



## Lone Mountain Citizens Advisory Council Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

October 8, 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](mailto: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](mailto: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](mailto:Marcelo.Erosa@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto: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 September 24, 2024. (For possible action)
- IV. Approval of the Agenda for October 8, 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. **WS-24-0477-GARCIA FAMILY TRUST & GARCIA RALPH JR & DENISE M TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce building separation for an accessory structure; and **2)** reduce the rear setback for an addition to an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wing Shadow Circle, 700 feet east of Fort Apache Road within Lone Mountain. RM/my/kh (For possible action) **11/5/24 PC**
  - 2. **WS-24-0511-KOREN STRATEGIC INVESTMENTS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** increase fill height; **3)** increase retaining wall height; and **4)** off-site improvements (curb, gutter, streetlights, & sidewalks). **DESIGN REVIEW** for a proposed single-family residential subdivision on 4.51 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action) **11/6/24 BCC**
  - 3. **TM-24-500109-KOREN STRATEGIC INVESTMENTS: TENTATIVE MAP** consisting of 9 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action) **11/6/24 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: October 29, 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 24, 2024

## MINUTES

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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: Marcelo Erosa, marcelo.erosa@clarkcountynv.gov  
William Covington, William.Covington@clarkcountynv.gov

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff  
Introductions The meeting was called to order at 6:30 p.m.
- II. Public  
Comment None
- III. Approval of September 10, 2024, Minutes
- Moved by: DON CAPE**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for September 24, 2024
- Moved by: DON CAPE**  
**Action: Approved agenda as submitted**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & 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**

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

VII. General  
Business None

VIII. Public Comment  
None

IX.. Next Meeting Date  
The next regular meeting will be October 8, 2024

X. Adjournment  
The meeting was adjourned at 6:33 p.m.

**PUBLIC HEARING**

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

**WS-24-0477-GARCIA FAMILY TRUST & GARCIA RALPH JR & DENISE M TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following. 1) reduce building separation for an accessory structure; and 2) reduce the rear setback for an addition to an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Wing Shadow Circle, 700 feet east of Fort Apache Road within Lone Mountain. RM/my/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

138-05-312-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the separation from an accessory structure (patio cover) to an existing single-family residence to 5.5 feet where 6 feet is required per Section 30.02.04B (a 9% reduction).
2. Reduce the rear setback for an addition to an existing single-family residence to 11 feet where 30 feet is required per Section 30.02.04B (a 64% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9075 Wing Shadow Circle
- Site Acreage: 0.49
- Project Type: Single-family residential
- Number of Stories: 1(home addition)/1 (patio cover)
- Building Height (feet): 16.5 (home addition)/14 (patio cover)

**Site Plans**

The plans depict an existing single-family residence that is accessed from Wing Shadow Circle. There are currently 2 existing accessory structures located on the property. The first 1 is a workshop located directly west of the existing home in the southwest corner of the property. The workshop meets code requirements, was constructed with building permits, and is 8 feet from the residence at its closest point on the northeast corner of the structure, 15 feet from the interior side property line, and 15 feet from the rear property line. The second accessory structure is a patio

cover located to the east of the residence, with a 5.5 foot separation from the house and a 6.5 foot setback from the east property line. There is a proposed addition to the southern end of the existing single-family residence that will be 11 feet from the rear property line. The accessory structures and the building addition are shown to be architecturally compatible with the existing single-family residence.

Landscaping

Landscaping is not a part of this request.

Elevations

The proposed elevations show a room addition that is 16.5 feet in height. This room addition will feature stucco walls and a clay tile roof that matches the existing residence. Photos of the site depict the patio cover as being 14 feet tall and constructed of wood posts with a metal roof.

Floor Plans

The proposed plans for the room addition show access from the bedroom to the east. The addition is 714 square feet. Plans for the room addition do not show any interior walls or other rooms. There is also external access on the east and west sides of the addition.

Applicant's Justification

The applicant states that they have a large family and need the addition to accommodate them during visits and stays. The patio cover is there solely to provide shade, and that they cannot move it the additional required 6 inches due to the weight of the structure. The applicant states they were unaware of the required 6 foot building separation.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	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 finds that the requested separation and setback reductions for the accessory structures are self-imposed hardships. With a large lot, alternatives should be sought for the addition instead of requesting to reduce setbacks. Since there is room on the site to accommodate the requests, 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:

- 1 year to complete the building permit and inspection process for the patio cover and 2 years to commence the building addition or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 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: RALPH GARCIA**

**CONTACT: RALPH GARCIA, 9075 WING SHADOW CIRCLE, LAS VEGAS, NV 89129**

WS-24-0477



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-05-312-007

PROPERTY ADDRESS/ CROSS STREETS: 9075 WING SHADOW CIRCLE, LAS VEGAS, NV 89129

### DETAILED SUMMARY PROJECT DESCRIPTION

The Bonus room when finished will total approximately 911 square foot. The room will be attached to the existing rear portion of the residence and the end of the Bonus room will be approx 11 feet from the rear of the residence property wall. SEE ATTACHED SHEET FOR ADDITIONAL PROJECT DESCRIPTION.

### PROPERTY OWNER INFORMATION

NAME: RALPH & DENISE GARCIA  
ADDRESS: 9075 WING SHADOW CIRCLE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129  
TELEPHONE: 619-895-9912 CELL 619-895-9912 EMAIL: FLAMED32COUPE@GMAIL.COM

### APPLICANT INFORMATION (must match online record)

NAME: RALPH & DENISE GARCIA  
ADDRESS: 9075 WING SHADOW CIRCLE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 619-895-9912 CELL 619-895-9912 EMAIL: FLAMED32COUPE@GMAIL.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: RALPH GARCIA  
ADDRESS: 9075 WING SHADOW CIRCLE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 619-895-9912 CELL 619-895-9912 EMAIL: FLAMED32COUPE@GMAIL.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.

Ralph Denise Garcia  
Property Owner (Signature)\*

RALPH & DENISE GARCIA  
Property Owner (Print)

7/10/24  
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 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 | <input type="checkbox"/> OTHER _____   |

APPLICATION #(s) WS-24-0477  
PC MEETING DATE: 11-5-24  
BCC MEETING DATE: \_\_\_\_\_  
TAB/CAC LOCATION: Lone Mountain

ACCEPTED BY: MH  
DATE: 8-22-24  
FEE: \$900

DATE: 10-8-24



Wing

## JUSTIFICATION LETTER

**RALPH & DENISE GARCIA  
9075 WING SHADOW CIRCLE  
LAS VEGAS, NV 89129**

The residence located at 9075 Wing Shadow Circle, Las Vegas is a Single Story Ranch Home and the neighborhood on Wing Shadow Circle total 9 homes mostly of families. The residence supports an RV Garage on the west side and a gazebo on the east side including a pool on the southeast corner of the property.

Original owners Ralph & Denise Garcia are the ONY couple residing in the home. We have a family of four (4) GROWN adult children and their spouses including thirteen (13) Grand Children! All but 2 Grand Children live anywhere from 10 minutes to 4 hours away. Family functions of 11 to 13 Grand Children in the residence along with 6 to 8 additional adults presents a very crowded situation for the day and/or weekend...

The addition of a rear room will create a fun atmosphere, arcade games, room for large family gatherings and extra sleeping spots when the families come to visit. It will also provide additional space for those Grandchildren who gather together making fun family memories.

The Bonus room when finished will total approximately 911 square foot. The room will be attached to the existing rear portion of the residence and the south end of the Bonus room will have a setback of 11 feet from the rear of the residence property wall. To the west of the bonus room is our large RV Garage and to the East is our Neighbors pool house. The construction of this Bonus room will not block any of the neighbor's buildings and/or views and will have no impact on neighboring properties as seen in the photos provided.

This residence sits on approx ½ acre facing north with side yards facing east and west. The rear yard of the property faces south. The rear side of the property/wall completely faces the rear residence of 9080 Hickam Ave, Las Vegas, Nevada. The rear residence of 9080 Hickam Ave faces our rear yard and displays what appears to be a huge warehouse building that runs along approx 92 feet of our rear yard. That warehouse appears to be approx 30 feet high or possibly even higher at the roof and has NO windows, patios, etc on the rear side of our yard. This bonus room will also block our view of the oversized warehouse providing us with a little privacy.

This addition will be heated and air conditioned as well as provide access to the residence and rear yard. The addition exterior will match the exterior of the existing home and be architecturally compatible with the existing residence.

The Gazebo stands on the east side of the home just north of the pool is freestanding with no walls, does not have a slab and sets on the ground anchored by concrete. Pavers provide the flooring and surround the Gazebo. The Gazebo has NO utilities and provides shade only. I personally erected the Gazebo approximately 1 ½ years ago by myself and anchored it into the ground with the knowledge that it required a 5 foot setback on each side of the property wall not knowing my that the setback along the residence should be 6 foot. The current setback of the

WS 24-0477

Gazebo sets 5 foot 6 inches from the home residence. Had I known this difference, I would have properly set the Gazebo the additional 6 inches from the residence. The Gazebo is more than 2500 lbs and would require partial disassembly to be moved 6 inches.

### **We are requesting a Waiver of Development Standards**

**The addition will reduce the rear setback for the primary structure to eleven (11) feet from the rear of the property line where a 30 foot setback is required in accordance with Section 30.02.04B.**

**I am respectfully requesting a waiver to reduce the Gazebo building separations to 5 foot 6 inches, six inches short of the standard required per Section 30.02.04B for this Gazebo. I apologize to the Board for not following the 6 foot standard as required. I built this Gazebo all by myself with good intentions of following the law which I thought was a 5 foot setback. I was wrong in my interpretation. I fully understand that my ignorance of the Standard is no excuse.**

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0511-KOREN STRATEGIC INVESTMENTS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** increase fill height; **3)** increase retaining wall height; and **4)** off-site improvements (curb, gutter, streetlights, and sidewalks).

**DESIGN REVIEW** for a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-11-305-002; 125-11-305-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Meisenheimer Avenue where 6 feet of street landscaping consisting of trees and shrubs shall be provided per Section 30.04.01 (a 100% reduction).
2. Increase fill height to 3.5 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F (a 16% increase).
3. Increase the height of a proposed retaining wall to 3.5 feet where a maximum height of 3 feet permitted per Section 30.04.03.C (a 16% increase).
4.
  - a. Waive off-site improvements (curb, gutter, streetlights, and sidewalks) along Racel Street where off-site improvements are required per Section 30.04.08.
  - b. Waive off-site improvements (curb, gutter, streetlights, and sidewalks) along Sisk Road where off-site improvements are required per Section 30.04.08.
  - c. Waive off-site improvements (curb, gutter, streetlights, and sidewalks) along Meisenheimer Avenue where off-site improvements are required per Section 30.04.08.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 4.51
- Project Type: Single-family residential subdivision

- Number of Lots: 9
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 21,590 (minimum gross & net)/21,849 (maximum gross & net)
- Number of Stories: 2
- Building Height: 22 feet, 2 inches (maximum)
- Square Feet: 3,479 to 4,019

### Site Plan

The plan depicts a proposed 9 lot single-family residential subdivision on 4.51 acres with a proposed density of 2 dwelling units per acre. The proposed subdivision is located on the north side of Racel Street, the west side of Sisk Road, and the south side of Meisenheimer Avenue. Lots 1 through 6 are primarily on the southern half of the site, and Lots 7 through 9 are on the north half of the site. Access for Lots 1 through 6 is provided via a driveway along Sisk Road which leads west toward a private street and ends on a cul-de-sac bulb. Lots 7, 8, and 9 face north toward Meisenheimer Avenue.

Along the west property line of Lot 7 the applicant is requesting to increase the fill height to 3.5 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F. Furthermore, the applicant is requesting to increase the height of a proposed retaining wall along the west property line of Lot 7 to 3.5 feet where a maximum height of 3 feet is permitted per Title 30. Lastly, the applicant is requesting to waive off-site improvements (curb, gutter, streetlights, and sidewalks) along Racel Street, Sisk Road, and Meisenheimer Avenue.

### Landscaping

The plan depicts a 6 foot wide landscape strip located south of Lots 1 through 3 adjacent to Racel Street and will include shrubs and 7 large street trees to be planted where 7 large trees are required per Title 30. Along the east property line adjacent to Sisk Road, the landscape plan shows a 6-foot-wide landscape strip with 9 large trees where 8 large trees are required.

Lots 7, 8, and 9 include front yards which face north toward Meisenheimer Avenue (a 60 foot wide street), and the applicant is proposing to install trees within the front yard only. The applicant is requesting to reduce street landscaping along Meisenheimer Avenue where trees and 3 shrubs are required every 30 linear feet of street frontage. Per Title 30, street landscaping should include planting of trees on opposite sides of a detached sidewalk and shall be off-set from one another at equal intervals. The landscape plan shows 10 large trees to be planted within the front yards only, where 9 trees are required along Meisenheimer Avenue. No shrubs or detached sidewalks are proposed. The proposed trees within the front yards will provide 2,350 square feet of tree canopy where 1,645 square feet of tree canopy is required.

The plan shows that within the entire development, 26 Mulga Acacia trees and 69 Greed Desert Spoon shrubs will be planted.

### Elevations

The applicant is proposing 2 model home types which are both single story. The maximum overall height of the proposed home design is 22 feet, 2 inches. Both designs feature a 3 car garage, stucco trim, wrought-iron details, optional courtyard, arched shutters, stucco pop-outs, recessed metal gables, entry doors with trim stucco headers, concrete roof tiles, and stone veneer.

### Floor Plans

The plans depict areas within the proposed homes to include the following: an optional courtyard, covered entryway, dining room, laundry room, a study, kitchen, bedrooms, great room, 3 car garage, covered patios, master bedroom, a powder room, pantry room, and a covered patio area. The square footage of the proposed homes ranges from 3,479 square feet to 4,019 square feet.

### Applicant's Justification

A waiver of development standards is being requested to omit the required landscaping for the frontage along Meisenheimer Avenue. This waiver allows the proposed subdivision to maintain the rural character of the surrounding area and match the existing off-site improvements adjacent to the site. To justify the eliminated landscaping, 2 trees will be planted in the front yard of each home fronting Meisenheimer Avenue.

An additional waiver is being requested to allow for more than 3 feet of fill within 5 feet from a shared property line. The existing terrain of the undeveloped, neighboring property to the west, APN 125-11-305-001, slopes from the northwest to southeast. This creates a low point near the southeastern property corner. Furthermore, Lot 7 was fronted to Meisenheimer Avenue instead of Racel Street at the request of the neighbors during the Neighborhood Meeting. Fronting the lot to Meisenheimer Avenue caused the lot grading to be sloped opposite of the natural terrain, thus elevating the southwestern corner of the lot 3.5 feet above the existing grade at the shared property line. A maximum height of 3.5 feet of fill will therefore be required, and is requested for the waiver of development standards, to satisfy the design criteria for this site.

Due to the waiver to increase fill height, a subsequent waiver request for the retaining wall height greater than 3 feet is required. The existing terrain of the project site and the grading of Lot 7 to front Meisenheimer Avenue supports the maximum height of 3.5 feet of fill at the western perimeter of the property where there is residential agency. Lastly, a design review is requested for the proposed subdivision design and home floor plans and elevations.

Lastly, a waiver of development standards is being requested to apply non-urban, or rural, street standards for the off-site improvements. The waiver is being requested for the frontages along Meisenheimer Avenue, Sisk Road, and Racel Street. The waiver would omit the curb, gutter, sidewalk, streetlights typically required for 60 foot right-of-way half street improvements. By implementing the waiver, the resulting improvements include pavement widening/installation and landscaping. This waiver allows the proposed subdivision to maintain the rural character of the surrounding area and match the existing off-site improvements adjacent to the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-19-500146	10 lot single-family residential subdivision - expired	Approved by BCC	September 2019
WS-19-0557	Allowed an over length cul-de-sac and design reviews for increased finished grade and a proposed single-family residential development - expired	Approved by BCC	September 2019
VS-19-0558	Vacated and abandoned right-of-way being Sisk Road - expired	Approved by BCC	September 2019
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
TM-24-500109	A tentative map for a proposed 9 lot single-family residential subdivision is a companion item on this agenda.

**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 purpose of installing landscaping is to help reducing the impacts of wind, dust, pollution, glare, and the heat island effect on human health and comfort. Furthermore, landscaping contributes to creating streetscapes that are safe and enjoyable for people walking, biking, taking transit or driving. Landscaping also protects the environment by providing for permanent stormwater controls per Section 1500 of the Regional Flood Control District's, Hydrologic Criteria and Drainage Design Manual, and mitigating air quality. Staff finds that the applicant has the opportunity to include street landscaping (trees and shrubs) since the site is currently undeveloped. Although the applicant will provide trees within the front yards of Lots 7, 8, and 9 and the proposed trees provide 2,350 square feet of tree canopy where 1,645 square feet is required, a fully landscaped street frontage supports Title 30's purpose for installing proper landscaping; therefore, staff does not support this request.

### Waivers of Development Standards #2 & #3

These waivers are primarily located along the west property line of Lot 7. The submitted cross sections show that the applicant is requesting to increase the fill height to 3.5 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F. The request is to increase the retaining wall height to 3.5 feet where a maximum height of 3 feet permitted per Section 30.04.03.C. Staff recognizes the increase to the retaining wall height is necessary to accommodate the request to increase fill. Staff finds both requests to be minimal and staff does not anticipate a negative impact on the existing residences to the west. Therefore, staff supports these 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.

Staff finds that the overall lay out and design of the proposed subdivision is similar to the existing subdivisions to the north and west. The applicant is proposing 1 story homes which feature a significant amount of exterior architectural features, a 6 foot wide landscaping strip will be provided along Racel Street and Sisk Road, and the overall project design is in character of the surrounding neighborhoods. Staff also supports the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #4

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

### **Staff Recommendation**

Approval of waivers of development standards #2 and #3 and the design review; denial of waivers of development standards #1 and #4.

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:

- Provide a minimum of 3 trees within the front yards of Lots 7, 8, and 9;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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;
- 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 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:** RICHMOND AMERICAN HOMES NEVADA, INC.

**CONTACT:** KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119





# Department of Comprehensive Planning Application Form

PLANNER  
COPY

ASSESSOR PARCEL #(s): 125-11-305-002 & 125-11-305-004

PROPERTY ADDRESS/ CROSS STREETS: NWC Racel St and Sisk Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

Pre-Submittal application for proposed subdivision consisting of 9 single-family, detached residential units and associated improvements.

### PROPERTY OWNER INFORMATION

NAME: Koren Strategic Investments  
ADDRESS: 9220 Worsley Parl Place  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: (702) 240-5605 CELL (667) 220-0587 EMAIL: angela.pinley@mdch.com

### APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada  
ADDRESS: 770 East Warm Springs Rd, Suite 240  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170168  
TELEPHONE: (702) 240-5605 CELL (667) 220-0587 EMAIL: angela.pinley@mdch.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn  
ADDRESS: 6671 Las Vegas Blvd, South, Suite 320  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-623-7233 CELL 480-710-4993 EMAIL: eric.hopkins@kimley-horn.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 and 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.

Jan W. Koren  
Property Owner (Signature)\*

JAN W. Koren  
Property Owner (Print)

7.12.2024  
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 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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-24-0511

ACCEPTED BY [Signature]

PC MEETING DATE \_\_\_\_\_

DATE 9/11/24

BCC MEETING DATE 11/6/24

FEES \_\_\_\_\_

TAB/CAC LOCATION LONE MOUNTAIN DATE 10/8/24

# Kimley»Horn

September 5, 2024

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

9/11/24  
WS-24-0511  
WSP  
JH

**RE: Racel & Sisk**  
**Justification Letter for Land Use Application: Waiver of Development Standards (WS)**  
**APNs: 125-11-305-002, 125-11-305-004**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application for a Land Use Application, which consists of four (4) Waivers of Development Standards (WS). The subject project is a proposed 9-lot residential subdivision located at the NWC of Racel St and Sisk Rd (APNs: 125-11-305-002, 125-11-305-004) herein referred to as the "Site."

The approximate 4.5-acre Site is currently vacant, undeveloped land. The Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Ranch Estate Neighborhood (up to 2 du/ac). The Site falls within the Lone Mountain Land Use Plan Area, Community District 3 and is also within the Rural Neighborhood Preservation (RNP) Neighborhood Protection Overlay (NPO) district. The site is bound by Meisenheimer Avenue to the north, Sisk Road to the east and Racel Street to the south. To the west of the Site is a vacant, undeveloped parcel as well as an existing residential subdivision per PM 89-32. The following land uses and zoning districts, respectively, are immediately adjacent to the site:

- North: Ranch Estate Neighborhood (up to 2 du/ac) and RS20
- East: Ranch Estate Neighborhood (up to 2 du/ac) and RS20
- South: Ranch Estate Neighborhood (up to 2 du/ac) and RS20
- West: Ranch Estate Neighborhood (up to 2 du/ac) and RS20

The proposed project consists of nine (9) single-family, detached residential units. The resulting density is 2.0± dwelling units per acre (gross). The minimum gross lot area of the proposed residential units is 21,590 square feet, the maximum area is 21,849 square feet and the average lot area is 21,765 square feet. The minimum lot width is 84-feet and the minimum lot depth is 216-feet, however, the lot dimensions vary across the site to meet minimum lot area criteria.

Access to the site will be provided by a proposed driveway off Sisk Road. Lots 7-9 front Meisenheimer Avenue, a public, nonresidential local street.

The proposed architecture for the project includes two (2) single-story floorplans. The "Rocco" is 3,479 square feet and has a maximum height of 20'-9" measured from finished floor. The "Robert" is 4,019 square feet and has a maximum height of 22'-2" measured from finished floor. Each home features an attached 3-car garage, four (4) bedrooms, and a 20-foot driveway. The "Rocco" features a front courtyard with covered entry and a rear covered patio. The "Robert" features a front courtyard with covered porch and a rear covered patio. The proposed floor plans and elevations are included in the submittal package.

Site improvements will comply with Clark County Title 30 Unified Development Code (Title 30) standards, except those pertaining to the requested Waiver of Development Standards detailed in a latter section. Half street improvements along the Meisenheimer Avenue, Sisk Road and Racel Street will be provided and include pavement widening, landscaping, underground utilities and positive drainage. Sisk Road will provide over-pave on the east side of the roadway centerline for a full pavement section of 32-feet to meet County requirements.

Perimeter landscaping will be maintained per Title 30 development standards. The frontage along Sisk Road and Racel Street will provide 6 feet of landscaped buffer between the right-of-way and perimeter wall. Due to lots 7-9 fronting Meisenheimer Avenue, the required landscaping will be provided in the front yards of the residences. The proposed landscaping design will be consistent with the surrounding area and will conform with Title 30 development standards. All planting material will also comply with the approved Southern Nevada Regional Plant List.

The use of these rural street standards is justified in preserving the characteristics of the surrounding parcels, which also implement these standards.

## Waiver of Development Standards

1. Eliminate off-site improvements (curb, gutter, streetlights and sidewalks) along Racel Street, Sisk Road and Meisenheimer Avenue where required per Section 30.04.08.

A Waiver of Development Standards is being requested to apply nonurban, or rural, street standards for the off-site improvements. The waiver is being requested for the frontages along Meisenheimer Avenue, Sisk Road and Racel Street. The waiver would omit the curb and gutter, sidewalk and streetlights typically required for 60-foot right-of-way half street improvements. By implementing the waiver, the resulting improvements include pavement widening/installation and landscaping. This waiver allows the proposed subdivision to maintain the rural character of the surrounding area and match the existing off-site improvements adjacent to the Site.

2. Eliminate street landscaping along Meisenheimer Avenue where required per Section 30.04.01.

A Waiver of Development Standards is being requested to omit the required landscaping for the frontage along Meisenheimer Avenue. This waiver allows the proposed subdivision to maintain the rural character of the surrounding area and match the existing off-site improvements adjacent to the Site. To justify the eliminated landscaping, two (2) trees will be planted in the front yard of each home fronting Meisenheimer Avenue.

3. Allow 3.5 feet of fill within 5 feet of shared property line adjacent to Rural Neighborhood Preservation Overlay, where 3 feet of fill is the maximum per Section 30.04.06.

A Waiver of Development Standards is being requested for more than 3 feet of fill within 5 feet from a shared property line. The existing terrain of the undeveloped, neighboring property to the west, APN 125-11-305-001, slopes from the northwest to southeast. This creates a low point near the southeastern property corner. Furthermore, Lot 7 was fronted to Meisenheimer Avenue instead of Racel Street at the request of the neighbors during the Neighborhood Meeting. Fronting the lot to Meisenheimer Avenue caused the lot grading to be sloped opposite

of the natural terrain, thus elevating the southwestern corner of the lot 3.5 feet above the existing grade at the shared property line. A maximum height of 3.5 feet of fill will therefore be required, and is requested for the Waiver of Development Standards, to satisfy the design criteria for this site.

4. Allow 3.5-foot retaining wall height where the maximum is 3 feet per Section 30.04.03.

A Waiver of Development Standards is also being requested for retaining wall height greater than 3 feet in height. Due to the existing terrain of the project site and the grading of Lot 7 to front Meisenheimer Avenue previously described, retaining wall greater than 3 feet in height will be required. A maximum retaining wall height of 3.5 feet, therefore, is requested for the Waiver of Development Standards to support the maximum of height of 3.5 feet of fill at the western perimeter of the property where there is residential agency.

## Design Review

A design review is being requested for the proposed subdivision design and home floor plans and elevations. A design review is also being requested for an alternative landscape plan at locations where lots are fronting a public street, and where the minimum required number of trees cannot be met, to accommodate enough space for residential driveways. A maximum amount of two (2) trees will be placed at the front yards of lots in question to meet the required amount of trees along the street frontage.

We look forward to working with Public Works for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,  
Kimley-Horn and Associates



Eric Hopkins, P.E.  
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Adel Ziade, Kimley-Horn  
Dae Duenas, Kimley-Horn

WS-24-0511

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-24-500109-KOREN STRATEGIC INVESTMENTS:**

**TENTATIVE MAP** consisting of 9 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

---

RELATED INFORMATION:

**APN:**  
125-11-305-002; 125-11-305-004

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 4.51
- Project Type: Single-family residential subdivision
- Number of Lots: 9
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 21,590 (minimum gross & net)/21,849 (maximum gross & net)

Project Description

The submitted plan depicts a proposed 9 lot single-family residential subdivision on 4.51 acres with a proposed density of 2 dwelling units per acre. The proposed subdivision is located on the north side of Racel Street, the west side of Sisk Road, and the south side of Meisenheimer Avenue. Lots 1 through 6 are primarily on the southern half of the site, and Lots 7 through 9 are on the north half of the site. Access for Lots 1 through 6 is provided via a driveway along Sisk Road which leads west toward a private street and ends on a cul-de-sac bulb. Lots 7, 8, and 9 face north toward Meisenheimer Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-19-500146	10 lot single-family residential subdivision - expired	Approved by BCC	September 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0557	Allowed an over length cul-de-sac and design reviews for increased finished grade and a proposed single-family residential development - expired	Approved by BCC	September 2019
VS-19-0558	Vacated and abandoned right-of-way being Sisk Road - expired	Approved by BCC	September 2019
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
WS-24-0511	A waiver of development standards for off-site improvements, street landscaping, increased fill, increased retaining wall height, and a design review for a proposed single-family residential subdivision is a companion item on this agenda.

**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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

**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 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 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: RICHMOND AMERICAN HOMES NEVADA, INC.  
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-305-002 & 125-11-305-004

PROPERTY ADDRESS/ CROSS STREETS: NWC Racel St and Sisk Rd

**DETAILED SUMMARY PROJECT DESCRIPTION**

Pre-Submittal application for proposed subdivision consisting of 9 single-family, detached residential units and associated improvements.

**PROPERTY OWNER INFORMATION**

NAME: Koren Strategic Investments  
 ADDRESS: 9220 Worsley Parl Place  
 CITY: Las Vegas STATE: NV ZIP CODE: 89145  
 TELEPHONE: (702) 240-5605 CELL (667) 220-0587 EMAIL: angela.pinley@mdch.com

**APPLICANT INFORMATION (must match online record)**

NAME: Richmond American Homes of Nevada  
 ADDRESS: 770 East Warm Springs Rd, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170168  
 TELEPHONE: (702) 240-5605 CELL (667) 220-0587 EMAIL: angela.pinley@mdch.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Kimley-Horn  
 ADDRESS: 6671 Las Vegas Blvd, South, Suite 320  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-623-7233 CELL 480-710-4993 EMAIL: eric.hopkins@kimley-horn.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 and 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.

*Jan W. Koren*  
 Property Owner (Signature)\*

JAN W. Koren  
 Property Owner (Print)

7.12.2024  
 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 type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) TM-24-520109  
 PC MEETING DATE \_\_\_\_\_  
 BCC MEETING DATE 11/6/24  
 TAB/CAC LOCATION ONE MOUNTAIN DATE 10/8/24

ACCEPTED BY *[Signature]*  
 DATE 9/11/24  
 FEES \_\_\_\_\_