



# Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

January 10, 2023

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 702-289-0196.
  - 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: Chris Darling  
 Kimberly Burton  
 Allison Bonanno  
 Carol Peck  
 Donnie Cape

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): Jennifer Damico, 702-455-1900, [Jennifer.Damico@clarkcountynv.gov](mailto:Jennifer.Damico@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, Roll Call, and County Staff Introductions

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the

record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for December 13, 2022. (For possible action)
- IV. Approval of the Agenda for January 10, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)

VI. Planning and Zoning

- 1. **ET-22-400126 (WS-20-0028)-702 CAPITAL GROUP, LLC: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/dd/syp (For possible action) **01/17/23 PC**
- 2. **ZC-22-0662-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST FBO MCMENEMY RON S: ZONE CHANGE** to reclassify 1.9 acres from an R-E (RNP-I) Zone to an R-1 Zone. **WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain. RM/bb/syp (For possible action) **01/18/23 BCC**
- 3. **VS-22-0663-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST FBO MCMENEMY RON S: VACATE AND ABANDON** a portion of right-of-way being Durango Drive located between Verde Way and Lone Mountain Road within Lone Mountain. RM/bb/syp (For possible action) **01/18/23 BCC**
- 4. **TM-22-500219-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST FBO MCMENEMY RON S: TENTATIVE MAP** consisting of 6 lots and common lots on 1.9 acres in an R-1 (RNP-I) Zone. Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain. RM/bb/syp (For possible action) **01/18/23 BCC**
- 5. **VS-22-0673-MAWHINNEY, MATTHEW J.: VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Park Street, and between Kraft Avenue and Lone Mountain Road within Lone Mountain. RM/lm/ja (For possible action) **02/07/23 PC**
- 6. **UC-22-0672-MAWHINNEY, MATTHEW J.: USE PERMIT** to increase the area of an accessory structure (detached garage) in conjunction with a single family residence on 1.0 acre in an R-E Zone. Generally located on the west side of Tee Pee Lane and the north side of Kraft Avenue within Lone Mountain. RM/lm/ja (For possible action)

7. **VS-22-0660-WIEST, ANDREW J.: VACATE AND ABANDON** easements of interest to Clark County located between Jensen Street and Conquistador Street, and between Verde Way and La Madre Way within Lone Mountain. RM/jgh/ja (For possible action)

VII. General Business

1. Introduce new CAC member – Donnie Cape
2. Appoint Chair and Vice-Chair for 2-year term
3. Review and approve yearly meeting calendar

- 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 vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: January 31, 2023.

- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129.

<https://notice.nv.gov>



# Lone Mountain Citizens Advisory Council

December 13, 2022

## MINUTES

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Board Members: Chris Darling – Chair – **PRESENT**  
Dr. Sharon Stover – Vice Chair – **PRESENT**  
Kimberly Burton – **PRESENT**  
Carol Peck – **PRESENT**  
Allison Bonnano - **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of November 29, 2022 Minutes
- Moved by: SHARON**  
**Action: Approved subject minutes as submitted**  
**Vote: 5/0 -Unanimous**
- IV. Approval of Agenda for December 13, 2022
- Moved by: SHARON**  
**Action: Approved agenda as submitted**  
**Vote: 5/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **NZC-22-0639-BARCHENGER, MIKAL D. & SUSANN G. TRUST & BARCHENGER, MIKAL D. & SUSANN G. TRS: ZONE CHANGE** to reclassify 2.1 acres from an R-A (RNP-II) Zone to an R-E (RNP-II) Zone. Generally located on the west side of Four Views Street and the south side of Maggie Avenue within Lone Mountain. MK/rk/syp (For possible action) 1/3/23 PC

**Action: APPROVED subject to staff conditions**

**Moved By: SHARON**

**Vote: 5/0 Unanimous**

2. **VS-22-0625-DESTINY HOMES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and between Al Carrison Street and Tomsik Street within Lone Mountain. RM/jud/syp (For possible action) 1/3/23 PC

**Action: APPROVED subject to staff conditions**

**Moved By: SHARON**

**Vote: 5/0 Unanimous**

3. **VS-22-0626-HERNANDEZ, ARTURO M.: VACATE AND ABANDON** a portion of a right-of-way being La Madre Way located between Jensen Street and Grand Canyon Drive within Lone Mountain. RM/jud/syp (For possible action) 1/3/23 PC

**Action: APPROVED subject to staff conditions**

**Moved By: SHARON**

**Vote: 5/0 Unanimous**

4. **WS-22-0636-HORIZONTE HOME LLC: WAIVER OF DEVELOPMENT STANDARDS** for increased wall height. **DESIGN REVIEW** for finished grade on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Red Coach Avenue and Park Street within Lone Mountain. RM/sd/syp (For possible action) 1/4/23 BCC

**Action: APPROVED subject to the following conditions: (1) Intense landscaping (24" box every 10' with bushes between at street level), (2) retaining wall at or next to property line, (3) step back screen wall 4' from top of retaining wall, and (4) landscaping between top of retaining wall and bottom of screen wall**

**Moved By: CHRIS**

**Vote: 5/0 Unanimous**

VII. General Business

Thanked Dr. Sharon Stover for her service as a board member of the Lone Mountain Citizen Advisory Council

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be January 10, 2023

X. Adjournment

The meeting was adjourned at 7:25 p.m.

01/17/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

GRAND CANYON DR/STANGE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-22-400126 (WS-20-0028)-702 CAPITAL GROUP, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/dd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
138-06-601-011

**WAIVER OF DEVELOPMENT STANDARDS:**  
Allow single family residential lots to face and to have direct access to a collector street (Grand Canyon Drive) where not permitted per Section 30.56.080.

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 2
- Project Type: Single family residential

Site Plan

The previously approved plans depict a proposed single family residential development consisting of 2 lots located on the corner of Grand Canyon Drive and Stange Avenue. The applicant is proposing to subdivide the existing lot into 2 lots and has submitted an application for a Minor Subdivision Map (MSM-19-600099). The request is to allow for access onto a collector street (Grand Canyon Drive) for both lots. The plans depict a circular driveway for both lots that will allow access from Grand Canyon Drive.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0028:

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 40 feet for Grand Canyon Drive, 30 feet for Stange Avenue, and associated spandrel.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and the applicant is advised to inquire with 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, or contact the Southern Nevada Health District with regard to a septic system.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Covid-19 affected their ability to keep up with the building process. The applicant has also stated that they have been working with various other departments within Clark County to obtain the relevant permits for the construction of the single family detached dwelling. The applicant is requesting this extension of time to be approved.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0028	Waiver for a single family detached dwelling	Approved by PC	March 2020

**Surrounding Land Use**

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

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant states that they have been diligently working with other departments in order to obtain the necessary approvals. A minor subdivision map has been submitted and a drainage study has been approved. Therefore, staff can support this extension of time.

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

There have been no significant changes in this area. Staff has no objection to this extension of time.

#### **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:**

### **Current Planning**

- Until March 3, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

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

- Compliance with previous conditions.

### **Fire Prevention Bureau**

- No comment.



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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** 702 LOGISTICS, LLC

**CONTACT:** BRIAN MINTER, 702 CAPITAL GROUP, 429 COLORFUL RAIN AVENUE,  
NORTH LAS VEGAS, NV 89031

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

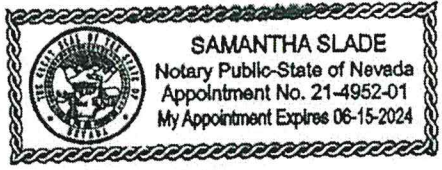
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>W 5-20-0028</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-22-400126</u> DATE FILED: <u>11/14/2022</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12/27/2022</u> PC MEETING DATE: <u>01/17/2023</u> BCC MEETING DATE: _____ FEE: <u>\$300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>702 Capital Group LLC / Brian Minter</u> ADDRESS: <u>429 Colorful Rain AVE</u> CITY: <u>N Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: <u>702-587-3355</u> CELL: _____ E-MAIL: <u>bminter33@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Brian Minter</u> ADDRESS: <u>429 Colorful Rain Ave</u> CITY: <u>N Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: <u>702-587-3355</u> CELL: _____ E-MAIL: <u>bminter33@yahoo.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Same as ABOVE</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-601-011  
 PROPERTY ADDRESS and/or CROSS STREETS: Grand Canyon / Stange Ave  
 PROJECT DESCRIPTION: building Single Family Home

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

[Signature]      Brian Minter  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 9-22-22 (DATE)  
 By Brian Minter  
 NOTARY PUBLIC: Samantha Slade



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

ET-22-400126

To whom it may concern:

I visited the county a few times during the pandemic to ensure that my application fees were up to date and in good standings. Somehow, we did not realize the land use waiver was expiring. We are requesting the extension of time so we can begin the construction of my home.

Thank You

Brian Minter

702-587-3355

01/18/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

DURANGO DR/VERDE WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0662-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST  
FBO MCMENEMY RON S:**

**ZONE CHANGE** to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.

**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade.

Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain (description on file). RM/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-32-804-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase perimeter wall height to 10.5 feet (4.5 foot retaining wall and 6 foot screen wall) where 9 feet (3 foot retaining wall and 6 foot screen wall) is the maximum per Section 30.64.050 (a 17% increase).

**DESIGN REVIEWS:**

1. A detached single family residential development.
2. Increase finished grade to 4.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 50% increase).

**LAND USE PLAN:**

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 6
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 10,840/13,231

- Project Type: Single family detached residential
- Number of Stories: 1 & 2
- Building Height (feet): Up to 25
- Square Feet: 2,752 to 3,226
- Open Space Required/Provided: N/A
- Parking Required/Provided: 12/12

### Site Plan

The site plan depicts a 6 lot single family residential subdivision. Access is provided by a 40 foot wide private street that connects to Verde Way on the north side of the site and terminates in a cul-de-sac on the south side of the site. A 30 inch modified roll curb is proposed with the private street, and all of the lots take access from the new private street. The property grade is higher on the west side and lower on the east side.

### Landscaping

A 15 foot wide landscape strip is provided along Durango Drive, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. One common lot with landscaping is located on the east side of the entrance to the subdivision, and a second common lot along Verde Way includes street landscaping for the proposed development. A 6 foot landscape area is adjacent to the proposed attached sidewalk along Verde Way.

Increased retaining wall heights are proposed on the east and south sides of the subdivision, which requires a waiver of development standards. Up to a 4.5 foot retaining wall with a 6 foot screen wall is proposed on the east and south sides of the site, adjacent to Durango Drive and an existing residence. The north and west sides of the development are adjacent to Verde Way and the undeveloped portion of a 2 acre R-E single family lot.

### Elevations

The 21 foot to 23 foot high, single story residences consist of painted stucco, stone veneer, pitched concrete tile roofs, building pop-outs, and architectural enhancements to the windows and doors. Each residence includes a 3 car garage. The 2 story elevation is 25 feet in height with a 3 car garage.

### Floor Plans

The single family residences range in size from 2,752 square feet to 3,226 square feet. All homes include a 3 car garage and minimum 20 foot driveways that can park 2 vehicles.

### Signage

Signage is not a part of this request.

### Applicant's Justification

According to the applicant, the R-1 zoning will provide an appropriate transition from the adjacent R-E zoned property, and will be consistent and compatible with the existing surrounding uses. Both the design review to increase finished grade and the waiver of development standards to increase the height of the retaining and combined walls are necessary due to the topography of the site, which falls approximately 6 feet from west to east. The

development will provide much needed full off site improvements. This design sets the pad elevations and results in the additional fill and retaining walls.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-22-0663	A request to vacate 5 feet of Durango Drive right-of-way for a detached sidewalk is a companion item on this agenda.
TM-22-500219	A tentative map for a 6 lot detached single family residential subdivision 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**

**Current Planning**

Zone Change

The conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan policy's 1.5.1 and 1.5.2 and the Lone Mountain Interlocal Agreement for Exception Area B development. Large lot R-1 zoning will provide an appropriate transition from existing R-E single family uses in the surrounding area. This is consistent with Lone Mountain Policy LM 1.2, which encourages neighborhood integrity for in-fill development that transitions from higher intensity uses. As a result, staff can support this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

### Waiver of Development Standards & Design Review #1

Policy LM-2.5 discourages excessive barrier walls along roads and between properties; However, the increased retaining wall heights are necessary to develop this in-fill parcel, which is surrounded by existing single family residential uses on 3 sides with 2 adjacent existing roads. The increase in retaining wall and combined wall height is less than a 1.5 foot increase. The proposed subdivision layout, home sizes, and the variety of exterior elevations are harmonious with the surrounding development. Furthermore, 3 of the 4 floor plans are proposed as single story homes, which will improve privacy and aesthetics between the proposed houses and the adjacent existing single family homes. Therefore, staff can support the request with a condition for single story homes only on the west side lots.

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

#### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **Staff Recommendation**

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:**

#### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 1 story homes only on lots adjacent to the west and south boundary;
- Certificate of Occupancy and/or business incense shall not be issued without final zoning inspeciton.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RAINY DAY INVESTMENTS**

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





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

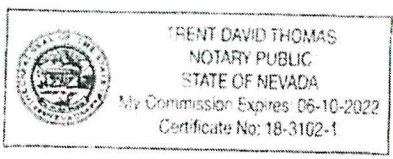
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC/WS/DR-22-0662</u> DATE FILED: <u>11-30-2022</u> PLANNER ASSIGNED: <u>BAR</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12-27-22</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>7-18-23</u> FEE: <u>\$ 2200.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Nevada Trust Company as Custodian for Ron S. McMenemy Chartered 401 (k) Plan</u> ADDRESS: <u>2530 Silver Beach Dr.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-595-6244</u> CELL: <u>—</u> E-MAIL: <u>markanthonyrue@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Rainy Day Investments LLC Attn: Mark Anthony Rua</u> ADDRESS: <u>2855 St. Rose Pkwy.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-595-6244</u> CELL: <u>—</u> E-MAIL: <u>markanthonyrue@gmail.com</u> REF CONTACT ID #: <u>—</u>
<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>—</u> E-MAIL: <u>Elishas@TaneyCorp.com</u> REF CONTACT ID #: <u>—</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-32-804-002  
 PROPERTY ADDRESS and/or CROSS STREETS: Verde Way and Durnago Dr.  
 PROJECT DESCRIPTION: Wall Height, Zoning, Landscaping, Increased Fill

(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.

Mark Anthony Rua  
 Property Owner (Signature)  
Mark Anthony Rua  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 10, 2022 (DATE)  
 By Mark Anthony Rua  
 NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



## TANEY ENGINEERING

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

20-22-0662

August 23, 2022

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

PLANNER  
COPY

**Re: Durango & Verde  
Justification Letter  
APN: 125-32-804-002**

To whom it may concern:

On behalf of our client, Rainy Day Investments, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Conforming Zone Change, Waiver of Standards, and Design Review for a proposed 1.88 gross acre, 6 lot single-family residential subdivision.

### **Project Description:**

The project consists of a 1.88 gross acre, 6 lot residential subdivision with 3.19 lots per acre located to the south of Verde Way and west of Durango Drive. The lots range in size from 10,840 sq. ft. to 13,231 sq. ft., with an average lot size of 11,808 sq. ft. The site is currently zoned R-E (Rural Estates Residential) and lies within the RNP-I (Rural Neighborhood Preservation) Overlay District, with a planned land use of LN (Low-Intensity Suburban Neighborhood). We are requesting a conforming zone change to R-1 (Single-Family Residential).

The proposed one-to-two story detached single-family homes vary in size from 2,752 sq. ft. to 3,226 sq. ft. A three-car garage will be provided for each home, in addition to full length driveways that can park a minimum of two vehicles each. Durango Drive and Verde Way will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. The 40 ft. private street terminating in a cul-de-sac, with ingress and egress from Verde Way, will utilize 30" modified roll curb.

The project site is bounded by properties with the following zoning and planned land use:

- North, East, and South: R-E (Rural Estates Residential); LN (Low-Intensity Suburban Neighborhood)
- West: R-E (Rural Estates Residential); RN (Ranch Estate Neighborhood)

Perimeter landscaping is provided in accordance with Title 30.64.040. A 15 ft. landscape area, with a detached 5 ft. sidewalk, will be located along Durango Drive, while a 6 ft. landscape strip will be located along Verde Way with a 5 ft. attached sidewalk.

### **Conforming Zone Change**

The requested R-1 (Single-Family Residential) zoning conforms to the Clark County Master Plan and is consistent and compatible with the existing and proposed zoning and land uses in the area. The proposed development will not have an adverse impact on the services and facilities already in the area. The project will also provide much-needed full off-site improvements for this unimproved segment of Verde Way, which will facilitate traffic movement seamlessly to Durango Drive.



**TANEY ENGINEERING**

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

The proposed development fully complies with and furthers goals and policies contained within the Clark County Master Plan. The project furthers **Goal 1.1** which encourages providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. Additionally, the proposed project also complies with **Goal 1.3** which encourages the development of new neighborhoods that embody Clark County's core values. The proposed development complies with the following Master Plan policies:

1. Policy 1.1.2: Housing Access which encourages concentrating higher-density housing in areas with access to existing or planned high-frequency transit corridors, major employment centers, existing infrastructure, and other services;
2. Policy 1.3.1: Neighborhood Identity which encourages the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas, and other character defining features that contribute to a distinct neighborhood identity;
3. Policy 1.3.2: Mix of Housing Options within Neighborhoods encourages, in part, a mix of housing options, both product types and unit sizes, within neighborhoods;

#### **Waiver of Standards – Wall Height**

On behalf of our client, we would like to request a waiver of standards for retaining walls up to heights of 4 ft., in combination with a 6 ft. CMU wall, resulting in up to 10 ft. high combination wall height where code allows for 9 ft. These walls would be located along the eastern boundary.

#### **Design Review – Excess Fill**

On behalf of our client, we would like to apply for a design review for the excess fill along the eastern lots, where 3 ft. is allowed. While the final grading plan has not yet been completed, we believe that the maximum difference in elevation between the proposed and existing grade will be 4 ft. This is required to ensure adequate drainage of the site and we expect the impact to the adjacent properties to be negligible.

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

Sincerely,

Jeremiah Johnson  
Land Planner

PLANNER  
COPY

01/18/23 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

DURANGO DR/VERDE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0663-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST  
FBO MCMENEMY RON S:**

**VACATE AND ABANDON** a portion of right-of-way being Durango Drive located between Verde Way and Lone Mountain Road within Lone Mountain (description on file). RM/bb/syp (For possible action)

RELATED INFORMATION:

**APN:**

125-32-804-002

**LAND USE PLAN:**

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is proposing to vacate a 5 foot by 238 foot portion of Durango Drive right-of-way on the west side of Durango Drive between Verde Way and Lone Mountain Road. The approximately 1,190 square feet of right-of-way will be vacated to build a detached sidewalk adjacent to the proposed 6 lot subdivision.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

### Related Applications

Application Number	Request
ZC-22-0662	A zone change to reclassify 1.9 acres from R-E (RNP-I) to R-1 zoning, with a waiver for wall height, and a design review for increased finished grade is a companion item on this agenda.
TM-22-500219	A tentative map for a 6 lot detached single family residential subdivision 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 has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Applicant is advised that the installation of detached sidewalks will require the recording of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RAINY DAY INVESTMENTS**

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

DRAFT



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0663</u>	DATE FILED: <u>11-30-2022</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>RBR</u>	TAB/CAC DATE: <u>12-27-22</u>
			TAB/CAC: <u>Lone Mountain</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>1-18-23</u>	
			FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Nevada Trust Company as Custodian for Ron S. McMenemy Charterd 401 (k) Plan</u>
	ADDRESS: <u>2530 Silver Beach Dr.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-595-6244</u> CELL: _____
	E-MAIL: <u>markanthonyrue@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>Rainy Day Investments LLC Attn: Mark Anthony Rua</u>
	ADDRESS: <u>2855 St. Rose Pkwy.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-595-6244</u> CELL: _____
	E-MAIL: <u>markanthonyrue@gmail.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>Elishas@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-804-002

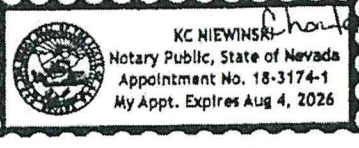
PROPERTY ADDRESS and/or CROSS STREETS: Verde Way and Durango Dr.

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.

James Kriss UP  
Property Owner (Signature)\*

James Kriss UP Nevada Trust Co  
Property Owner (Print) Custodian Ron S. McMenemy  
Chartered 401(k) Plan

STATE OF NEVADA  
COUNTY OF CLARK  
SUBSCRIBED AND SWORN BEFORE ME ON September 15, 2022 (DATE)  
By KG DUBATINSKI  
NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-22-100665



**TANEY ENGINEERING**

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

October 4, 2022

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

**Re: Durango & Verde  
APR-22-100665  
APN: 125-32-804-002  
Justification Letter**

VS - 22 - 0663

To whom it may concern:

On behalf of our client, Rainy Day Investments, Taney Engineering is respectfully submitting justification for a right-of-way vacation.

**Right-of-Way Vacation:**

We are requesting to vacate a 5 ft. portion of Durango Drive, a public right-of-way, dedicated per 0144:0115065 O.R. and 20010511:01883 O.R.

We are requesting this vacation so that a detached 5 ft. sidewalk may be constructed along Durango Drive.

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

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

Sincerely,

Jeremiah Johnson  
Land Planner

PLANNER  
COPY



DURANGO & VERDE  
(TITLE 30)

DURANGO DR/VERDE WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500219-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY  
CUST FBO MCMENEMY RON S:**

**TENTATIVE MAP** consisting of 6 lots and common lots on 1.9 acres in an R-1 (Single Family Residential) (RNP-I) Zone.

Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain. RM/bb/syp (For possible action)

RELATED INFORMATION:

**APN:**

125-32-804-002

**LAND USE PLAN:**

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 6
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 10,840/13,231
- Project Type: Single family detached residential

The tentative map depicts a 6 lot single family residential subdivision. Access is provided by a 40 foot wide private street that connects to Verde Way on the north side of the site and terminates in a cul-de-sac on the south side of the site. Density is limited to 3.5 dwelling units per gross acre (6 lots) under the Lone Mountain Interlocal Agreement.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Undeveloped

### Related Applications

Application Number	Request
ZC-22-0662	A zone change to reclassify 1.9 acres from an R-E (RNP-I) to R-1 zoning, with a waiver for wall height, and a design review increased finished grade is a companion item on this agenda.
VS-22-0663	A request to vacate 5 feet of Durango Drive right-of-way for a detached sidewalk 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

##### Current Planning

This request meets the tentative map requirements as outlined in Title 30.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Current Planning Division - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RAINY DAY INVESTMENTS**

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



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-22-500219</u>	DATE FILED: <u>11-30-2022</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>BRB</u>	TAB/CAC DATE: <u>12-27-22</u>
		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>1-18-23</u>	
		FEE: <u>\$750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Rainy Day Investments LLC Attn: Mark Anthony Rua</u>
	ADDRESS: <u>2855 St. Rose Pkwy.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-595-6244</u> CELL: _____
	E-MAIL: <u>markanthonyrua@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>Rainy Day Investments LLC Attn: Mark Anthony Rua</u>
	ADDRESS: <u>2855 St. Rose Pkwy.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-595-6244</u> CELL: _____
	E-MAIL: <u>markanthonyrua@gmail.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>Elishas@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-804-002

PROPERTY ADDRESS and/or CROSS STREETS: Verde Way and Durnago Dr.

TENTATIVE MAP NAME: \_\_\_\_\_

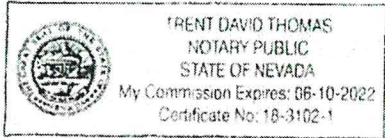
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Mark Anthony Rua Property Owner (Signature)\*      Mark Anthony Rua Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

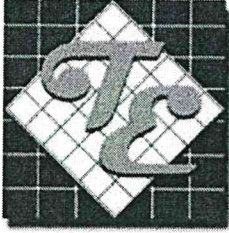
SUBSCRIBED AND SWORN BEFORE ME ON May 10, 2022 (DATE)  
By Mark Anthony Rua

NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-22-100 665 Excepted Area B Lone Mountain



## TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

May 16, 2022

500 S. Grand Central Pkwy.  
Las Vegas, NV 891

*Ty-22-500019*

**RE: Durango & Verde – Tentative Map**

Dear Clark County Current Planning

Taney Engineering, on behalf of our client, Rainy Day Investments LLC, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with out other land use applications (Zone Change).

Thank you for your attention to this request. If you may have any questions, please feel free to give us a call.

Sincerely,  
TANEY ENGINEERING

*Elisha Scrogum*

Elisha Scrogum  
Project Coordinator

PLANNER  
COPY

EASEMENTS  
(TITLE 30)

TEE PEE LN/KRAFT AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-22-0673-MAWHINNEY, MATTHEW J.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Park Street, and between Kraft Avenue and Lone Mountain Road within Lone Mountain (description on file). RM/lm/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
138-06-502-008

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to construct a detached accessory structure in conjunction with the existing single family residence. The request is to vacate patent easements that were not vacated by a previous request. The easements are no longer needed for access to the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0497-96	Vacated and abandoned patent easements	Approved by BCC	May 1996

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
UC-22-0672	A request for a detached accessory structure 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 has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MATTHEW MAWHINNEY

**CONTACT:** MATTHEW MAWHINNEY, 4725 N. TEE PEE LANE, LAS VEGAS, NV 89129



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0673</u>	DATE FILED: <u>12/8/2022</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			TAB/CAC: <u>LONE MTN</u>	TAB/CAC DATE: <u>1/10/23</u>
			PC MEETING DATE: <u>2/7/23</u>	
			BCC MEETING DATE: _____	
			FEE: <u>875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>MATTHEW MAWHINNEY</u>
	ADDRESS: <u>4725 N. TEE PEE LN</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>(702) 303-6831</u> CELL: <u>(702) 303-6831</u>
	E-MAIL: <u>Teepeeln4725@yahoo.com</u>


<b>APPLICANT</b>	NAME: <u>MATTHEW MAWHINNEY</u>
	ADDRESS: <u>4725 N. TEE PEE LN</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>(702) 303-6831</u> CELL: <u>(702) 303-6831</u>
	E-MAIL: <u>Teepeeln4725@yahoo.com</u> REF CONTACT ID #: _____

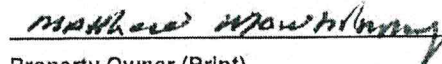
<b>CORRESPONDENT</b>	NAME: <u>Frank Ibarra</u>
	ADDRESS: <u>1009 N Jones Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u>
	TELEPHONE: <u>702 351-5185</u> CELL: _____
	E-MAIL: <u>Teepeeln4725@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-502-008


PROPERTY ADDRESS and/or CROSS STREETS: 4725 Tee Pee Ln, Las Vegas NV 89129  
(N. Fort Apache Rd & W. Lone Mountain Rd)

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.

  
 \_\_\_\_\_  
 Property Owner (Signature)\*

  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 08/24/2022 (DATE)  
 By Matthew J. Mawhinney  
 NOTARY PUBLIC: Charaye Baker



CHARAYE BAKER  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 Appt. No. 22-5681-01  
 My Appt. Expires May 8, 2026

\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



VS-22-0673

Las Vegas, October 14<sup>th</sup>, 2022

**Clark County Comprehensive Planning,  
Project Description: Mawhinney Residence Special Use Permit  
4725 Tee Pee Ln, Las Vegas, NV 89129  
(APR-22-100557)**

We need to build an Accessory structure to be used as a RV Garage with full bathroom. Size of the New building needs to be approximately 3,625 sq ft and the Code only allows for it to be 1,500 sq ft. We would like the Planning commission to consider our petition as we need a place our RV vehicles (such as boats and collection Cars).

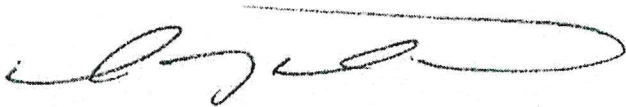
We need a Special Use Permit in order to have 3,625 sq ft where only 1,500 sq ft is allowed,

Besides this we need approval on vacating the easements on the sides and rear side of the property with the same purpose which is being able to build a new Accessory Structure to be used as an RV Garage. This area was previously vacated and approved, however the legal description was not correct, and this application is to correct that error. The Proposed structure is located over the easement area and the easement is no longer needed for right of way access to this property on the surrounding properties.

We think this use is compatible with the neighborhood since there are similar structures to the North.

Exterior materials of detached garage will match main House as best as possible

Thanks in advance for your help



Matthew J Mawhinney

ACCESSORY STRUCTURE  
(TITLE 30)

TEE PEE LN/KRAFT AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0672-MAWHINNEY, MATTHEW J.:**

**USE PERMIT** to increase the area of an accessory structure (detached garage) in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Tee Pee Lane and the north side of Kraft Avenue within Lone Mountain. RM/lm/ja (For possible action)

---

RELATED INFORMATION:

**APN:**

138-06-502-008

**USE PERMIT:**

Increase the area of a proposed accessory structure (detached garage) to 3,625 square feet where an accessory building with a maximum area of 1,820 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 99% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4725 Tee Pee Lane
- Site Acreage: 1
- Project Type: Accessory garage
- Number of Stories: 1
- Building Height: 23 feet, 2 inches
- Square Feet: 3,640 (house and attached garage)/3,625 (accessory garage)

**Site Plan**

The plan depicts an existing 3,640 square foot residential structure that was constructed in 1993, located in the middle of the 1 acre lot. A new 3,625 square foot accessory structure (detached garage) is proposed on the west side of the lot. The structure will meet setback requirements. The existing horse stables and shed will be removed to allow for the new construction.

Landscaping

The plans depict existing screened and fenced yards on all sides of the existing residential lot with fully landscaped front, side, and rear yards. There are no proposed or required changes to the existing landscaping.

Elevations

The plan depicts a new stucco sided detached garage with an overall height of 23 feet 2 inches. The garage will match the construction type and architecture of the primary residence.

Floor Plan

The plan depicts a proposed 3,625 square feet detached garage with an open interior.

Applicant's Justification

The applicant indicates that the proposed detached garage will be a place for their RV and vehicles including boat and collectable cars.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0497-96	Vacated and abandoned patent easements	Approved by BCC	May 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential

**Related Applications**

Application Number	Request
VS-22-0673	A request to vacate and abandon patent easements 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**

**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The property is 1 acre in size, and the detached accessory building (garage) meets all setback and separation requirements. As a result, the site includes adequate area to accommodate the

increased size of the proposed structure. The exterior of the garage will include painted stucco to match the exterior of the single family residence. The scale, architecture, and design of the accessory structure are compatible with the single family residence. The applicant has provided letters of support from the adjacent property to the north and nearby neighbors. The property to the north has a detached accessory structure to the north of the proposed structure with existing mature landscaping, and the property to the west includes a detached shade structure also next to the proposed location of the garage. Staff does not anticipate any undue adverse effects on adjacent properties from increasing the size of the accessory apartment or an accessory garage that exceeds one half the footprint of the principal single family home.

**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:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:** 4 letters

**PROTESTS:**

**APPLICANT:** MATTHEW MAWHINNEY

**CONTACT:** MATTHEW MAWHINNEY, 4725 N. TEE PEE LANE, LAS VEGAS, NV 89144



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-22-0672</u> DATE FILED: <u>12/8/22</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE MTN</u> TAB/CAC DATE: <u>1/10/23</u> PC MEETING DATE: <u>2/7/23</u> BCC MEETING DATE: _____ FEE: <u>675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Matthew J Mawhinney</u> ADDRESS: <u>4725 N Tee Pee Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-303-6831</u> CELL: <u>702-303-6831</u> E-MAIL: <u>TEEPEELN4725@YAHOO.COM</u>
	<b>APPLICANT</b>  NAME: <u>Matthew J Mawhinney</u> ADDRESS: <u>4725 N Tee Pee Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-303-6831</u> CELL: <u>702-303-6831</u> E-MAIL: <u>TEEPEELN4725@YAHOO.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Frank Ibarra</u> ADDRESS: <u>1009 N Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>702-351-5185</u> CELL: <u>702-351-5185</u> E-MAIL: <u>TEEPEELN4725@YAHOO.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-502-008  
 PROPERTY ADDRESS and/or CROSS STREETS: 4725 N Tee Pee Ln, Las Vegas NV (W Lone Mountain Rd/ N Fort Apache Rd)  
 PROJECT DESCRIPTION: Accessory Structure for a Garage

(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.

Matthew J Mawhinney  
 Property Owner (Signature)      Matthew J Mawhinney  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 12, 2022 (DATE)

By Matthew J Mawhinney

NOTARY PUBLIC: [Signature]

FSMERALDA RAMIREZ  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 02-14-2023  
 Certificate No: 13-12327-1

\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

UP - 20-0672

Las Vegas, October 14<sup>th</sup>, 2022

**Clark County Comprehensive Planning,**  
**Project Description: Mawhinney Residence Special Use Permit**  
**4725 Tee Pee Ln, Las Vegas, NV 89129**  
**(APR-22-100557)**

We need to build an Accessory structure to be used as a RV Garage with full bathroom. Size of the New building needs to be approximately 3,625 sq ft and the Code only allows for it to be 1,500 sq ft. We would like the Planning commission to consider our petition as we need a place our RV vehicles (such as boats and collection Cars).

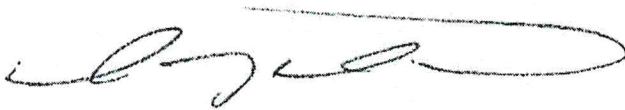
We need a Special Use Permit in order to have 3,625 sq ft where only 1,500 sq ft is allowed,

Besides this we need approval on vacating the easements on the sides and rear side of the property with the same purpose which is being able to build a new Accessory Structure to be used as an RV Garage. This area was previously vacated and approved, however the legal description was not correct, and this application is to correct that error. The Proposed structure is located over the easement area and the easement is no longer needed for right of way access to this property on the surrounding properties.

We think this use is compatible with the neighborhood since there are similar structures to the North.

Exterior materials of detached garage will match main House as best as possible

Thanks in advance for your help



Matthew J Mawhinney

EASEMENTS  
(TITLE 30)

VERDE WAY/JENSEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0660-WIEST, ANDREW J.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jensen Street and Conquistador Street, and between Verde Way and La Madre Way within Lone Mountain (description on file). RM/jgh/ja (For possible action)

RELATED INFORMATION:

**APN:**

125-31-401-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The subject parcel, within Lone Mountain, is located on the west side of Jensen Street, north of Verde Way. This application proposes to vacate a 33 foot wide patent easement along the west side of the parcel, as well as 3 foot wide patent easement along the south and the east sides of the property. The property owner intends to develop the land into a subdivision and states that this request will facilitate the development of the parcel.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-01-0296	Reclassified various parcels within Lone Mountain to Residential Neighborhood Preservation Districts intended to preserve the residential character of the Lone Mountain area	Approved by BCC	September 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ANDREW WIEST

**CONTACT:** KEN KRAEMER, 800 N. RAINBOW BOULEVARD, SUITE 144, LAS VEGAS, NV 89107





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
  - EASEMENT(S)
  - RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)  
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-22-0660  
 PLANNER ASSIGNED: JGH  
 TAB/CAC: ONE MOUNTAIN  
 PC MEETING DATE: 1/17/23  
 BCC MEETING DATE: \_\_\_\_\_  
 FEE: \$ 875

DATE FILED: 11/30/22  
 TAB/CAC DATE: 12/27/22  
6:30 PM

PROPERTY OWNER

NAME: Andrew Weist  
 ADDRESS: 4925 N. Jensen Street  
 CITY: Las Vegas STATE: NV ZIP: 89149  
 TELEPHONE: (702) 303-6339 CELL: Same  
 E-MAIL: ajw135@gmail.com

APPLICANT

NAME: Same  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_ REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: Ken Kraemer PLS  
 ADDRESS: 800 N. Rainbow Blvd. Suite 145  
 CITY: Las Vegas STATE: NV ZIP: 89107  
 TELEPHONE: (702) 713-3967 CELL: Same  
 E-MAIL: ken.kraemer57@gmail.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 125-31-401-005

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

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.

Property Owner (Signature)\*

Andrew J. Weist

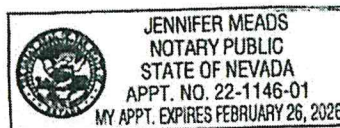
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5<sup>th</sup> Day Aug 2022 (DATE)

By Andrew J Weist

NOTARY PUBLIC: Meads



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

**KLS Surveying**

800 N. Rainbow Blvd. #144  
Las Vegas, NV 89107  
(702) 713-3967

**PLANNER  
COPY**

**JUSTIFICATION LETTER**

APN #125-31-401-005

Request for:

**VACATION OF PATENT EASEMENTS**

This is a justification letter for the vacation of patent easements lying upon A.P.N. 125-31-401-005.

This vacation of patent easement is being requested at the behest of the property owner to facilitate plans for development of the parcel.

The property owner intends to develop the land into a Four (4) residential subdivision.

The existing 33-foot easement along the west side of the property along with 3 feet of easement along the south and east side of the property are no longer needed as dedicated public right-of-way has already been dedicated to service the needs for ingress/egress and utility purposes to the property and the surrounding area.

The patent easements requested to be vacated are described on the legal description and Exhibit "B" accompanying this application.

The area requested to be vacated is 11,751 Square Feet, more or less.



Ken Kraemer, P.L.S.  
KLS Surveying  
800 N. Rainbow Blvd. #144  
Las VEGAS, NV. 89107  
Kenneth.kraemer@hauntec.com  
702-713-3967