



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

October 29, 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

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

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 October 8, 2024. (For possible action)
- IV. Approval of the Agenda for October 29, 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

**11/19/24 PC**

- 1. **VS-24-0531-DRESSLER 2023 TRUST & DRESSLER RONALD THOMAS II & JAMIE LEE TRS: VACATE AND ABANDON** easements of interest to Clark County located between Jensen Street and Grand Canyon Drive, and between Severence Lane and Solar Avenue within Lone Mountain. RM/rp/kh (For possible action)

**11/20/24 BCC**

- 2. **WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)
- 3. **VS-24-0509-USA: VACATE AND ABANDON** easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)
- 4. **WS-24-0510-USA:WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles. **DESIGN REVIEW** for single-family detached residences on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, the north side of Florine Avenue, the east side of Chieftain Street, and the west side of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)
- 5. **TM-24-500108-USA: TENTATIVE MAP** consisting of 39 lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, the north side of Florine Avenue, the east side of Chieftain Street, and the west side of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

VII. General Business  
None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: November 12, 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

October 8, 2024

## MINUTES

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

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 6:34 p.m.
- II. Public  
Comment None
- III. Approval of September 24, 2024, Minutes  
  
**Moved by: KIMBERLY BURTON**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for October 8, 2024  
  
**Moved by: CHRIS DARLING**  
**Action: Approved agenda, combining items 2 & 3 to be heard together**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & 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**

**Action: APPROVED as submitted subject to staff conditions**

**Moved By: KIMBERLY BURTON**

**Vote: 4/0 Unanimous**

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**

**Action: APPROVED with following conditions: (1) eliminate streetlights but add more intense landscaping at entrance and in front of each house, (2) new homebuyers given disclaimer that there are animals in the area (smell, noise, etc), and (3) part of Sisk and Racel have gravel or chat material so horses can easily walk on the roads.**

**11/6/24 BCC**

**Moved By: KIMBERLY BURTON**

**Vote: 4/0 Unanimous**

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**

**Action: APPROVED as submitted subject to staff conditions**

**Moved By: KIMBERLY BURTON**

**Vote: 4/0 Unanimous**

VII. General

Business None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be October 29, 2024

X. Adjournment

The meeting was adjourned at 7:46 p.m.

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0531-DRESSLER 2023 TRUST & DRESSLER RONALD THOMAS II & JAMIE LEE TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jensen Street and Grand Canyon Drive, and between Severence Lane and Solar Avenue within Lone Mountain (description on file). RM/rp/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

125-18-402-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of 33 foot wide patent easements located along the west property boundary and a 3 foot wide patent easement located along the north property boundary. The applicant is requesting to vacate the 33 foot wide and 3 foot wide patent easements since the easements are no longer needed as the properties surrounding the subject parcel are fully developed and the adjacent right of ways are improved with existing utilities.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified R-U and R-E to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) zoning and from R-A to 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, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences
East	City of Las Vegas	R-1	Single-family residences

**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 needed 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**

- Drainage study and compliance;
- 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.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** MAYRA JIMENEZ

**CONTACT:** HANNAH SWAN, 1911 GRANEMORE STREET, LAS VEGAS, NV 89135



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-18-402-002

PROPERTY ADDRESS/ CROSS STREETS: Grand Canyon Drive and Severence Lane

**DETAILED SUMMARY PROJECT DESCRIPTION**

vacation of patent easements along west and north sides of property.

**PROPERTY OWNER INFORMATION**

NAME: Dressler 2023 Trust and DRESSLER RONALD THOMAS II & JAMIE LEE TR  
 ADDRESS: 7349 SKYLINE VISTA CT  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89149  
 TELEPHONE: 702-408-4008 CELL: \_\_\_\_\_ EMAIL: rtdressler@icloud.com

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

NAME: Dressler 2023 Trust and DRESSLER RONALD THOMAS II & JAMIE LEE TR  
 ADDRESS: 7349 SKYLINE VISTA CT  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89149 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-306-0757 CELL 702-899-3639 EMAIL: mayraj@blackmountainconstruction.com

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

NAME: Hannah Swan  
 ADDRESS: 1911 Granemore Street  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-738-4655 CELL 702-738-4655 EMAIL: hannahmswan3@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 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.

Property Owner (Signature)\*

Ronald Dressler II  
Property Owner (Print)

07/11/2024  
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 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) VS-24-0531

ACCEPTED BY RP

PC MEETING DATE 11/19/24

DATE 9/25/24

BCC MEETING DATE \_\_\_\_\_

FEES \$1000.00

TAB/CAC LOCATION Lohe Mountain

DATE 10/29/24



Dressler Ronald and Jamie Lee  
125-18-402-002  
Severance and Grand Canyon Drive

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89169

To Whom it May Concern;

On behalf of my client I would like to respectfully submit this request to vacate the patent easements for the parcel 125-18-402-002. The request is to vacate the West 33 foot patent easement and the north 3 feet of the patent easement. The owner is building their home on the property and the patent easements are no longer needed as the properties surrounding their parcel are fully developed and the roadways Severance and Grand Canyon Drive are improved with existing utilities.

Please accept this request, if you have any questions or concerns please contact me at 702-738-4655.

Sincerely,



Hannah Swan  
Planner / Senior Project Coordinator

VS-24-0531  
2024/05/31

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay.

Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

125-32-302-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front setback for a proposed single-family residence to 28 feet where 40 feet is required per Section 30.02.04 (a 30% reduction).
2. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.5
- Project Type: Single-family residence
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 4,257 (living space)/1,170 (garage)/798 (covered patio)

Site Plan

The plan depicts a proposed single-family residence with a garage on the west side of El Capitan Way. The proposed residence is shown 28 feet from the front property line on El Capitan Way, over 43 feet from the north property line, and 14 feet from the south property line and over 41 feet from the west (rear) property line, with a patio cover extending a few feet beyond the footprint of the house. A circular driveway is shown with access from El Capitan Way.

Landscaping

Trees are shown along El Capitan Way as required by Title 30.

Elevations

The elevations depict a proposed single-story single-family residence. The front elevation, facing El Capitan Way, depicts 2 garage doors on the right side, a centrally located front door, and 4 windows on the left side. All windows and doors are shown with architectural features such as stone veneer and pop-outs. The front entry is recessed under a cover with a transom window above. The north and south elevations depict several windows with architectural pop-outs surrounding them. The north elevation depicts a single door for garage access. The south elevation depicts a single door for access to the game room. The rear elevation depicts a centrally located covered patio which is accessed by a sliding patio door and the windows are shown with architectural pop-outs surrounding them.

Floor Plans

The plans depict a garage, home office, and game room in the front of the home. The entryway gives access to a foyer, formal dining room, great room, and kitchen. The north side of the home shows 2 bedrooms, bathroom, and a home gym while the south side shows a master bedroom suite, second bedroom, laundry room, and a tech closet. A covered patio is shown on the rear of the home and is approximately 50 percent of the width of the home.

Applicant's Justification

The applicant states they are seeking a waiver of development standards to reduce the front setback for the proposed single-family residence by 12 feet to allow them more room in the backyard to add a pool and play area in the future. They further state that they would like to waive all off-site improvements which includes the curb, gutter, sidewalk, partial paving, and streetlights. However, they do plan to comply with Title 30 and plant trees along El Capitan Way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified 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, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	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**

#### 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

Staff typically does not support requests to reduce setbacks unless sufficient mitigating measures are included to minimize the impact on adjacent properties. Staff finds that the applicant has not provided such mitigation, and that the encroachment into the required setbacks is a self-imposed hardship that can be avoided by constructing the single-family residence at the typical RS20 setback of 40 feet. Therefore, staff cannot support this request.

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

#### Waiver of Development Standards #2

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**

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**

- Execute a Restrictive Covenant Agreement (deed restrictions).

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

**TAB/CAC:**

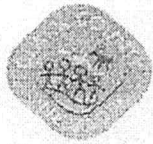
**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MATTHEW CROCKER

**CONTACT:** JAMASON THEODORE, MKT HOLDINGS LLC, 4504 SAN JUAN AVENUE,  
NORTH LAS VEGAS, NV 89032

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-32-302-012

PROPERTY ADDRESS/ CROSS STREETS: Washburn/El Capitan

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards for a 28 ft set back in lieu of 40 ft at front of property. Waiver for full offsite improvements including but not limited to; curbs, gutters, sidewalks, street lights, etc.

### PROPERTY OWNER INFORMATION

NAME: Crocker Family Revocable Living Trust  
 ADDRESS: 7649 Highland Pony St  
 CITY: Las Vegas STATE: NV ZIP CODE: 89149  
 TELEPHONE: \_\_\_\_\_ CELL 702/218-0356 EMAIL: mcrocker90@gmail.com

### APPLICANT INFORMATION (must match online record)


NAME: Matthew and Dana Crocker  
 ADDRESS: 7649 Highland Pony St  
 CITY: Las Vegas STATE: NV ZIP CODE: 89149 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 702/218-0356 EMAIL: mcrocker90@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Andria Arsen / Jamason Theodore  
 ADDRESS: 4504 San Juan Ave  
 CITY: N Las Vegas STATE: NV ZIP CODE: 89032 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702/379-1113 CELL 702/883-7171 EMAIL: mktholdings@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.

  
 Property Owner (Signature)\*

Matthew Crocker  
 Property Owner (Print)

8/19/2024  
 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 type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) 24-0522  
 PC MEETING DATE \_\_\_\_\_  
 RCC MEETING DATE 11/20/24  
 TAB/CAC LOCATION Home Mtn.

ACCEPTED BY SM  
 DATE 9/23/24  
 FEES 800.00

DATE 10/24/24

Clark County Nevada  
Department of Comprehensive Planning  
500 S Grand Central Parkway  
Las Vegas, NV 89135

Re: Justification Letter – APN #125-32-302-0.2

To Whom It May Concern:

This letter is written in reference to the above-mentioned APN #. I am requesting a waiver of standards for a set back of 28ft set back at the front of my property in lieu of the standard 40ft. We would like to be able to utilize as much of the back yard as possible for a future pool and play area for our family.

We are also requesting a full on-site improvement waiver for curbs, gutters, sidewalk, streetlights, etc.

We will install 4 large trees along the front of the property as required, approximate location included on plans.

Thank you for your time and consideration

Matthew Crocker

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0509-USA:**

**VACATE AND ABANDON** easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

138-06-801-004; 138-06-801-011

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans provided show 1 patent easement and 2 BLM right-of-way grants that are proposed to be vacated. The patent easement is shown in the southeastern portion of the site and consists of a 33 foot wide easement located on the northern, western, and southern portions of APN 138-06-801-004. The first of the 2 BLM right-of-way grant easements to be vacated is along the existing Helena Avenue alignment in the northern portion of the site. This easement consists of a 30 foot wide portion that runs along the entire southern portion of the Helena Avenue alignment between Chieftain Street and Fort Apache Road, and another 30 foot wide portion that consists of the western half of the northern portion of the Helena Avenue alignment between the same streets. The second BLM right-of-way grant to be vacated is along the northern portion of the Hickam Street alignment between Chieftain Street and Fort Apache Road. This easement is shown to be 30 feet wide and runs along the entire northern half of the Hickam Street alignment.

The plans also show that there are 2 rights-of-way that are proposed to be vacated. The first portion of right-of-way to be vacated is the dedicated portion of Helena Avenue between Chieftain Street and Fort Apache Road. This portion of Helena Avenue is the eastern 250 feet of the northern 30 feet of Helena Avenue in the northeastern portion of the site. The other right-of-way to be vacated, Hickam Avenue, is located between Chieftain Street and Fort Apache Road. This portion of Hickam Avenue consists of the western 97 feet of the southern 30 feet of the Hickam Avenue alignment that was previously dedicated.

The applicant states that these easements and rights-of-way are no longer needed or are not necessary for the development of the site. In addition, the vacation of these easements and rights-of-way will not result in any parcel losing legal access to a street.



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Single-family detached residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	RS20 (NPO-RNP) & R-PD2	Single-family detached residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Single-family detached residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0510	A waiver of development standards for a single-family detached subdivision is a companion item on this agenda.
TM-24-500108	A tentative map for a 39 lot single family detached subdivision map is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff cannot support the request to vacate the right-of-way, patent, and BLM right-of-way easements. Helena Avenue and Hickam Avenue will be imperative for traffic circulation in this area. It is premature to not continue the Helena Avenue and Hickam Avenue alignments since they are established roadway alignments and the potential growth in this area will be imperative for traffic circulation. With the vacant land, some proposed as school sites, traffic will spread to all the adjacent streets creating congestion and vehicle conflicts.

**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:

- Satisfy utility companies' requirements.

- Applicant is advised within 4 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**

- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Chieftain Street, 50 feet for Fort Apache Road, 18 feet for Hickam Avenue, and associated spandrels;
- 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.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

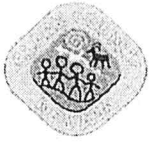
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TEMPLETON DEVELOPMENT**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118**



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-06-801-011

PROPERTY ADDRESS/ CROSS STREETS: Chieftain & Craig

**DETAILED SUMMARY PROJECT DESCRIPTION**

Single Family Residential Subdivision

**PROPERTY OWNER INFORMATION**

NAME: USA c/o Bureau of Land Management - Southern Nevada District (Attn: Brad Gallimore)  
 ADDRESS: 4701 N Torrey Pines Drive  
 CITY: Las Vegas STATE: NV ZIP CODE: 89130  
 TELEPHONE: (702) 515-5069 CELL \_\_\_\_\_ EMAIL: sgallimore@blm.gov

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

NAME: Lone Mountain Estates LLC  
 ADDRESS: 3311 S. Rainbow Blvd., Ste 225  
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-873-6700 CELL \_\_\_\_\_ EMAIL: KT@Ktri.Biz

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

NAME: Taney Engineering Attn: Emily Sidebottom  
 ADDRESS: 6030 S Jones Blvd  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # N/A  
 TELEPHONE: 702-362-8844 CELL N/A EMAIL: emilys@taneycorp.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.

DocuSigned by:  
  
 07950883ACFF484  
 Property Owner (Signature)\*

Lone Mountain Estates LLC  
 By: NSM, LLC - Its Manager  
 By: Kenneth L. Templeton, Manager  
 Property Owner (Print) 4/18/2024  
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 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) VS-24-0509

ACCEPTED BY [Signature]

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

DATE 9/16/24

BCC MEETING DATE 11/20/24

FEES \$1,200

TAB/CAC LOCATION Lone Mtn.

DATE 10/29/24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-06-801-004

PROPERTY ADDRESS/ CROSS STREETS: Chieftain & Craig

### DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision

### PROPERTY OWNER INFORMATION

NAME: Khy Senh and Quang Chung Thi Nguyen, Trustees of the Senh-Nguyen Revocable Living Trust Dated April 4, 2014

ADDRESS: 3693 Frank Derek Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89139

TELEPHONE: \_\_\_\_\_ CELL: (702) 493-4933 EMAIL: khysenh@yahoo.com

### APPLICANT INFORMATION (must match online record)

NAME: Lone Mountain Estates LLC

ADDRESS: 3311 S. Rainbow Blvd., Ste 225

CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-873-6700 CELL \_\_\_\_\_ EMAIL: KT@Ktri.Biz

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # N/A

TELEPHONE: 702-362-8844 CELL N/A EMAIL: emilys@taneycorp.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.

DocuSigned by:  
  
Property Owner (Signature)\*

DocuSigned by:  
  
KHY SENH and QUANG CHUNG THI NGUYEN,  
TRUSTEES OF THE SENH-NGUYEN REVOCABLE  
LIVING TRUST DATED APRIL 4, 2014  
Property Owner (Print)

3/14/2024  
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 type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) VS-24-0509  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 11/20/24  
TAB/CAC LOCATION Lone Mtn.

ACCEPTED BY [Signature]  
DATE 9/18/24  
FEES \$1,200

DATE 10/29/24



## TANEY ENGINEERING

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

September 11, 2024

Clark County  
Department of Public Works  
500 South Grand Central Parkway  
Las Vegas, NV 89155

Re: **Chieftain & Craig**  
**APR-24-100071**  
**APN: 138-06-801-004 & a portion of 138-06-801-011**  
**Justification Letter**

PLANNER  
COPY

VS-24-0509

To whom it may concern:

Taney Engineering, on behalf of Ken Templeton Realty & Investments Inc., is respectfully submitting justification for the following vacations.

### **BLM Grant Vacation**

This request is to vacate the 30-foot-wide portions of the BLM grant per 20030331:00659 located adjacent to the Helena Avenue alignment. This site will be fully developed into a single-family residential subdivision; therefore, the BLM grant is no longer needed.

### **BLM Grant Vacation**

This request is to vacate the 30-foot-wide portion of the BLM grant per 961230:01037 located adjacent to the Hickam Avenue alignment. This site will be fully developed into a single-family residential subdivision; therefore, the BLM grant is no longer needed.

### **Patent Easement Vacation**

This request is to vacate 33-foot-wide portions of a patent easement per 1158896 in the southeast corner of the proposed development. This site will be fully developed into a single-family residential subdivision; therefore, the patent easement is no longer needed.

### **Right-of-Way Vacation**

This request is to vacate the existing 30' right-of-way per document #0513:0472033, north side of Helena Avenue. This site will be fully developed into a single-family residential subdivision; therefore, the right-of-way is no longer needed.

### **Right-of-Way Vacation**

This request is to vacate a portion of the existing 30' right-of-way per document #20050713002900, south side of Hickam Avenue. This site will be fully developed into a single-family residential subdivision; therefore, the right-of-way is no longer needed.



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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Thomson'. The signature is written in a cursive style with a long horizontal line extending to the right.

Jeff Thomson, EI  
Assistant Project Manager

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0510-USA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.

**DESIGN REVIEW** for single-family detached residences on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Craig Road, the north side of Florine Avenue (alignment), the east side of Chieftain Street, and the west side of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

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RELATED INFORMATION:

**APN:**

138-06-801-004; 138-06-801-011 ptr

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the minimum gross lot size to 16,801 square feet where 20,000 square feet is the minimum per Section 30.02.04B (a 16% reduction).
2. Reduce the minimum net lot size to 12,927 square feet where 18,000 square feet is the minimum per Section 30.02.04B (a 28.2% reduction).
3. Reduce the front setback to 20 feet where 40 feet is the minimum per Section 30.02.04B (a 50% reduction).
4. Allow a gated community within the Neighborhood Protection (RNP) Overlay area where not permitted per Section 30.02.26F.
5. Reduce the width of street landscaping to 5 feet where 6 feet is the minimum per Section 30.04.01D (a 16% reduction).
6. Reduce the setback of a residential call box to 36 feet where guard enclosures and related equipment shall be set back no less than 50 feet from the right-of-way line of the intersection street per Section 30.04.03E (a 28% reduction).
7. Eliminate off-site improvements (curb, gutter, sidewalks, and streetlights) where required per Section 30.04.08C.
8. Increase the length of a non-through public street (Hickam Avenue) without a County approved turnaround to 158 feet where 150 feet is the maximum per Section 30.04.08D (a 5% increase).
9. Eliminate the requirement for street knuckles where knuckles are required per Uniform Standard Drawing 211.

## LAND USE PLAN:

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

## BACKGROUND:

### Project Description

#### General Summary

- Site Address: N/A
- Site Acreage: 22.14 (site)/32.12 (overall)
- Project Type: Single-family detached residential subdivision
- Number of Lots: 39
- Density (du/ac): 1.76
- Minimum/Maximum Lot Size (square feet): 16,801/31,317 (gross)/12,927/22,386 (net)
- Number of Stories: 1 to 2
- Building Height (feet): 17.7 (minimum)/33.5 (maximum)
- Square Feet: 3,299 (minimum)/5,004 (maximum)
- Parking Required/Provided: 86/86

#### Site Plans

The plans depict that the proposed single-family detached subdivision will be located on a 22.1 acre portion of a larger 32.1 acre site located at the southeast corner of Craig Road and Chieftain Street. The plans show that a 10 acre portion located in the southwest portion of the overall site will be split off from the site and will remain undeveloped under the Bureau of Land Management. The plans show that the site will be divided into 39 lots with the density for the site shown to be 1.76 dwelling units per acre. The site will be accessed solely from Fort Apache Road from a 56 foot wide private street being Manari Avenue. The entry street will contain an access gate, an egress gate, 2 medians, and a call box. The plans show the access gate will be set back 68 feet from the property line and 81 feet from the lip of the gutter of the intersecting street. The egress gate will be 58 feet from the property line and 72 feet from the lip of gutter of the intersecting street with the call box being located 50 feet from the lip of gutter and 36 feet from the property line. The main entry street splits into 2 smaller 39 foot east-west private streets to the west of the gate and intersects with a main north-south 39 foot wide private street located on the west side of the site. This main private street extends the length of the site and terminates in the north with a 39 foot wide small stub street. In the south, the main private street terminates in an east-west 41 foot wide private street. This southern private street terminates in a hammerhead cul-de-sac in the east and a stub street in the west. There are rows of lots on each side of the internal private streets. The lot ranges in size from 16,801 square feet up to 31,317 square feet in terms of gross lot area and from 12,927 square feet up to 22,386 square feet in terms of net lot area. The lots as shown generally have a 40 foot front setback from the middle of the street and a 20 foot setback from the back of the proposed private streets. All driveways are shown to be a least 20 feet long.

#### Landscaping

The plan shows that a 5 foot wide existing detached sidewalk is provided along the portions of Fort Apache Road that are adjacent to the site. Sidewalks on the remaining exterior roads are not provided. Along all exterior roads, a 5 foot wide landscaping strip is provided on-site behind the property line, except for within sight zone and where driveways and drainage and other



easements are proposed. Additionally, a 6 foot wide landscape strip is provided along the north side of the portion of Hickam Avenue that will remain. Within these landscaping strips are a single row of alternating Shoestring Acacia (*Acacia Stenophylla*) and Indian Rosewood (*Delbergia Sisso*) trees generally spaced every 30 feet on center. Overall, a total of 101 large trees are required with 110 large trees provided throughout the site. Additionally, 5 foot landscaping strips with various shrubs species are provide on the east side of the main north-south street between the Hickam Avenue and Helena Avenue alignments and on the west side of the north-south street directly to the west of the entrance gate. These landscape strips have been installed to allow for an increase in retaining wall height.

Elevations & Floor Plans

The elevations provided show a total of 14 different options for the exterior design of the homes that can be constructed within the development. There are 7 different models/floor plans overall with each having 2 elevation options. All options are either 1 or 2 stories tall and range in height from 17.7 feet to 33.5 feet. All residences are shown to consist of painted stucco, flat roofs with 3 options allowing for gabled metal roofs, window accents and recessing, variations in roofline, and building pop-outs and extensions. All models are shown with a covered entry courts or courtyards, stone or wood veneer accents, awnings, and significant fenestration.

The models shown range in size 3,299 square feet up to 5,004 square feet, including patio, courtyard, and garage space, spread across 1 to 2 stories. Each model is shown to have 3 to 5 bedrooms with options that include additional bedrooms, bonus rooms, lofts, game rooms, gourmet kitchens, and additional bathroom options. All homes have garage space for 2 cars up to 5 cars with optional RV garage space as well.

Applicant’s Justification

The applicant states that the proposed subdivision will utilize the existing zoning resulting in a product that will be in-line with surrounding developments. They also state that sufficient landscaping has been provided around the perimeter and within the site. The applicant indicates that sidewalks and off-sites are not needed in this area due to the rural nature of the area and general lack of such improvements in the surrounding developments, and the reduction in landscaping strip width is also justified for this reason. The applicant also states that the reduction in the lot area is done to efficiently use the site while maintaining the required density of 2 dwelling units per acre. The applicant also justifies the reduction of front setbacks and the gating of the community on the similarities of the proposed design to similar developments that are directly adjacent or abutting to the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Single-family detached residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	RS20 (NPO-RNP) & R-PD2	Single-family detached residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Single-family detached residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0509	A vacation and abandonment of patent easements, BLM right-of-way grants, and rights-of-way is a companion item on this agenda.
TM-24-500108	A tentative map for a 39 lot single family detached 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.

Waivers of Development Standards #1 & #2

The purpose of minimum lot sizes is to assure that there is sufficient space to build the necessary structures on the specified lots, to avoid overcrowding of structures, and to maintain an appropriate density for both the development and surrounding neighborhood. Staff finds that the proposed development will be able to maintain a density under the required 2 dwellings per acre and several of the home styles should be able to be accommodated on the reduced size lots without exceeding the lot coverage requirement. With that said, staff finds that the requested lot size reduction is excessive for the smallest lots and would be out of place for the surrounding area. Nearly all lots within the surrounding area that are under Clark County’s jurisdiction are over the required gross lot size minimum required of the RS20 zone, but there are several subdivisions nearby within the City of Las Vegas which do have lot sizes that would be similar to the proposed lots. Staff also finds that the proposed lot sizes do not comply with the purpose of the NPO-RNP overlay and the RS20 Zone. Many of the reduced lots would not be suitable for agricultural and animal uses and would not maintain the rural character of the area. Finally, staff

finds that, since this subdivision could be designed with fewer lots to allow all lots to meet the minimum lot size, this request is a self-imposed hardship. For these reasons, staff cannot support these waivers of development standards.

#### Waiver of Development Standards #3

The purpose of minimum front setbacks is to provide for a safe distance of homes from the adjacent street and to prevent a canyoning effect of structures along the street, as well. Even though the surrounding developments have a similar placement of homes with similar setbacks to the street, staff finds that the proposed setbacks could result in homes that are incredibly close to the street and could create safety issues and a tight feel due to the reduced lot sizes as well. In addition, staff finds that the homes and lots could be sited and sized to accommodate the necessary setbacks, meaning this request is a self-imposed hardship. For these reasons, staff cannot support this request.

#### Waivers of Development Standards #4 & #6

Staff finds that the proposed gating of the community should not impact the surrounding neighborhood nor the rural feel of the Lone Mountain area, as this portion of Lone Mountain contains several gated communities, with many only containing 4 lots. In addition, the gating of the subdivision should also help to provide a safer street network within the subdivision and reduce the possible safety issues that can be caused by reduced front setbacks. Finally, while staff finds that the gates will be sufficiently set back, the proposed reduction in the call box setback could result in the queuing of cars that could impact traffic on Fort Apache Road and create unsafe conditions due to the number of lots within the subdivision. Although, staff has no objection to waiver of development standards #4, staff recommends denial of both waivers as staff cannot support waiver of development standards #6.

#### Waiver of Development Standards #5

Staff finds that the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. Staff finds that in this area there is a general lack of both sidewalks and landscaping. In addition, the applicant is providing landscaping along all streets and in the appropriate number, size, and locations. The provision of this landscaping should help to shade surrounding areas and reduce possible effects from the heat island effect. In addition, 5 feet is a standard landscape strip size for the size of trees being provided and should not affect the growth of the street trees. In general, staff finds that the amount of landscaping be provided is sufficient and in the correct locations for the best benefit. With that said, staff finds that like the other waivers being requested, the site could have been designed to meet the required landscaping strip width and avoid the need for this request. Since this waiver is the result of a self-imposed hardship, staff is unable to support this request.

#### Design Review

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

Staff finds that the proposed residential development is similar in character to other developments within the area. There are similar rural residential developments to the north, east, and west. In addition, the proposed development will also help to activate an unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds that the proposed architecture and garage styles are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed designs are attractive, modern, and fit the aesthetics of the newer homes in the Ranch Estate Neighborhoods of Lone Mountain. Each lot is provided with sufficient access to the internal and external street systems and on-site parking is well provided to avoid issues that can arise from on-site parking. With that said, staff is concerned that some design choices, such as the reduction in the front setback and the reduced lots sizes could lead to increased impacts on surrounding properties and those within the subdivision without any additional mitigation provided. In addition, staff finds that the reduced net lot area could cause future undue burdens for those living in the subdivision and could inhibit the future use of these lots for the rural activities that are expected within the Ranch Estate Neighborhoods. While staff finds that the proposed subdivision supports Master Plan Policies 1.3.1, 1.4.4, and 1.5.1 and Lone Mountain Specific Policies LM-1.2 and LM-1.3, which all support the development of compatible and continuous rural estate developments within in-fill areas of existing Ranch Estate Neighborhoods and Rural Neighborhood Protection Areas; however, the proposed development is inconsistent with Master Plan Policies 1.3.5 and 1.5.3 and Lone Mountain Specific Policy LM-1.4, which emphasize the development of neighborhoods which protect the traditional rural activities within the NPO-RNP and Ranch Estate Neighborhood areas and which foster the development of neighborhoods with lots which contain at least 20,000 square feet in area. For these reasons, staff is unable to support this request.

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

##### Waiver of Development Standards #6

Staff cannot support the request to reduce the call box distance from the right-of-way. This reduces the safety of vehicles entering the community and stacking in the right-of-way. It is imperative that traffic can flow without the interruption of vehicles attempting to access the community. The spandrels are undeveloped and can be designed to meet the minimum standard.

##### Waiver of Development Standards #7

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.

##### Waiver of Development Standards #8

Staff cannot support the request to not have a turnaround on Hickam Avenue. Traffic will have to perform a multi-point U-turn in the right-of-way creating potential collisions.

##### Waiver of Development Standards #9

Staff cannot support the request to not provide a knuckle on Cuevas Avenue and Manari Avenue and Lethem Avenue and Manari Avenue. Knuckles are important to give drivers better visibility when traveling with homes and vehicles parking along the curve of the street.

## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Review for approved turnarounds for Hickam Avenue and Helena Avenue;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Chieftain Street, 50 feet for Fort Apache Road, 18 feet for Hickam Avenue, and associated spandrels.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT: TEMPLETON DEVELOPMENT**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
98118**



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-06-801-011

PROPERTY ADDRESS/ CROSS STREETS: Chieftain & Craig

**DETAILED SUMMARY PROJECT DESCRIPTION**

Single Family Residential Subdivision

**PROPERTY OWNER INFORMATION**

NAME: USA c/o Bureau of Land Management - Southern Nevada District (Attn: Brad Gallimore)  
 ADDRESS: 4701 N Torrey Pines Drive  
 CITY: Las Vegas STATE: NV ZIP CODE: 89130  
 TELEPHONE: (702) 515-5069 CELL \_\_\_\_\_ EMAIL: sgallimore@blm.gov

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

NAME: Lone Mountain Estates LLC  
 ADDRESS: 3311 S. Rainbow Blvd., Ste 225  
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-873-6700 CELL \_\_\_\_\_ EMAIL: KT@Ktri.Biz

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

NAME: Taney Engineering Attn: Emily Sidebottom  
 ADDRESS: 6030 S Jones Blvd  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # N/A  
 TELEPHONE: 702-362-8844 CELL N/A EMAIL: emilys@taneycorp.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.

DocuSigned by:  67958083CFF494 Property Owner (Signature)	Lone Mountain Estates LLC By: NSM, LLC - Its Manager By: <u>Kenneth L. Templeton, Manager</u> Property Owner (Print)	4/18/2024 _____ Date
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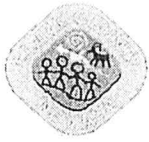
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<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

APPLICATION # (s) WS-24-0510  
 PC MEETING DATE \_\_\_\_\_  
 BCC MEETING DATE 11/20/24  
 TAB/CAC LOCATION Lone Mtn.

ACCEPTED BY [Signature]  
 DATE 9/16/24  
 FEES \_\_\_\_\_

DATE 10/29/24



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-06-801-004

PROPERTY ADDRESS/ CROSS STREETS: Chieftain & Craig

**DETAILED SUMMARY PROJECT DESCRIPTION**

Single Family Residential Subdivision

**PROPERTY OWNER INFORMATION**

NAME: Khy Senh and Quang Chung Thi Nguyen, Trustees of the Senh-Nguyen Revocable Living Trust Dated April 4, 2014  
 ADDRESS: 3693 Frank Derek Ave  
 CITY: Las Vegas STATE: NV ZIP CODE: 89139  
 TELEPHONE: \_\_\_\_\_ CELL: (702) 493-4933 EMAIL: khysenh@yahoo.com

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

NAME: Lone Mountain Estates LLC  
 ADDRESS: 3311 S. Rainbow Blvd., Ste 225  
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-873-6700 CELL \_\_\_\_\_ EMAIL: KT@Ktri.Biz

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

NAME: Taney Engineering Attn: Emily Sidebottom  
 ADDRESS: 6030 S Jones Blvd  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # N/A  
 TELEPHONE: 702-362-8844 CELL N/A EMAIL: emilys@taneycorp.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.

DocuSigned by:  Property Owner (Signature)*	DocuSigned by:  KHY SENH and QUANG CHUNG THI NGUYEN, TRUSTEES OF THE SENH-NGUYEN REVOCABLE LIVING TRUST DATED APRIL 4, 2014 Property Owner (Print)	3/14/2024 _____ Date
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- DEPARTMENT USE ONLY:
- |                              |                             |                              |                               |                             |                             |                             |
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| <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) <u>WS-24-0510</u>	ACCEPTED BY <u>[Signature]</u>
PC MEETING DATE _____	DATE <u>9/16/24</u>
BCC MEETING DATE <u>11/20/2024</u>	FEES _____
TAB/CAC LOCATION <u>LONE MOUNTAIN</u>	DATE <u>10/29/2024</u>



## TANEY ENGINEERING

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

September 11, 2024

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

Re: **Chieftain & Craig**  
**APR-24-100071**  
**APN: 138-06-801-004 & a portion of 138-06-801-011**  
**Justification Letter**

Planner  
Copy

WS-24-0510

To whom it may concern:

Taney Engineering, on behalf of Ken Templeton Realty & Investments Inc., is respectfully submitting justification for a Tentative Map, and Waivers of Development Standards for a proposed single-family residential subdivision.

### Tentative Map

A Tentative Map is requested to allow for the development of a 22 gross-acre, 39 lot single-family residential subdivision with 1.76 dwelling units per acre generally located south of Craig Road between Chieftain Street to the west and Fort Apache Road to the east.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood), within an RNP-I (Rural Neighborhood Preservation) Overlay District. We are not requesting any modifications to the current zoning or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North & West: RS20 (Residential Single-Family 20); RN (Ranch Estates Neighborhood)
- East: R-PD2 (Residential Planned Development); DR (Desert Rural); City of Las Vegas jurisdiction
- South: RS20 (Residential Single-Family 20); RS10 (Residential Single-Family 10); LN (Low-Intensity Suburban Neighborhood)

Craig Road, Fort Apache Road, Chieftain Street, Helena Avenue, and Hickam Avenue will remain in their existing conditions. All lots will be accessed from Fort Apache Road via a 39-foot private street with 30" modified roll curb and gutter, that terminates in a hammerhead.

Perimeter landscaping is provided. A 6-foot landscape buffer will be located along Craig Road, Fort Apache Road, Chieftain Street, and Hickam Avenue.





### **Waiver of Development Standards – Off-Site Improvements**

This request is to waive Section 30.04.08.C requiring full off-site improvements Craig Road, Chieftain Street, Helena Avenue, and Hickam Avenue. The proposed development is zoned RS20 (Residential Single-Family 20) and situated in an area where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, streetlights. Fort Apache will continue to have the existing sidewalk.

### **Waiver of Development Standards – Detached Sidewalk**

This request is to waive Section 30.04.03.D.7.i requiring 5-foot detached a minimum 15-foot-wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet wide on each side of 5-foot-wide sidewalk Fort Apache Road. The proposed development is within rural neighborhoods where rural street improvements (non-urban standards) have been previously accepted. Since there are no sidewalks or landscape buffers that comply with Section 30.04.03.D.7.i adjacent to the site, we believe it is appropriate to maintain similar standards.

### **Waiver of Development Standards – Alternative Street Landscape and Buffer**

This request is to waive Section 30.04.03.D.7.ii(a) requiring a 6-foot-wide minimum landscaping strip along Craig Road, Chieftain Street, Helena Avenue, and Hickam Avenue. We are proposing to instead add the 5-foot landscape behind the property line on Craig Road, Chieftain Street, Helena Avenue, and Hickam Avenue. These are the streets that are near the rural neighborhood, and we are waiving offsites. The current traffic levels on Craig Road, Chieftain Street, Helena Avenue, and Hickam Avenue are manageable and do not foresee any significant impact from the proposed reduction in landscape. Furthermore, the proposed site has a landscape easement in contrast to the adjacent neighborhoods, we believe that this change will not negatively impact the community. We believe it is appropriate to propose these standards.

### **Waiver of Development Standards – Reduction of Lot Area (Gross & Net)**

This request seeks a waiver of Section 30.02.04.B, which mandates a minimum gross lot size of 20,000 square feet and a net lot size of 18,000 square feet. The smallest gross lot size proposed is 16,801 square feet, representing a 16% reduction from the established standards. Similarly, the smallest net lot size proposed is 12,927 square feet, indicating a 28.2% reduction from the prescribed standards.

The proposed development falls within the RS20 zoning classification, permitting a density of no more than 2 dwelling units per acre. The proposed development is meticulously designed to fully utilize the site while strictly adhering to the 2-dwelling unit per acre requirement.

### **Waiver of Development Standards- Front Setbacks**

This request is to waive Section 30.02.04. B to allow 20- foot front setback on lots 1-9 where a 40- foot front setback is required from back of curb. To the west of the site the front setbacks for the house are approximately 20-24 feet from back of curb. To the south of the site the houses have a front setback of approximately 20-26 feet from back of curb. To the north of the site the houses front set back is about 20 feet from back of curb. The surrounding area features setbacks of 20 feet from the back or curb, which aligns with the established standards of the neighborhood. This standard ensures consistency and maintains the aesthetic integrity of the area, which



we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible.

#### **Waiver of Development Standards – Gated Community within RNP NPO**

This request seeks a waiver of Section 30.02.26.F.4.i(d)(2), which states gated communities within the RNP NPO area are not permissible. This development is in an area where gated communities have been previously permitted. Presently, we do not anticipate that the introduction of an additional gated community will have a large negative effect on traffic flow in the surrounding area.

#### **Waiver of Development Standards – Single Access Point**

This request seeks a waiver of Section 30.04.09.C.1, which states that single-family residential subdivisions which are greater than 5 acres require a minimum of two access points. The development proposes multimillion-dollar homes, and from a safety perspective, consolidating access to a single point rather than multiple entrances would be more advantageous. Additionally, with the installation of a gate, we anticipate that potential negative traffic impacts on Fort Apache will be mitigated. Adequate queuing length is ensured from the call box to the beginning of the right of way.

#### **Waiver of Development Standards – Providing a County Approved Turn Around**

This request seeks a waiver of Section 30.04.08.D.3, which states that non-through streets at lengths greater than 150 feet shall be required to dedicate an appropriate turnaround area. The length Hickam Avenue is 158'; 8' longer than the requirement. Providing a large turnaround area would significantly impact on the site as half of the proposed lots that abut Hickam Avenue already do not meet the net requirement. Providing a turnaround in this area would impact these lots even further.

#### **Waiver of Development Standards – Knuckle**

This request seeks a waiver of providing a Knuckle per Uniform Standard Drawing 211. The driveways adjacent to the radii where the knuckles are not completely in the radius.

#### **Waiver of Development Standards – Call Box Distance from R/W**

This request seeks a waiver of Section 30.04.03.E.2.iii, which states that guard enclosures and/or related equipment shall be set back no less than 50 feet from the right-of way line of the intersecting street. We are requesting that the distance be reduced to 36' to the right of way line. Keep in mind that the right-of-way line for Fort Apache is at the back of the detached sidewalk which is very unique, instead of being at the back of curb. If the R/W was at the back of curb per usual, then the reduction that we would be asking for would only be for 48'. Why this is the case is we have designed the site to conform with CCAUSD #222.1 which shows that the call box is 50' from the lip of gutter. The entry way conforms with this standard and adequate queuing length is ensured from the call box to the beginning of the right of way.



### **Waiver of Development Standards – Vacation of a Public Street**

This request seeks a waiver of Section 30.04.09.D.1, which states that the design of street networks shall be used through streets where a connection to an existing or planned future public street is possible. The design intent of vacating Helene and Hickam is to provide a single community rather than multiple separate communities. If Helena and Hickam are unable to be vacated, multiple communities would be needed as these existing alignments run through the site currently.

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

Sincerely,

Jeff Thomson  
Assistant Project Manager

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500108-USA:**

**TENTATIVE MAP** consisting of 39 lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Craig Road, the north side of Florine Avenue (alignment), the east side of Chieftain Street, and the west side of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

138-06-801-004; 138-06-801-011 ptn

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 22.14 (site)/32.12 (overall)
- Project Type: Single-family detached residential subdivision
- Number of Lots: 39
- Density (du/ac): 1.76
- Minimum/Maximum Lot Size (square feet): 16,801/31,317 (gross)/12,927/22,386 (net)

Project Description

The plans depict the proposed single-family detached subdivision will be located on a 22.1 acre portion of a larger 32.1 acre site located at the southeast corner of Craig Road and Chieftain Street. The plans show that a 10 acre portion located in the southwest portion of the overall site will be split off from the site and will remain undeveloped under the Bureau of Land Management. The plans show that the site will be divided into 39 lots with the density for the site shown to be 1.76 dwelling units per acre. The site will be accessed solely from Fort Apache Road from a 56 foot wide private street being Manari Avenue. The entry street will contain an access gate, an egress gate, 2 medians, and a call box. The main entry street splits into 2 smaller 39 foot east-west private streets to the west of the gate and intersect with a main north-south 39 foot wide private street located on the west side of the site. This main private street extends the length of the site and terminates in the north with a 39 foot wide small stub street. In the south, the main private street terminates in an east-west 41 foot wide private street. This southern private street terminates in a hammerhead cul-de-sac in the east and a stub street in the west. There are rows of lots on each side of the internal private streets. The lot ranges in size from 16,801 square feet up to 31,317 square feet in terms of gross lot area and from 12,927 square feet

up to 22,386 square feet in terms of net lot area. All driveways are shown to be a least 20 feet long.

Landscaping

The plan shows that a 5 foot wide existing detached sidewalk is provided along the portions of Fort Apache Road that are adjacent to the site. Sidewalks on the remaining exterior roads are not provided. Along all exterior roads, a 5 foot wide landscaping strip is provided on-site behind the property line, except for within sight zone and where driveways and drainage and other easements are proposed. Additionally, a 6 foot wide landscape strip is provided along the north side of the portion of Hickam Avenue that will remain. Within these landscaping strips are a single row of alternating Shoestring Acacia (*Acacia Stenophylla*) and Indian Rosewood (*Delbergia Sisso*) trees generally spaced every 30 feet on center. Overall, a total of 101 large trees are required with 110 large trees provided throughout the site. Additionally, 5 foot landscaping strips with various shrubs species are provide on the east side of the main north-south street between the Hickam Avenue and Helena Avenue alignments and on the west side of the north-south street directly to the west of the entrance gate.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Single-family detached residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	RS20 (NPO-RNP) & R-PD2	Single-family detached residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Single-family detached residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0509	A vacation and abandonment of patent easements, BLM right-of-way grants, and rights-of-way is a companion item on this agenda.
WS-24-0510	A waiver of development standards for a single-family detached 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**

Staff finds that the proposed residential subdivision is similar in design to other subdivisions in the area with the average lot size exceeding 20,000 square feet. The street network provided allows for sufficient access to each lot and will access an arterial street. The streets are wide enough to accommodate two-way traffic and landscaping is adequately provided. With that said,

staff is concerned that the reduction in the front setback and the reduced lots sizes could lead to increased impacts on surrounding properties and those within the subdivision without any additional mitigation provided. In addition, staff finds that the reduced net lot area could cause future undue burdens for those living in the subdivision and could inhibit the future use of these lots. Staff is also concerned that given the number of lots within the subdivision and the overall size of the site, 2 through access points should be provided and the lack of such an additional escape point could be a safety issue. In addition, staff finds that breaking-up the natural street grid within this area and the removal of a regularly used street will have great impacts on the movement of people within this area, given that these existing streets could be incorporated into the design of the subdivision. Finally, the use of hammerhead cul-de-sacs and street stubs is not the preferred design of terminating street and given the number of lots that will access the hammerhead and stubs, staff has concerns that the design would impact the proper movement of traffic within the site and could impact the lots adjacent to these terminating points. Staff ultimately finds that the proposed design of the subdivision is violating Master Plan Policies 1.3.5 and 1.5.3, and Lone Mountain Specific Policy LM-1.4, which emphasize the development of neighborhoods which protect the traditional rural activities within the NPO-RNP and Ranch Estate Neighborhood areas and which foster the development of neighborhoods with lots which contain at least 20,000 square feet in area in the Lone Mountain area. For these reasons, staff is unable to support this request.

**Public Works - Development Review**  
NOT READY TO MERGE

**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 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Coordinate with Public Works - Design Review for approved turnarounds for Hickam Avenue and Helena Avenue;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Chieftain Street, 50 feet for Fort Apache Road, 18 feet for Hickam Avenue, and associated spandrels.

**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.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

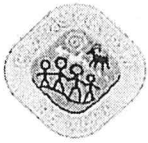
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TEMPLETON DEVELOPMENT

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-06-801-004

PROPERTY ADDRESS/ CROSS STREETS: Chieftain & Craig

**DETAILED SUMMARY PROJECT DESCRIPTION**

Single Family Residential Subdivision

**PROPERTY OWNER INFORMATION**

NAME: Khy Senh and Quang Chung Thi Nguyen, Trustees of the Senh-Nguyen Revocable Living Trust Dated April 4, 2014  
 ADDRESS: 3693 Frank Derek Ave  
 CITY: Las Vegas STATE: NV ZIP CODE: 89139  
 TELEPHONE: \_\_\_\_\_ CELL: (702) 493-4933 EMAIL: khysenh@yahoo.com

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

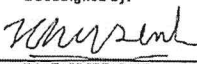
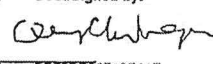
NAME: Lone Mountain Estates LLC  
 ADDRESS: 3311 S. Rainbow Blvd., Ste 225  
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-873-6700 CELL \_\_\_\_\_ EMAIL: KT@Ktri.Biz

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

NAME: Taney Engineering Attn: Emily Sidebottom  
 ADDRESS: 6030 S Jones Blvd  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # N/A  
 TELEPHONE: 702-362-8844 CELL N/A EMAIL: emilys@taneycorp.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.

DocuSigned by:  Property Owner (Signature)*	DocuSigned by:  5C762C08712F41E... Property Owner (Print)	KHY SENH and QUANG CHUNG THI NGUYEN, TRUSTEES OF THE SENH-NGUYEN REVOCABLE LIVING TRUST DATED APRIL 4, 2014	3/14/2024 _____ Date
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**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-24-500108

ACCEPTED BY [Signature]

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

DATE 9/16/24

BCC MEETING DATE 11/20/2024

FEE\$ \_\_\_\_\_

TAB/CAC LOCATION LONE MOUNTAIN

DATE 10/29/2024