandrel at the intersection of Fort Apache Road and Hammer Lane;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact 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: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148



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 (ZC) <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"/> 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>WS-23-0769</u> DATE FILED: <u>11/07/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12/12/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>01/03/2023</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Century Communities of Nevada, LLC</u> ADDRESS: <u>6345 S. Jones Blvd. Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-330-4694</u> CELL: _____ E-MAIL: <u>nv-landfp@centurycommunities.com</u>
	APPLICANT NAME: <u>Century Communities of Nevada, LLC</u> ADDRESS: <u>6345 S. Jones Blvd. Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>nv-landfp@centurycommunities.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Strive Engineering/ Kelsey Barber</u> ADDRESS: <u>8912 Spanish Ridge Ave. Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-250-1167</u> CELL: _____ E-MAIL: <u>Kelsey.Barber@strivenv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-201-001

PROPERTY ADDRESS and/or CROSS STREETS: N. Fort Apache RD. & W. Hammer Lane

PROJECT DESCRIPTION: Single Family Residential

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

 _____
 Property Owner (Signature)*

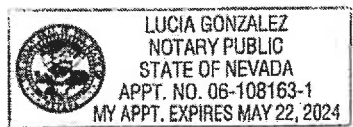
 _____
 Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 3, 2023 (DATE)

By JOE GENOVESE

NOTARY PUBLIC: Lucia Gonzalez



*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.

UC-23-0769

October 17, 2023

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

**PLANNER
COPY**

**Subject: Justification Letter for a Design Review and Waiver of Development
Standards Application for Hammer Fort Apache (APN: 125-32-201-001)**

To Whom It May Concern,

On behalf of our client, Century Communities of Nevada, we are pleased to offer this Justification Letter for a Design Review and Waiver of Development Standards for a proposed +/- 1.93 -acre residential subdivision located at the southeast corner of Fort Apache Road and Hammer Lane within Clark County jurisdiction.

Due to the approval of Clark County ORD-23-900203, a motion to repeal Title 30 in its entirety, and replace and adopt Title 30, Chapters 30.01 and 30.07 to make corrections and clarifications at the August 2, 2023 Zoning Commission Meeting, this land use application and accompanying documents adopt design standards and regulations in conformance with the updated Title 30. It is noted that the updated Title 30 is not effective until January 1, 2024, but this application is employing the standards of the updated Title 30 with the intention to obtain approval at a Zoning Commission Meeting next year.

Project Description:

The site consists of one parcel; APN: 125-32-201-001 (+/- 1.93 acres). The proposed single family, single-story residential development consists of four (4) lots on a +/- 1.93 acres, with a gross density of 2.07 DU/Gross Acre. The parcel is currently classified under Residential Single-Family 20 (RS20) zoning with a Neighborhood Protection Overlay (NPO) of Rural Neighborhood Preservation (RNP). The parcel is in the Ranch Estate Neighborhood (RN) Land Use Plan. The subdivision will feature a mix of single-story rural estate lots, which is consistent with the Clark County development guidelines in this area. Although the development exceeds the allowable density determined by its zoning, Title 30.02.26.F.4.i.d(1) allows minor subdivisions proposing 4 lots or fewer to exceed density if net lot area requirements are met.

Due to the RNP overlay, there is no curb, gutter, or sidewalk proposed along the adjacent Hammer Lane. Fort Apache Road adjacent to the west is fully improved. The site is bordered to the south and east by RS20-zoned parcels, with the southern lots developed into residential dwellings. The onsite private street terminates in a hammerhead cul-de-sac. Lots 1 and 4, adjacent to the arterial Fort Apache Road, meet the minimum 16,200 SF net area requirement as allowed by Title 30.02.25.C.3(ii). Perimeter landscaping is not provided or required along Hammer Lane, and Fort Apache Road provides street landscaping in the existing condition. Therefore, a landscape plan is not provided with this application submittal.

Design Review:

1. **Title 30.04.09.D(5) – When proposing a hammerhead design cul-de-sac in lieu of a radial cul-de-sac.**
A design review application is required when the residential subdivision proposes a hammerhead cul-de-sac in lieu of a radial cul-de-sac. Due to the net lot area restrictions on this parcel, it was determined that the hammerhead cul-de-sac design would consume the least amount of net lot area when compared against a radial cul-de-sac. Anticipated traffic within this subdivision is minimized to the property owners, therefore, there are no safety or operational issues anticipated with the request for a hammerhead.
2. **Title 30.06.05.B.2.ii(a) – When in conjunction with any other required application.**
A design review application is required when in conjunction with any other required land use application. This application is subject to this requirement since it applies for a waiver of development standards.

Waiver of Development Standards:

1. **Waiver from Table 30.02.04 – To allow a lot area below 20,000 SF on Lot 4, where the minimum lot area is 17,701 SF (an 11.5% reduction).**
Due to the adjacent arterial roadway, Fort Apache Road, additional lot area is deducted from the project site as opposed to adjacency to a local or collector street. To account for this, the parcels were arranged so that the minimum net area was met per the requirements of Title 30.02.26.F.4.i.d(1). Additionally, the private street, utility, and drainage easements are encumbrances that are requisite for proper site design and deduct from the net lot area. To ensure the rest of the site complies with lot and net area requirements, the request for a lot area waiver is localized to Lot 4. All lots are just meeting the minimum net area requirements, so adjustments in lot lines are not feasible to meet the lot area requirements outlined by Table 30.02.04. In conclusion, the lot area reduction does not negatively affect safety or infrastructure, and the use is compliant with the surrounding area.
2. **Waiver from Table 30.02.04 – To reduce the rear principal structure setback to 19 feet where a minimum of 30 feet is required for Lot 1 (a 36.7% reduction).**
The rear principal structure setback is localized to Lot 1. As previously mentioned, the lot lines on this site were manipulated to meet net area requirements, which created a shorter lot depth for Lot 1. Without the setback waiver, even the smallest base model is unable to fit. Additionally, the proposed floor plans facilitate multi-generational living, where the setback waiver would help to accommodate additional living spaces and meet the unique need of an extended family. Lot 1's location at the Hammer and Fort Apache intersection also ensures that any noise-producing events would not aggravate any would-be rear neighbors.
3. **Waiver from Table 30.02-4 – To reduce the rear attached patio setback to 7 feet where a minimum of 17 feet is required for Lot 1 (a 58.8% reduction).**

Like the previous request for a rear principal structure setback waiver, this rear attached patio setback waiver is localized to Lot 1. In the previous version of Table 30.40-1, an administrative waiver was allowed to be submitted to reduce the rear patio setback in an RNP area to up to 5 feet. However, with the passage of Title 30's ordinance and this option no longer present, the developer formally requests to reduce the rear patio setback to 7 feet. The addition of the rear patio provides the developer greater flexibility to provide a wider variety of model options. Any outdoor events in the rear patio area would have little to no influence on surrounding neighbors due to the lot's location adjacent to Hammer and Fort Apache.

4. Waiver from Title 30.04.03.C(2) – To increase the retaining wall height to a maximum of 6 feet where a maximum of 3 feet is permitted.

The request for an increase in retaining wall height is localized to the south and east boundaries of the site. Because the Lone Mountain area generally has steeper grades in comparison to other parts of the valley and has larger lot sizes, greater fill is needed to make up for the grade difference and achieve a flat pad for the finished floor. Additionally, retaining walls are a more desirable option than scarping, where natural erosion is more likely to occur given the soil's tendency to scour under heavy rain. Scouring creates degradation of surrounding properties and potential safety hazards. The combined retaining and screen wall height also creates greater privacy for both the developing properties and existing properties. The alternative solution, scarping, produces privacy issues by placing screen walls at existing grade at adjoining property lines and creating a situation where the developing properties at a higher grade can see into neighboring properties. The increased retaining wall heights creates a safer environment for the surrounding community, enhances privacy, and is identical in design for recently developed RS20 lots in the Lone Mountain area.

5. Waiver from Title 30.04.06(F) – To increase the fill height to a maximum of 5 feet where no more than 3 feet of fill is allowed within 5 feet from a shared property line. To increase the fill height to a maximum of 7 feet where no more than 6 feet of fill is allowed within 20 feet from a shared property line.

The maximum fill for an area within 5 feet of the shared property line occurs along the southern boundary of the site (5 feet of fill), where the proposed retaining wall abuts the existing property. This is the same case along the east property line, notably along Lot 2 (4 feet of fill). The maximum fill for an area within 20 feet of the shared property line occurs also along the east boundary of the site in Lot 2 (6.8 feet of fill). Additionally, the same case occurs along the southern property line (6.3 feet of fill). To cover for the worst-case scenario and any fluctuations of fill due to grading design during the drainage study phase, the developer requests a maximum fill height of 5 feet within 5 feet from a shared property line and 7 feet within 20 feet from a shared property line. This fill height waiver request dovetails with the retaining wall height waiver request since excess fill is needed along the site boundaries where the retaining walls are located. This request is necessary to elevate the models above flood elevation, direct storm runoff around habitable structures, and provide

adequate flood protection. Additionally, the larger fill height is necessary to provide the standardized vertical cover for the proposed sewer in the private street.

6. Waiver from Title 30.04.08.C.1(vii) – To waive the requirement to install street lighting.

To comply with the Clark County Master Plan, adopted November 17, 2021, the development is requesting the right to waive installation of street lighting in Fort Apache Road, Hammer Lane, and along the private street. A characteristic of land within Clark County Master Plan’s Ranch Estate Neighborhood (RN) is “street cross-sections feature modified pavement sections and limited streetlights and sidewalks”. The waiver to not install street lights along the roadways is compliant with the goals of the Master Plan. The absence of streetlights along Hammer Lane and along the private street is identical to existing communities in the area. Streetlights already exist along Fort Apache Road.

7. Waiver from Title 30.04.08.C.5(ii) – To waive the requirement to install a minimum 5-foot wide concrete sidewalk along Fort Apache Road and Hammer Lane.

To comply with the Clark County Master Plan, adopted November 17, 2021, the development is requesting the right to waive installation of concrete sidewalks along the adjacent Hammer Lane and Fort Apache Road. A characteristic of land within Clark County Master Plan’s Ranch Estate Neighborhood (RN) is “street cross-sections feature modified pavement sections and limited streetlights and sidewalks”. The waiver to not install sidewalk along the adjacent public roadways is compliant with the goals of the Master Plan. The absence of sidewalk along Hammer Lane is identical to existing communities in the area. Detached sidewalk along Fort Apache Road already exists, however, per the pre-review meeting with Clark County Planning on 10/16/2023, it was requested that the development request a sidewalk waiver because the existing sidewalk is not located within the developing property line.

Conclusion:

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within a Residential Single-Family 20 (RS20) zoning with a Neighborhood Protection Overlay (NPO) of Rural Neighborhood Preservation (RNP). The proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application, so we can provide a development that is consistent with the County's vision. If you have any further questions, please do not hesitate to contact me at jason.shon@strivenv.com or (808) 220-3488.

Sincerely,



Jason Shon, PE

Project Manager

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0787-COX DONALD R JR & PATRICIA A:

USE PERMIT to allow a non-decorative metal accessory structure that is not architecturally compatible with the principal dwelling.

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for accessory structures in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estate Residential) Zone.

Generally located on the west side of Bronco Street, 450 feet north of Peak Drive within the Lone Mountain Planning Area. MK/rp/syp (For possible action)

RELATED INFORMATION:

APN:

138-14-602-014

USE PERMIT:

1. a. Allow an accessory structure (Conex box) that is not architecturally compatible with the principal residence where architectural compatibility is required per Table 30.44-1.
- b. Allow a non-decorative metal accessory structure (Conex box) where decorative metal is required per Table 30.56-2A.

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side yard setback (Conex box) to 4 feet where 5 feet is required per 30.40-2 (a 20% decrease).
- b. Reduce the side yard setback (patio cover) to 4 feet 6 inches where 5 feet is required per 30.40-2 (a 10% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2875 N. Bronco Street
- Site Acreage: 0.6
- Project Type: Accessory structures
- Building Height (feet): 9 (Conex box)/10 (patio cover)
- Square Feet: 320 (Conex box)/600 (Patio Cover)/3,682 (primary residence)

Site Plan

The plan depicts an existing single family residence at the northwest corner of a 4 lot subdivision. The site plan further depicts an existing 3,682 square foot, 2 story single family residence with two accessory structures. The non-decorative metal structure (Conex box) is located along the eastern property line with a 7 foot side setback to the east property line and a 4 foot side setback to the north property line. The second accessory structure (patio cover) is located along the western property line with a side setback of 4 feet 6 inches.

Landscaping

Landscaping is not a part of this application.

Elevations& Floor Plans

The plan depicts 1 existing Conex box that is 9 feet in height, 8 feet in width, and 40 feet in length. The exterior is yellow vertical metal siding. An existing patio cover is 10 feet in height, 24 feet by 25 feet in width.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to allow the Conex box to be set back 4 feet from the side property line where 5 feet is required. The applicant indicated that the accessory structure is used to store materials for remodeling the home and for hobbies. The applicant states that they have been operating two business since 2017. However, no employees come to the site, nothing is stored outside, and no outside work is being done. The applicant indicated that location is only used as a home office with mail delivery.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE-22-24307 is an active zoning violation on the subject parcel for running a business out of residence, outside storage, and accessory structures. While the portions of the violation related to running a business from the house and accumulation of outside storage have been resolved, the case is still open pending resolution on the accessory structures.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff reviews use permit requests to ensure compatibility with existing development in the area and finds the structure will be visually obtrusive on adjacent properties. Staff finds this request constitutes a self-imposed hardship; therefore, staff cannot support this application.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1a

Staff finds the reduction of the setback for the Conex box is detrimental to the surrounding properties as the reduced setback, combined with the lack of architectural compatibility, has a negative effect on the aesthetics of the area.

Waiver of Development Standards #1b

Staff does not object to the one-half foot reduction in the setback for the decorative detached patio cover, provided that the neighbors do not object.

Staff Recommendation

Approval of waiver of development standards #1b; denial the use permit and waiver of development standards #1a.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process.

- Applicant is advised that the application must be completed by the time specified above or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DONALD R COX

CONTACT: DONALD COX, HOME IMPRESSIONS INC, 2875 N. BRONCO ST, LAS VEGAS, NV 89108



LAND USE APPLICATION

App

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 (ZC) <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"/> 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-23-0787</u> DATE FILED: <u>4/14/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Long Mountain</u> TAB/CAC DATE: <u>1/09/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/7/24</u> FEE: <u>\$1,375.00</u>
	PROPERTY OWNER NAME: <u>Patricia Cox</u> ADDRESS: <u>2875 N. Bronco St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>702-738-8705</u> CELL: <u>702-688-3111</u> E-MAIL: <u>patricia@homeimpressionsinc.com</u>
	APPLICANT NAME: <u>same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 138-14-602-014
 PROPERTY ADDRESS and/or CROSS STREETS: 2875 N. Bronco St. 89108 Jones & Cheyenne
 PROJECT DESCRIPTION: Home base business -zoned for rural estate residential

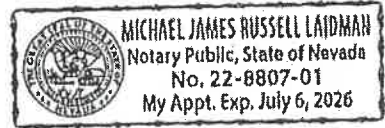
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Patricia Cox Patricia Cox
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11 NOVEMBER 2022 (DATE)
 By PATRICIA ANN COX

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.



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-100662

UC-23-0787
BU

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: Please revise the justification letter to address the specific sections from Title 30.

By: Tyler DeLorenzo

Date: 11/8/23

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- | | | |
|--|--|--|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input checked="" type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input type="checkbox"/> Design Review (DR) | | |

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".

UL-23-0787
JL

Patricia & Donald Cox
2875 N. Bronco St.
Las Vegas, NV 89108
patricia@homeimpressionsinc.com
Donald-702-981-0404 or Patricia-702-688-3111
Date: 10-11-23

23-26338

**PLANNER
COPY**

RE: Special Use Permit-Justification Letter-Property: 2875 N. Bronco St. 89108
APN: 138-14-602-014
Business Name: Home Impressions Inc. & Awesome Adventures Inc.

To Whom It May Concern:

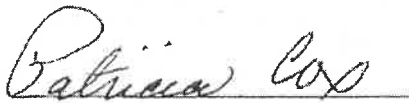
We are applying for a Special Use Permit to operate our small home base business out of our home and we are asking for a waiver of development standards to reduce the interior side setback to 4' where 5' is the standard per 30.40-1 for a Storage Container. To allow an accessory structure that is not architecturally compatible to the primary dwelling to be stored on Property. It is used to store husband hobbies and materials for remodeling home. The Storage Container is 81 x 40' x 9' tall.

We have had a home base business since 2010 in Clark County. We have resided at the above location since January 2017 operating our home base business from the above address. We are a Patio Cover Contractor that installs Patio Covers at customers' homes. We have had a State and Multi County Business License since 2017 and we were never told we needed a special use permit to operate our business. The residence is used for home office and mail only. We have 1 work truck with Company logo Home Impressions on it at above said location. The truck is for the owner of company my husband Donald Cox. I have 2 employees, one is my son. They do not park at this location. They drive directly to job site. No materials are store at residence. Nothing is being manufacturer at this location. No customers come to the home base business at this location, we go to them. All work is performed at the location of customers residence. Myself and my husband are the only persons who uses the office.

My other business is Awesome Adventures Inc. No employees come to the home, the 3 company vans are stored at IPI Self storage 4850 S. Valley View Blvd. The company is a guided tour business and we pick up the guests from their Hotel then drive out to our location in Nelson, NV to do ATV tours. No one comes to the above address for this business.

We are not in a HOA association.

Thank you for your consideration



Patricia Cox

Homeowner/Business Owner



Donald Cox

Homeowner/Business Owner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0798-COLACION JENNIFER KAY & STANLEY EION J:

WAIVER OF DEVELOPMENT STANDARDS to allow a decorative wall in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Quadrel Street, 200 feet north of Red Coach Avenue within Lone Mountain. RM/mh/syp (For possible action)

RELATED INFORMATION:

APN:

138-04-503-004

WAIVER OF DEVELOPMENT STANDARDS:

Allow a decorative wall where only a decorative fence (a fence with not less than 50% of the vertical surface of the fence open) is allowed within 15 feet of the front property line per Table 30.64-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4640 Quadrel Street
- Site Acreage: 0.5
- Project Type: Decorative wall
- Wall Height (feet): 6

Site Plans

The plans depict an existing 1 story residence with an attached garage and attached carport, along with a proposed 6 foot high block wall that will be 100 feet in length across the front property line along Quadrel Street. There are 2 proposed access gates that will open to the existing driveways on the property.

Landscaping

There are no proposed or required changes to landscaping associated with this application.

Elevations

The plans depict a proposed 6 foot high block wall which is to be completed in textured stucco and painted to match the residence. The wall features 2 access gates constructed of iron, which will allow vehicles to enter and exit the property.

Applicant's Justification

The applicant states that the wall is needed for privacy and safety due to the constant flow of traffic at the middle school directly across the street. The applicant adds that vehicles are parking in front of the residence, hindering their ability to safely enter and exit the property, and also resulting in trash and other belongings being left on the property. Finally, the applicant states that several homes in the area, including those on each side of the property, have block walls similar to what is being proposed.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-PD2	Single family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	City of Las Vegas	C-V	Middle school

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that the proposed block wall along the front property line is unlikely to have adverse effects on the surrounding neighborhood. The middle school across the street is likely to generate significant traffic that may impact the safety of the applicant's property, particularly when entering or exiting the premises. The proposed location of the wall will not affect the public right-of-way, which will ensure that pedestrian and vehicular safety are maintained. Staff also

finds that the adjacent properties along Quadrel Street have block walls along the streetscape, so the proposed wall will be compatible with the existing neighborhood development. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Paint the wall to match the residence.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER COLACION

CONTACT: EION STANLEY, JENNIFER COLACION, 4640 QUADREL ST, LAS VEGAS, NV 89129



LAND USE APPLICATION

App

DEPARTMENT OF COMPREHENSIVE PLANNING

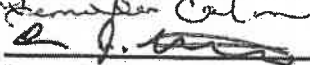
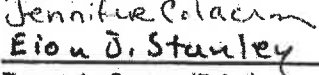
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>WS-23-0798</u> DATE FILED: <u>11/16/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>1/9/24</u> PC MEETING DATE: <u>2/16/24</u> BCC MEETING DATE: _____ FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>Jennifer Colacion + Eion Stanley</u> ADDRESS: <u>4640 Quadrel St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-755-6002</u> CELL: <u>702-845-5970</u> E-MAIL: <u>Stanleyeion@yahoo.com</u>
	APPLICANT NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 138-04-503-004
 PROPERTY ADDRESS and/or CROSS STREETS: 4640 Quadrel St. Las Vegas NV 89129
 PROJECT DESCRIPTION: Gate waiver

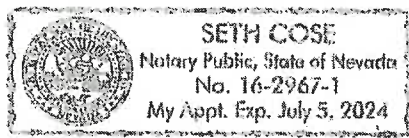
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 _____
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 7th, 2023 (DATE)
 By Jennifer Colacion and Eion Stanley

NOTARY PUBLIC: Seth Coase



*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.

Justification Letter:
Fence height waiver
4640 Quadrel Street
Las Vegas, NV 89129

**PLANNER
COPY**

To Whom It May Concern:

Our home sits directly across from Leavitt Middle School and the primary drop-off and pick-up point. We have become increasingly concerned over the privacy and safety of our two young children and two dogs because of the following:

- Distracted drivers
- Parents driving into our driveway during drop-off, pick-up, and school special events
- Loud noise from traffic and vehicle stereo systems during school drop-off and pick-up
- Parking in our driveway preventing us to egress our own home
- Trash and other belongings being left and thrown on to our property
- Inappropriate behavior (road rage, fighting, vulgar language)
- Speeding while our children are playing

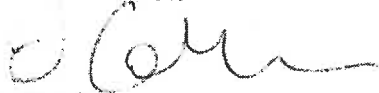
We are seeking approval to construct a 100'L x 6'H block wall along the front of our property. The wall will be completed in textured stucco and painted to match our home. It will have two Iron privacy gates to enter and exit our property. In our direct area there are several homes with 6'H walls with gates in the front of their homes just like what we are proposing. Also, the homes on each side of us have 6'H walls that would be on each end of the proposed project. For the safety and privacy of our family we urge you to grant us this waiver on the height of this fence.

Would like to request a waiver of development standards to construct a wall within the front 15' of our property line. A waiver to reduce to the required setback for an accessory structure to 0 feet is the minimum per Title 30.40-3.

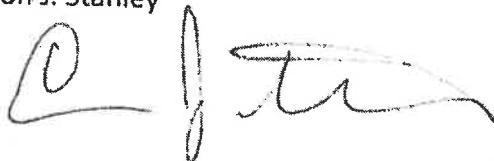
Thank you in advance for your consideration,

Owners:

Jennifer K. Colacion



Eion J. Stanley



02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0844-ANDRADE LUCAS:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.6 acres in an R-E (Single Family Residential) (RNP-I) Zone.

Generally located on the north side of Helena Avenue, 330 feet west of Durango Drive within Lone Mountain. RM/rp/syp (For possible action)

RELATED INFORMATION:

APN:

138-05-701-019

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side street setback to 5 feet where a minimum of 15 feet is required per Table 30.40-1 (a 67% reduction).
- b. Reduce the setback to a right-of-way line to 5 feet where a minimum of 10 feet is required per Section 30.56.040(d) (a 10% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8460 Helena Avenue
- Site Acreage: 0.6
- Project Type: Setback
- Number of Stories: 1
- Building Height (feet): 17 feet 6 inches
- Square Feet: 1,060 (proposed attached structure with 460 square foot guest quarters and 600 square foot garage)/3,380 (residence)

Site Plan

The plan shows a 3,380 square foot single family residence with a proposed addition on the south side of the house that will include a 460 square foot guest quarters and a 600 square foot garage. The proposed addition is 5 feet from the south property line (Helena Avenue) where a minimum of 15 feet is required per Chapter 30.40, and a minimum 10 feet from a right-of-way line is required per Chapter 30.56.

Landscaping

The front property yard has several palm trees and a medium tree. There is no indication that the same type of landscaping will be added to the site near the portion of yard encroached by the proposed building additions.

Elevations

The plan shows a 17 foot, 6 inch high proposed addition that will match the exterior of the existing residence. No widows are proposed on the south side of the addition, leaving a 45 foot long unarticulated stucco building wall.

Floor Plans

The 600 square foot proposed garage is connected to the existing residence and accessed via an 8 foot by 6 foot roller door and an overhead garage door. The 460 square foot proposed guest quarters is connected to the east side of the proposed garage and accessed via a door from the garage and a side door that leads to the backyard. It consists of an open area and a restroom and west facing windows. There is no direct access between the house and the guest quarters without having to go through the proposed garage.

Signage

Signage is not a part of this request.

Public Response Office (CCPRO)

There are no active Public Response Office cases on the subject property, although a metal carport and storage building were the subject of case CE22-10366, which was resolved by the applicant when they removed the structures in June 2023.

Applicant's Justification

The applicant is requesting a waiver of development standards to construct a garage and guest quarters. The applicant states that the proposed garage is for the owner's RV or boat and the proposed guest quarters will be used for visitors. The owner also spoke with the adjoining neighbors that will be directly affected by the construction of the garage and guest quarters, and per the applicant, they have indicated approval for the reduction in setbacks.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff reviews waiver requests to ensure compatibility with the existing developments in the area. Although the addition is architecturally compatible with the residence, the required setbacks help preserve the appeal and integrity of a neighborhood as well as mitigate visual impacts of structures that are too close to streets. The proposed reductions in setbacks are a self-imposed hardship, and the applicant provided no alternatives to mitigate the negative impacts on the surrounding area. Staff finds that the applicant has not provided justification as to why the waiver of development standards should be approved; therefore, staff cannot support this request.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system, and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LUCAS ANDRADE

CONTACT: LUCAS ANDRADE, 8460 HELENA AVE, LAS VEGAS, NV 89129

DRAFT

November 15, 2023

Clark County Planning Department

RE: Mr. & Mrs. Lucas Andrade
8460 Helena Ave.
Las Vegas, Nevada 89129
APN 138-05-701-019
WS-23-0844

Justification Letter

This is a request to construct a Garage and Guest Quarters addition, in the side yard of the above referenced residence. We are looking for waiver of Development Standards at this time in the reduction of the side yard setback to 5'-0" where 10'-0" is required. Additionally, we will be meeting Accessory Structure conditions (item No. 4) not to exceed 1500.0 sq.ft. and the max. lot coverage of 50%, please see attached site plan for additional notes.

The purpose of the Garage addition is to house the owner's RV or boat, so it is not parked in the driveway with a car cover. The owner feels that parking it in the Garage will provide a better environment for storage and not be unsightly. Additionally, the proposed Guest Quarters will be used for housing family when visiting.

The setback being asked for is along the north property line, which adjacent to a roadway not another residence and would not be a detriment to the neighborhood as a whole. The surrounding neighborhood is somewhat rural in nature and many existing garages and outbuildings have similar setbacks. Additionally, the proposed Garage and Guest Quarters would match the exterior of the existing residence in exterior detail (fascia, windows, trim, etc) and color.

The owner has spoken with the adjoining neighbors that will be directly affected by the construction of the Garage and Guest Quarters, and they have indicated approval for the reduction in the side yard setback.

We hope you will agree with us and approve the reduction in the side yard setback. If you have any additional questions or need any further information, please feel free to contact me. Thank you in advance for your consideration and approval of our request.

Residential Designer
Richard Salemmé

702-269-8435
rwsalemmé@gmail.com



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) full off-site improvements.

DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-11-505-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the requirement for detached sidewalk and street landscaping adjacent to Torrey Pines Drive where detached sidewalks and landscaping are required per Figure 30.64-17 and Section 30.64.030.
- b. Eliminate the requirement for detached sidewalk and street landscaping adjacent to Maggie Avenue where detached sidewalks and landscaping are required per Figure 30.64-17 and Section 30.64.030.
2. a. Increase screen wall height to 8 feet along Torrey Pines Drive where 6 feet is permitted per Section 30.64.020 and Table 30.64-1 (a 33% increase).
- b. Increase screen wall height to 8 feet along Maggie Avenue where 6 feet is permitted per Section 30.64.020 and Table 30.64-1 (a 33% increase).
- c. Increase the combined retaining and screening wall to 14.5 (4.5 foot retaining and 10 foot screening) along the south and east property lines, where 9 feet (3 foot retaining and 6 foot screening) is the maximum permitted per Section 30.64.020 and Table 30.64-1 (a 61% increase).
3. Allow a single family residential lot to have direct access to a collector street (Torrey Pines Drive) where not permitted per Section 30.56.080.
4. Reduce gate setback to 13.5 feet on Torrey Pines Drive where 18 feet is required per Section 30.64.020.
5. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Torrey Pines Drive where required per Chapter 30.52.
- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Maggie Avenue where required per Chapter 30.52.

DESIGN REVIEW:

Increase finished grade height to 4.5 feet where 3 feet is allowed Section per 30.32.040 (a 50% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: 2 single family residences
- Number of Lots/Units: 2
- Density (du/ac): 1.07
- Lot Size (square feet): 66,131 (north)/27,023 (south)
- Square Feet: 10,571 (north)/11,959 (south)

Site Plan

The plan depicts 2 future lots with 2 future residences. The northerly lot will consist of 66,131 square feet with access to Maggie Avenue. The southerly lot will consist of 27,023 square feet with access to Torrey Pines Drive (MSM-23-600069).

Both proposed parcels will be enclosed by an 8 foot high block wall located a minimum of 5 feet from the right-of ways and set back 8 feet for the site visibility zone at the intersection of Torrey Pines Drive and Maggie Avenue. The proposed northerly lot gated driveways are located 13.25 feet from Maggie Avenue. The proposed southerly lot gated driveways are located 13.5 feet from Torrey Pines Drive. A 10 foot high screen wall with up to 4.5 foot high retaining wall (14.5 foot overall height), is proposed along the east and south property lines. The parcel will have fill increase across the lot up to 4.5 feet.

Landscaping

No landscaping is proposed along Torrey Pines Drive and Maggie Avenue.

Floor Plans & Elevations

The anticipated residences footprints are provided for site access purposes and have not yet been fully designed; however, the anticipated residence sizes are shown on the site plan. The northerly residence consists of 10,571 square feet with a 2,068 square foot detached pool house. The southerly residence consists of 11,959 square feet. Elevations were not provided with the site plan.

Applicant's Justification

The applicant indicates the site is being developed within an RNP-I overlay district and are requesting to maintain the rural character of the existing neighborhood to the north, east, and south where there are developed parcels. Existing off-site improvements consist of rural standard paving. A proposed 5 foot wide landscape buffer is provided to maintain the existing rural

character of the area. The proposed 8 foot high screen wall along the north and west property lines are requested to provide enhanced privacy and security for the property owner, while providing adequate gated access for the property owners. Additionally, the minimal gate setback reduction will not have an adverse impact on the safety or flow of traffic along Torrey Pines Drive. The increased site elevation and increased retaining wall heights are proposed to bring the proposed finished floor grades above the depth of flow in both adjacent streets. The applicant indicated that the properties to the south and east are currently developed with existing landscape buffers, and therefore, the expected impact on the surrounding properties is negligible. Additionally, the primary access to the lots has been designed to provide better drainage for the proposed lots.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	City of Las Vegas	(PROS)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The site is located within a Residential Neighborhood Preservation (RNP-I) overlay where rural street standards remain prevalent. Staff typically does not support reductions to street landscaping; however, the street landscaping is provided interior to the existing residential view fences. The view fences are constructed at back of the right-of-way along Torrey Pines Drive and Maggie Avenue to the south and east, respectively. While the applicant is proposing minimal street landscaping, the requests are self-imposed hardship. Over time as the area develops off-site

improvements may be installed and the root systems of the street landscaping may be impacted. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The proposed increased screen walls are excessive for the rural character of the existing neighborhood where view fences are provided along the rural streets and overall fence heights are approximately 6 feet. The increase of the proposed 10 foot screen wall above the 4.5 foot retaining wall is excessive as the parcels to the south and west will be a minimum of 3 feet above the neighboring parcels to the east and south where there are existing trees. The burden of development is to provide the current standards determined for the community. While it may be reasonable to increase the site grade and provide retaining walls, staff is concerned with making a walled neighborhood, especially when the site is creating large parcels that are over the minimum lot area; therefore, staff is unable to support this request.

Waiver of Development Standards #3

Staff finds that the proposed sole access for Lot 2 is a self-imposed hardship. The lot layout could be adjusted to provide access to both parcels from Maggie Avenue as the grade height increase is already in excess of the existing neighboring properties. Therefore, staff recommends denial.

Waiver of Development Standards #4

The requested reduction to the gate setback is minimal for the southern parcel. Currently, it appears that Torrey Pines Drive terminates 660 feet to the north at Iron Mountain Road where a portion of the Tule Springs Fossil Beds National Monument is located. Additionally, the parcel to the west is undeveloped and not part of the National Monument yet located in the City of Las Vegas, which designates the parcel as undeveloped (parks/recreation/open space), and if developed, could create additional traffic on this portion of Torrey Pines Drive in the future. However, since staff is not supporting the application in its entirety, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Public Works - Development Review

Waiver of Developments Standards #5

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

This design review represents the maximum grade difference within 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

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Install 1 large tree every 30 feet along the north and west property lines to be consistent with the properties to the east, south, and north.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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;
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, 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: TANEY ENGINEERING
CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147

DRAFT



LAND USE APPLICATION

APP

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 (ZC) <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"/> 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>WS-23-0766</u> DATE FILED: <u>11/6/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Long Mountain</u> TAB/CAC DATE: <u>1-9-24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1-17-24</u> FEE: <u>\$950</u>
	PROPERTY OWNER NAME: <u>Pat Clark, Trustee of the Pat Clark GST Trust</u> ADDRESS: <u>PO Box 34480</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89133</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>pc@patclarklv.com</u>
	APPLICANT NAME: <u>Gulf Atlantic Capital Corporation Attn: Gregory Feldkamp</u> ADDRESS: <u>2701 North Rocky Point Drive, Suite 630</u> CITY: <u>Tampa</u> STATE: <u>FL</u> ZIP: <u>33607</u> TELEPHONE: <u>813-288-8141</u> CELL: <u>813-528-3445</u> E-MAIL: <u>Feldkamp@GulfAtlanticCapital.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>259263</u>	

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 125-11-505-001

PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines & Maggie

PROJECT DESCRIPTION: Single Family Residential

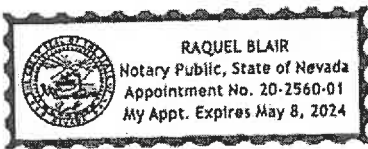
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-3-23 (DATE)

By Raquel Blair
 NOTARY PUBLIC: Raquel Blair



*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.



November 1, 2023

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Torrey Pines & Maggie
APR-23-100844
APN: 125-11-505-001
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of the Pat Clark G.S.T. Trust, is respectfully submitting justification for Waivers of Development Standards and a Design Review for a proposed 2.15 gross acre, 2-lot single-family residential development.

Project Information

The subject site is 2.15 gross acres and located east of Torrey Pines Drive and south of Maggie Avenue. The proposed use is a 2-lot single-family residential development, with a density of 1.07 dwelling units per acre. The north lot is 66,131 gross/net square feet and the south lot is 27,0023 gross/net square feet.

The homes will be custom-built and have not yet been designed; however, the anticipated size of the north house is 10,571 square feet with a 2,068 square foot pool house, and the anticipated size of the south house is 11,959 square feet.

The parcel is currently zoned R-E (Rural Estates Residential District) with a planned land use of RN (Ranch-Estates Neighborhood) and lies within an RNP-I (Rural Neighborhood Preservation) Overlay District. We are not requesting any modifications to the current zoning category or planned land use.

Waiver of Development Standards – Off-Site Improvements (Torrey Pines Drive)

This request is to waive Section 30.52.040 requiring full off-site improvements along Torrey Pines Drive. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have traditionally been accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, detached sidewalks, streetlights, and a minimum paved roadway of 32 feet.

Waiver of Development Standards – Detached Sidewalk (Torrey Pines Drive)

This request is to waive Section 30.64.030 (I)(3) and Figure 30.64-17 requiring detached sidewalks along Torrey Pines Drive, an 80-foot public right-of-way. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. No other sidewalks have been constructed along Torrey Pines Drive immediately north or south of the subject parcel.



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JL

Waiver of Development Standards – Detached Sidewalk (Maggie Avenue)

This request is to waive Section 30.64.030 (1)(3) and Figure 30.64-17 requiring detached sidewalks along Maggie Avenue, a 60-foot public right-of-way. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. No other sidewalks have been constructed along Maggie Avenue immediately east or west of the subject parcel.

Waiver of Development Standards – Alternative Landscaping (Torrey Pines Drive and Maggie Avenue)

This request is to waive Section 30.64.030 and Table 30.64-1 to allow for alternative landscaping along Torrey Pines Drive and Maggie Avenue. To maintain the existing rural character of the area, we are proposing to reduce the landscape buffer along both streets to 5 feet with no sidewalks where a 15-foot landscape buffer with detached sidewalks is required.

Waiver of Development Standards – Wall Height (Torrey Pines Drive and Maggie Avenue)

This request is to waive Section 30.64.020 (1) (a) and Table 30.64-1 to allow a maximum 8-foot concrete masonry unit screen wall along the Torrey Pines Drive and Maggie Avenue frontage, where a maximum 6-foot decorative fence is permitted. The increased wall height is requested to provide enhanced privacy and security for the property owner. We do not believe this request will have an adverse effect on traffic safety adjacent to the site.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.64-50 (a)(4) to allow for a maximum 14.5-foot-high combination wall (10-foot screen wall and 4.5-foot retaining wall) where a 9-foot maximum is allowed. The maximum wall height will be along the east property line with additional excess retaining along the south property line. This is needed to elevate the site to bring the proposed finished floor grades above the depth of flow in both adjacent streets. As the properties to the south and east, adjacent to the proposed 5-foot maximum retaining walls, are currently developed with existing landscape buffers, the expected impact is negligible.

Waiver of Development Standards – Access Gate Setback

This request is to waive Section 30.64.020(6) to allow for a 13.25-foot access gate setback along Maggie Avenue and a 13.5-foot access gate setback along Torrey Pines Drive where 18 feet is required. As this is a single-family residential development, the proposed access gates will only serve to allow the property owners to access their homes. Since multiple vehicles will not be queuing to enter, it is not believed that this minor reduction will not have an adverse impact on the safety or flow of traffic along either Torrey Pines Avenue or Maggie Drive.

Waiver of Development Standards – Sole Access to a Collector Street

This request is to waive Section 30.56.080 (f) prohibiting single-family residential lots from having sole access to a collector street. Lot 1 is proposed to have sole access from Maggie Avenue, a 60-foot collector street and Lot 2 is proposed to have sole access from Torrey Pines Drive a 40-foot collector street. To meet the desired density and comply with R-E (Rural Estate Residential) standards, it is not feasible to design the site around an internal street and cul-de-sac. Accessing lots 1 and 2 from Torrey Pines Drive and Maggie Avenue will also provide better drainage for the two lots. Similar requests have been previously approved, and it is not believed that this waiver will have an adverse effect on traffic or public safety.

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JL



Design Review – Excess Fill

This request is for a design review to allow for an excess fill of 4.5 feet where a 3-foot maximum is allowed per Section 30.32.040-9. The excess fill is needed throughout the parcel to bring the proposed finished floor grades above the depth of flow in both adjacent streets. As the properties to the south and east, adjacent to the proposed maximum excess fill, are currently developed with existing landscape buffers, the expected impact is negligible.

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

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner