



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

March 11, 2025

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: Allison Bonanno - Chair
Joseph Crapo – Vice-Chair
Kimberly Burton
Deborah Earl
Matthew Schriever

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): Michelle Baert, 702-455-5882, Michelle.Baert@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

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

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 February 11, 2025. (For possible action)
- IV. Approval of the Agenda for March 11, 2025, 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
 - 1. **WS-25-0119-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback. **DESIGN REVIEW** for a single-family residence in an approved single-family residential development on 3.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Rosada Way and the west side of Kevin Way within Lone Mountain. AB/lm/cv (For possible action) **04/02/25 BCC**
- 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: March 25, 2025.
- 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



Lone Mountain Citizens Advisory Council

February 11, 2025

MINUTES

Board Members: Allison Bonanno - Chair
Joseph Crapo - Vice-Chair
Kimberly Burton
Deborah Earl
Matthew Schriever (EXCUSED)

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Michelle Baert, Michelle.Baert@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 6:32 p.m.
- II. Public
Comment None
- III. Approval of January 28, 2025, Minutes
- Moved by: DEBORAH EARL**
Action: Approved subject minutes as submitted
Vote: 4/0 - Unanimous
- IV. Approval of Agenda for February 11, 2025
- Moved by: KIMBERLY BURTON**
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-24-0769-CLYDE APRIL: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with an existing single-family residence on 0.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lookout Rock Circle, east of Cimarron Road within Lone Mountain. AB/my/kh (For possible action) 3/4/25 PC

Action: APPROVED as submitted, subject to staff recommendations

Moved by: JOSEPH CRAPO

Vote: 4-0 Unanimous

VII. General Business

None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be February 25, 2025

X. Adjournment

The meeting was adjourned at 6:43 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0119-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for a single-family residence in an approved single-family residential development on 3.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Rosada Way and the west side of Kevin Way within Lone Mountain. AB/lm/cv (For possible action)

RELATED INFORMATION:

APN:

125-32-310-001 through 125-32-310-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback to 20 feet where 40 feet is required per Section 30.02.04 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8912, 8915, 8924, 8927, & 8936 Parkview Terrace Court
- Site Acreage: 3.6
- Project Type: Single-family residential
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 7,191

Request & Site Plan

The plans depict an approved 6 lot single family residential subdivision. The request is to reduce the front yard setback for the 5 lots that face the interior of the previously approved subdivision and review the proposed design of one of the residences. Lot 6 that fronts onto La Madre Way is shown with a 40 foot front setback, which is not a part of this request.

There is a proposed 1 story single-family residence on lot 1 within the previously approved subdivision. The front of the house is facing south towards Parkview Terrace Court which is a private residential street. The front of the house includes the main entry with courtyard. Vehicle

access to the lot is taken from Parkview Terrace Court along the west property line (street side) which includes a side loading garage. The residence is setback is set back 20.5 feet away from the front property line (south), 15 feet from the west property line with the garage setback 20 feet, and 15 feet from Kevin Way (east), and over 82 feet from the rear property line (Rosada Way). The rear yard includes pool, spa, bar and grill areas, and the detached single vehicle garage with attached casita. The detached single car garage with casita which is set back over 20 feet from Parkview Terrace Court, 5 feet from the west property line, and 11 feet from the north property line (rear). The request also includes the other 4 lots within the subdivision that face onto Parkview Terrace Court and the developer would like these lots to also allow a 20 foot front setback. These lots do not have building permits in process at the time of the staff report.

Landscaping

Street landscaping includes a 6 foot wide landscape area along Kevin Way and Rosada Way.

Elevations

The proposed single-story residence has an overall height of 22 feet and includes four-sided architecture with varying rooflines, painted stucco walls, tile roof, and decorative corbels, arched windows, and carriage lights.

Floor Plans

The plan depicts a 7,191 square foot single-story residence.

Applicant's Justification

The applicant indicates when the project was designed under the prior development Code which allowed front setbacks to 20 feet measured to the centerline of the adjacent private street. The applicant indicates that there are existing single-family homes in the area with comparable front setbacks to the request. Additionally, the request will allow for larger back yards which is typically favored by residents.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0017	Increased screen wall and retaining wall heights to 12 feet and eliminated perimeter landscaping	Approved by BCC	March 2023
DR-21-0739	Single-family residential subdivision and increased finished grade	Approved by BCC	February 2022
VS-21-0740	Vacated easements of interest to Clark County	Approved by BCC	February 2022
TM-21-500211	6 lot single family subdivision	Approved by BCC	February 2022
ZC-0296-01	Reclassified the site and various parcels in Lone Mountain 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, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
East	Public Use	RS20 (NPO-RNP)	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

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.

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.

Waiver of Development Standards & Design Review

Staff finds there are there are a total of 5 lots along the Parkview Terrace Court private street. None of the proposed lots have been developed. Presently, the Code requires front setbacks to be measured from the future right-of-way, the edge of right-of-way of the lot line, whichever is closest. Staff typically does not support requests to reduce setbacks for proposed single-family residences on larger lots where there is sufficient room to provide required setbacks. Additionally, to preserve the neighborhood character in the Neighborhood Protection Overlay (NPO) the setbacks for primary structure shall be maintained in accordance with the applicable district standards. For the reasons stated, staff recommends denial.

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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-32-310-001 thru 005

PROPERTY ADDRESS/ CROSS STREETS: Rosada Way / Kevin Way

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for the front yard setback

PROPERTY OWNER INFORMATION

NAME: Adams 1979 Trust and Jeffrey K Adams and Donna K Adams, Co-Trustees of the Adams 1979 Trust
 ADDRESS: 5360 N. Riley Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89149
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Adams 1979 Trust and Jeffrey K Adams and Donna K Adams, Co-Trustees of the Adams 1979 Trust
 ADDRESS: 5360 N. Riley Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89149 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Stephanie Allen - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-792-7000 CELL _____ EMAIL: sallen@kcnvlaw.com / lkaempfer@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

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

[Signature]
 Property Owner (Signature)*

Jeffrey K Adams Adams F. 1979 Trust
 Property Owner (Print) Date 10-24-2024

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-25-0119

ACCEPTED BY RR

PC MEETING DATE —

DATE 1-29-25

BCC MEETING DATE 4-2-25

FEES \$800.00

TAB/CAC LOCATION LONE MOUNTAIN DATE 3-11-25

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

STEPHANIE GRONAUER
sgronauer@kcnvlaw.com
D: 702.792.7045

January 23, 2025

VIA ELECTRONIC UPLOAD

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

**Re: Justification Letter – Waiver of Development Standards
APNs 125-32-310-001 through 006**

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is approximately 3.6 acres located on the southwest corner of West Rosada Way and North Kevin Way, more particularly described as Assessor's Parcel Numbers 125-32-310-001 through 006 ("Property"). The Property is Residential Single-Family 20 (RS20) and master planned Ranch Estate Neighborhood. The Applicant requests a setback reduction for a previously approved single-family development.

By way of background, on February 16, 2022, the Clark County Board of County Commissioners approved application DR-21-0739 and companion applications VS-21-0740 and TM-21-500211 for a 6-lot single-family residential development, at a density of 1.7 dwelling units per acre.

The Applicant now requests a waiver to reduce the front setbacks from 40 feet to 20 feet for lots one (1) through five (5). Such a reduction in front yard setbacks has been common and frequently approved following the implementation of the new Title 30 on January 1, 2024. The new Code changed the method of measuring setbacks, eliminating the practice of measuring to the centerline of the street. There are existing single-family homes in the area with comparable front setbacks, making the proposed setback request compatible and appropriate. Furthermore, this request would allow for larger backyard areas, which are typically favored by residents. No other changes or waivers are being requested.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,
Kaempfer Crowell

Stephanie H Gronauer

PLANNER COPY

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www.kcnvlaw.com

WS-25-0119