



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

September 24, 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 (EXCUSED)

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): Marcelo Erosa, 702-250-0907, Marcelo.Erosa@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 SEGERBLUM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – 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 September 10, 2024. (For possible action)
- IV. Approval of the Agenda for September 24, 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

- 1. **VS-24-0471-RAPER, BRANDON PERRY:**
VACATE AND ABANDON easements of interest to Clark County located between Verde Way and Lone Mountain Road, between Jensen Street and Conquistador Street within Lone Mountain. RM/sd/kh (For possible action) **10/15/24 PC**

- 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: October 8, 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

September 10, 2024

MINUTES

Board Members:	Don Cape- Chair - PRESENT Kimberly Burton - Vice Chair - PRESENT Chris Darling- EXCUSED Carol Peck - EXCUSED Allison Bonanno - PRESENT
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com
Town Liaison:	Marcelo Erosa, marcelo.erosa@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 6:35 p.m.
- II. Public
Comment None
- III. Approval of August 27, 2024, Minutes

Moved by: KIMBERLY BURTON
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for September 10, 2024

Moved by: DON CAPE
Action: Approved agenda as submitted
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **UC-24-0393-SPENCE, ROBERT LEWIS & EVANS, SOPHIE JOANNA:**
USE PERMITS for the following: 1) housing for agricultural employees; and 2) accessory dwellings.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) increase the number of driveways in conjunction with an existing single-family residence on 5.27 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Via Provenza Avenue, 950 feet east of Rainbow Boulevard within Lone Mountain. MK/rp/syp (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: ALLISON BONANNO

Vote: 3/0 Unanimous

Waiver 1B was withdrawn

2. **PA-24-700017-ESPARZA HUMBERTO: PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 6.00 acres. Generally located on the south side of Bilpar Road and the west side of Rio Vista Street within Lone Mountain. MK/rk (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved By: DON CAPE

Vote: 3/0 Unanimous

3. **UC-24-0371-YOZZE, ANTHONY P: USE PERMIT** for accessory vehicle and watercraft storage in conjunction with an existing single-family residence on 0.79 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Jones Boulevard and approximately 155 feet south of Corbett Street within Lone Mountain. MK/dd/syp (For possible action)

Action: APPROVED with maximum of 5 accessory vehicles and annual reviews to ensure property is kept neat and orderly.

Moved By: DON CAPE

Vote: 3/0 Unanimous

4. **VS-24-0384-SAGEBRUSH HOMESTEAD LIVING TRUST & MCMURRY RODNEY C & KIMBERLY S TRS: VACATE AND ABANDON** a portion of right-of-way being Pioneer Way located between Constantinople Avenue and Gilmore Avenue within Lone Mountain. RM/tpd/syp (For possible action).

Action: APPROVED as submitted subject to staff conditions

Moved By: KIM BURTON

Vote: 3/0 Unanimous

5. **DR-24-0435-RJMB LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS: DESIGN REVIEW** for existing and proposed accessory structures in conjunction with an existing single-family residence on 1.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Monte Cristo Way, south of La Madre Way within Lone Mountain. RM/my/syp (For possible action) **10/01/24 PC**

Action: APPROVED as submitted subject to staff conditions
Moved By: DON CAPE
Vote: 3/0 Unanimous

6. **WS-24-0430-SMITH, LENNY STEVEN & SUE ELLEN: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for a proposed single-family dwelling on 0.59 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Ruffian Road, 300 feet north of Tropical Parkway within Lone Mountain. RM/tpd/syp (For possible action). **10/01/24 PC**

Action: APPROVED as submitted subject to staff conditions
Moved By: KIM BURTON
Vote: 3/0 Unanimous

- VII. General
Business None
- VIII. Public Comment
None
- IX.. Next Meeting Date
The next regular meeting will be September 24, 2024
- X. Adjournment
The meeting was adjourned at 7:33 p.m.

10/15/24 PC AGENDA SHEET

PUBLIC HEARING
 APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0471-RAPER, BRANDON PERRY:

VACATE AND ABANDON easements of interest to Clark County located between Verde Way (alignment) and Lone Mountain Road, between Jensen Street and Conquistador Street within Lone Mountain (description on file). RM/sd/kh (For possible action)

RELATED INFORMATION:

APN:
 125-31-401-009

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

BACKGROUND:

Project Description

The plans depict the vacation of existing government patent easements. The applicant is requesting to vacate a 33 foot wide patent easement located along the west property line and a 3 foot wide patent easement located on the east property line. These easements are no longer needed for the development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E zone to R-E (RNP-I) zone and from R-A zone to R-A (RNP-I) zone	Approved by BCC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East, North & South	Ranch Estates Neighborhood (2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	Open Lands	PF	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BARTLOMEIJ GARGAS

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE, SUITE 1, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-31-401-009

PROPERTY ADDRESS/ CROSS STREETS: N Jensen St. & Verde Way

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate 33-ft patent easement along the west property line and 3-ft patent easement along the east property line

PROPERTY OWNER INFORMATION

NAME: Bartlomeij Gargas Trust and Bartlomiej Gargas TRS
 ADDRESS: 6145 Pebble Glen Ct
 CITY: Las Vegas STATE: NV ZIP CODE: 89149
 TELEPHONE: 702-449-7448 CELL 702-449-7448 EMAIL: bartek@nv-solar.com

APPLICANT INFORMATION (must match online record)

NAME: Bartlomeij Gargas Trust and Bartlomiej Gargas TRS
 ADDRESS: 6145 Pebble Glen Ct
 CITY: Las Vegas STATE: NV ZIP CODE: 89149 REF CONTACT ID # _____
 TELEPHONE: 702-449-7448 CELL 702-449-7448 EMAIL: bartek@nv-solar.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Ray Fredericksen/Per4mance Engineering
 ADDRESS: 4525 W. Hacienda Ave. Ste 1
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-569-9770 CELL 702-569-9770 EMAIL: rayf@per4mancelv.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.

Bartlomiej Gargas
 Property Owner (Signature)*

Bartlomiej Gargas
 Property Owner (Print)

7/22/24
 Date

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 type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" 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) V5-24-0471
 PC MEETING DATE 10/15/2024
 BCC MEETING DATE X
 TAB/CAC LOCATION Long Mountain

ACCEPTED BY DD
 DATE 08/20/2024
 FEES \$1,200

DATE 09/24/2024

V5-24-0471



July 25, 2024

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

**Re: Gargas Residence - Vacation of Patent Easements
(APN(s): 125-31-401-009)**

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Bartlomeij Gargas, respectfully submits this justification letter in support of the Vacation application for the subject development. The request is to vacate all existing patent easements located along the project boundary lines that will end up outside public right of way.

The 33-ft patent easements are located along the west and east property lines. The entire 33-ft patent easement along the west property line is being requested to be vacated at this time while only the 3-ft outside the existing public right of way dedication (30-ft from center line to property line) will be vacated along the eastern property line. Please refer to the enclosed exhibits and legal description for the exact location.

By vacating the patent easements, the site will have a clear title and be free of encumbrances for development.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.
President

