



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

February 8, 2022

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, Chairperson
 Dr. Sharon Stover, Vice Chairperson
 Kimberly Burton
 Carol Peck
 Bradley Burns

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Jennifer Damico, 702-219-0374, Jennifer.Damico@clarkcountynv.gov
 William Covington, 702-455-2540, William.Covington@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, 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 January 25, 2022. (For possible action)
- IV. Approval of the Agenda for February 8, 2022, 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

03/01/22 PC

- 1. **ET-22-400003 (UC-19-0062)-MORLEY COREY & SALLY: USE PERMIT FIRST EXTENSION OF TIME** for the following: **1)** allow an accessory structure to exceed one-half of the footprint of the principal building; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards. **WAIVER OF DEVELOPMENT STANDARDS** to increase the amount of driveways in conjunction with a proposed single family residence on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the west side of Eula Street and the south side of Rosada Way within Lone Mountain. RM/nr/jo (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 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: February 22, 2022.

- 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

January 25, 2022

MINUTES

Board Members: Chris Darling – Chair – **PRESENT** Carol Peck – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT** Bradley Burns – **EXCUSED**
Kimberly Burton – **EXCUSED**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of January 11, 2022 Minutes
Moved by: Carol
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for January 25, 2022
Moved by: Sharon
Action: Approved agenda as submitted with items 3-5 heard together
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-21-0724-CENTURY COMMUNITIES NEVADA, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards for residential lots; 2) reduce net lot area for residential lots; and 3) increase wall height. **DESIGN REVIEWS** for the following: 1) building orientation of single family residences; and 2) finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Hammer Lane and the east side of Dapple Gray Road within Lone Mountain. RM/rk/jo (For possible action) 02/02/22 BCC

Action: HELD to March 8, 2022 CAC per applicant request

2. **WS-21-0733-CHAPPELL DAVID & MARTIN LISA TRUST: WAIVERS OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing carport addition to a single family residence on 0.6 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Bonita Vista Street and Ann Road within Lone Mountain. RM/al/jo (For possible action) 2/15/22 PC

Action: DENIED due to setback reduction request not within code

Moved By: CHRIS

Vote: 2/1

3. **VS-21-0740-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: VACATE AND ABANDON** easements of interest to Clark County located between Rosada Way and La Madre Way, and between El Capitan Way and Campbell Road within Lone Mountain. RM/jt/ja (For possible action) 02/16/22 BCC

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 3/0 Unanimous

4. **DR-21-0739-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) finished grade on 3.6 acres in an R-E (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action) 02/16/22 BCC

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 3/0 Unanimous

5. **TM-21-500211-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: TENTATIVE MAP** consisting of 6 single family residential lots on 3.6 acres in an R-E (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action) 02/16/22 BCC

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 3/0 Unanimous

6. **WS-21-0735-ROARING 20'S, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family residential development on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Regena 02/16/22 BCC

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 3/0 Unanimous

7. **TM-21-500209-DANG HONG: TENTATIVE MAP** consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Regena Avenue and the east side of Chieftain Street within Lone Mountain. RM/jad/jo (For possible action) 02/16/22 BCC

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 3/0 Unanimous

8. **WS-21-0744-STALBRA PA TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive off-site improvements (partial paving, curb, gutter, streetlight, and sidewalks); and 2) drainage study in conjunction with a proposed minor subdivision parcel map on 2.0 acres in an R-E Zone. Generally located on the east side of Torrey Pines Drive, 150 feet south of Buckskin Avenue within Lone Mountain. MK/al/ja (For possible action) 02/16/22 BCC

Action: APPROVED as submitted, subject to all staff conditions and condition that drainage study is done prior to lots being developed.

Moved By: CHRIS

Vote: 3/0 Unanimous

VII. General Business

None

VIII. Public Comment

Stacey Lindburg spoke about her concerns with special use permits for Boys Homes being permitted in R-E and RNP neighborhoods in the Northwest.

IX. Next Meeting Date

The next regular meeting will be February 8, 2022.

X. Adjournment

The meeting was adjourned at 7:41 p.m.

ACCESSORY STRUCTURE
(TITLE 30)

EULA ST/ROSADA WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400003 (UC-19-0062)-MORLEY COREY & SALLY:

USE PERMIT FIRST EXTENSION OF TIME for the following: 1) allow an accessory structure to exceed one-half of the footprint of the principal building; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards.

WAIVER OF DEVELOPMENT STANDARDS to increase the amount of driveways in conjunction with a proposed single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Eula Street and the south side of Rosada Way within Lone Mountain. RM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

125-31-301-019

USE PERMITS:

1. Increase the area of a proposed accessory structure (metal building) to 3,250 square feet where a maximum area of 2,367 square feet (50% of the footprint of the principal structure) is permitted per Table 30.44-1 (a 37% increase).
2. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

WAIVER OF DEVELOPMENT STANDARDS:

Increase the number of driveways to 2 where a maximum of 1 is permitted per Uniform Standard Drawing 222 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9915 W. Rosada Way

- Site Acreage: 2
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,250

Site Plans

The approved plans show an undeveloped 2 acre parcel that are subdivided into 2 lots. The lots have been subdivided since the original approval and a house constructed on each lot. Each of the lots are approximately 1 acre in area with access to Rosada Way to the north. A single family residence along with a proposed accessory structure (metal building) is located on the eastern parcel of the 2 lot subdivision. The residence is located on the north portion of the property and the metal building will be located on the south portion of the property. The applicant also requested a second driveway off Eula Street leading to the metal building in order to move their RV on and off the property. The site has an elevation of 2,702 feet on the western side and drops to 2,686 feet on the eastern side and an increase in the finished grade was approved by a previous application.

Landscaping

No changes are proposed or required as part of UC-19-0062. A previous application was approved (WS-18-0540) that increased the finished grade and increased wall height. A 9 foot high retaining wall with a 4 foot high wrought iron fence will bisect the parcel from north to south.

Elevations

The plans show a proposed metal building that is 20 feet high, 50 feet wide, 65 feet long with vertical metal siding, with 1 roll-up door, and has a pitched roofline.

Floor Plans

The approved plans show a 3,250 square foot metal building with an open floor plan.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0062:

Current Planning

- Metal building to be painted to match the single family residence;
- Large trees to be planted every 20 feet for screening along the south and west property lines and along east elevation where the driveway is not located;
- 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

- Compliance with drainage study PW18-12727 or have a new drainage study approved. Clark County Water Reclamation District (CCWRD)
- CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact either the Southern Nevada Health District or the City of Las Vegas with regards to sewage disposal.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the extension of time is based on permitting delays and supply chain issues with building materials.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0062	Nonn-architecturally compatible accessory structure with a foot print over 50% of the principal structure	Approved by PC	September 2019
WS-18-0540	Increased wall height with a design review for increased finished grade	Approved by BCC	September 2018
VS-0646-17	Vacated and abandoned patent easements	Approved by PC	September 2017
ZC-0296-01	County sponsored zone change to add an RNP-I overlay to the subject site and other parcels in the area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residence
East	City of Las Vegas	R-E	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 lots have been subdivided since the original approval and a house constructed on each lot. Currently, building permits for the accessory structure have been applied for and are awaiting approval from other entities. Staff can support an extension of time for 2 years since progress is being made and this is the first extension of time request.

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 5, 2024 to complete the building inspection and permitting process.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: COREY MORLEY

CONTACT: COREY MORLEY, 10470 W. CHEYENNE AVE, #115-412, LAS VEGAS, NV 89129

APR 21-101688



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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>UC-19-0062</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400003</u> DATE FILED: <u>1/10/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC DATE: <u>2/08/22</u> PC MEETING DATE: <u>3/01/22</u> BCC MEETING DATE: _____ FEE: <u>950</u>
	PROPERTY OWNER NAME: <u>Corey Morley</u> ADDRESS: <u>9915 W Rosada Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-375-2541</u> CELL: _____ E-MAIL: <u>info@morleygrading.com</u>
	APPLICANT NAME: <u>Corey Morley</u> ADDRESS: <u>9915 W Rosada Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-375-2541</u> CELL: _____ E-MAIL: <u>info@morleygrading.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Corey Morley</u> ADDRESS: <u>9915 W Rosada Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-375-2541</u> CELL: _____ E-MAIL: <u>info@morleygrading.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-31-301-019

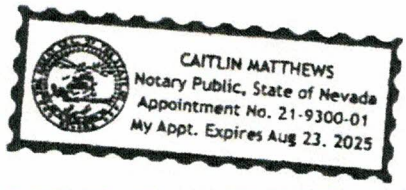
PROPERTY ADDRESS and/or CROSS STREETS: SWC of Eula & Rosada St

PROJECT DESCRIPTION: 1 residential dwelling with an accessory building in back

(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.

Corey Morley Corey Morley
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 12/29/21 (DATE)
 By Corey Morley
 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.

**PLANNER
COPY**

ET-22-40003

Corey Morley

9915 W Rosada Way

Las Vegas NV 89149

702-375-2541

Justification Letter

To whom it may concern:

We are requesting an extension for land use permit UC-19-0062. We are in the 3rd round of submittals with the county for the building permit. This accessory structure is in the back of one of the two houses we are building. We had a lot of delays with the county getting the house permits and starting construction on them, so this aspect of the build got pushed back. It also took several months to acquire the metal building due to supply issues. We ordered it back in February and it was just delivered a week ago.

Thanks

Corey Morley



architecture • interiors • design

Date: November 30, 2021
Clark County
Department of Comprehensive Planning

Carly Mossman
Kora Architecture & Interiors
9345 W. Sunset Rd. Suite 101
Las Vegas, NV 89148
O: 702-965-4325
C: 702-328-4378

**PLANNER
COPY**

Regarding Property:

Location: 5324 Secluded Brook Cir., Las Vegas, NV 89149

APN: 125-31-20-1021

Owner: DETERS FAMILY TRUST ETAL and DETERS TIMOTHY TRS

The purpose of this application is to request a waiver of development standards for a side yard setback for an existing residential home to accommodate a 104 square foot addition. The current site zoning is Rural Estates Residential [2 Units per Acre] (R-E) and the Planned Land Use is RNP - Rural Neighborhood Preservation. The purpose of the Waiver of Development Standards Application is to request: A 3-foot setback with roof line overhang to match existing roof lines where 10 feet is required for a standard side yard for R-E Land Use. The requested setback is adjacent to a 4ft wide existing concrete drainage swale running between the neighboring property and subject property. From the edge of the new addition to the neighbors existing perimeter wall would be reduced to 7 linear feet from the current 14 linear feet.

In accordance with IRC 2018, the new addition within 3 feet of the property line will be fire rated as required with no openings.

In summary we are respectfully requesting the following waiver:

Setback Waiver

A 3-foot setback with roof line overhang to match existing roof lines where 10 feet is required for a standard side yard for R-E Land Use.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Carly", written over a horizontal line.

Carly Mossman
Principal Founder & CEO
Registered Architect, NCARB
carly@koraarchitecture.com
702.328.4378