



# Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

February 23, 2021

6:30 p.m.

## AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com) and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members:

Bradley Burns  
Kimberly Burton  
Chris Darling

Carol Peck  
Dr. Sharon Stover

Secretary:

Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)

County Liaison:

Jennifer Damico, 702-455-4901, [ccdistic@clarkcountynv.gov](mailto:ccdistic@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, 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 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 Chair or the Board/Council by majority vote.
- III. Approval of February 9, 2021 Minutes (For possible action)
- IV. Approval of Agenda for February 23, 2021 and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

1. Updates from Commissioner Miller’s office – County Liaison 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

VI. Planning & Zoning

**03/03/21 BCC**

1. **WS-21-0008-GUEVARA FREDIEE & EMILY & REGINO HERVEY & LETICIA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive connection to public water service; and **2)** reduce rear setback for a single family residential development on 2.3 acres in an R-A (Residential Agricultural) (RNP-III) Zone. Generally located on the south side of Maggie Avenue, 258 feet west of Durango Drive within Lone Mountain. MK/lm/jd (For possible action) **03/03/21 BCC**
2. **WS-21-0022-TEMPAZURE, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced lot size; **2)** off-site improvements; and **3)** street width. **DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 7.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd (For possible action) **03/03/21 BCC**
3. **TM-21-500004-TEMPAZURE, LLC: TENTATIVE MAP** consisting of 14 single family residential lots on 7.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd (For possible action) **03/03/21 BCC**

VII. General Business

1. Acknowledge/Review Bylaws (for possible action)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: March 9, 2021

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

Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130

Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128

<https://notice.nv.gov/>

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



# Lone Mountain Citizens Advisory Council

February 9, 2021

## MINUTES

---

Board Members: Chris Darling – Chair – **PRESENT** Teresa Owens – **PRESENT**  
Dr. Sharon Stover – Vice Chair – **PRESENT** Bradley Burns – **PRESENT**  
Kimberly Burton – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

---

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:32 p.m.
- II. Public Comment  
None
- III. Approval of November 10, 2020 Minutes  
  
**Moved by: KIMBERLY**  
**Action: Approved subject minutes as submitted**  
**Vote: 5/0 - Unanimous**
- IV. Approval of Agenda for February 9, 2021  
  
**Moved by: SHARON**  
**Action: Approved agenda with items #2 & #3 to be heard together**  
**Vote: 5/0 - Unanimous**
- V. Informational Item  
None

VI. Planning & Zoning

1. **WS-21-0008-GUEVARA FREDIEE & EMILY & REGINO HERVEY & LETICIA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive connection to public water service; and 2) reduce rear setback for a single family residential development on 2.3 acres in an R-A (RNP-III) Zone. Generally located on the south side of Maggie Avenue, 258 feet west of Durango Drive within Lone Mountain. MK/lm/jd  
03/03/21 BCC

**Action: HELD to February 23<sup>rd</sup> Lone Mountain CAC meeting to give applicant an opportunity to have septic/sewer system added to application**

2. **WS-21-0022-TEMPAZURE, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot size; 2) off-site improvements; and 3) street width. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 7.7 acres in an R-E Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd  
03/03/21 BCC

**Action: HELD to February 23<sup>rd</sup> Lone Mountain CAC meeting to give applicant an opportunity to have neighborhood meeting and work with neighbors on design/project**

3. **TM-21-500004-TEMPAZURE, LLC: TENTATIVE MAP** consisting of 14 single family residential lots on 7.7 acres in an R-E Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd  
03/03/21 BCC

**Action: HELD to February 23<sup>rd</sup> Lone Mountain CAC meeting to give applicant an opportunity to have neighborhood meeting and work with neighbors on design/project**

VI. General Business

1. Introduced new CAC members, Carol Peck & Bradley Burns
2. Appointed Chris Darling Chair and Dr. Sharon Stover Vice-Chair for 2-year term
3. Reviewed and approved yearly meeting calendar

VIII. Public Comment  
None

IX. Next Meeting Date  
The next regular meeting will be February 23, 2021.

X. Adjournment  
The meeting was adjourned at 7:48 p.m.

WATER CONNECTION/REDUCE SETBACK  
(TITLE 30)

MAGGIE AVE/DURANGO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0008-GUEVARA FREDIEE & EMILY & REGINO HERVEY & LETICIA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive connection to public water service; and 2) reduce rear setback for a single family residential development on 2.3 acres in an R-A (Residential Agricultural) (RNP-III) Zone.

Generally located on the south side of Maggie Avenue, 258 feet west of Durango Drive within Lone Mountain. MK/lm/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-08-507-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive connection to a public water service within 1,250 feet of a public water line per Title 30.52.100.
2. Reduce the rear setback to 49.5 feet where 50 feet is required per Table 30.40-1 (a 1% reduction).

**LAND USE PLAN:**

LONE MOUNTAIN - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8465 Maggie Avenue
- Site Acreage: 2.3
- Number of Lots/Units: 2
- Density (du/ac): 0.8
- Minimum/Maximum Lot Size (square feet): 51,309/51,314
- Project Type: single family residential
- Number of Stories: 3 (existing)
- Square Feet: 2,238 (existing)

Site Plan

The plan depicts a proposed minor subdivision (MSM-18-600127) with 2 lots fronting Maggie Avenue. The easterly lot (Lot 2) includes an existing single family residence (geodesic dome) which was constructed in the 1970's and is located 49.5 feet from the south property line and 56 feet from the east property line. There is an existing well on the site and municipal water connection is located approximately 850 feet to the west near Homestead Road and Maggie Avenue.

Elevations

The existing residence is a geodesic dome home clad in a white elastomeric finish with asphalt shingle roofing over the entry and some of the windows.

Floor Plans

The 2,238 square foot existing residence consists of 3 levels with family room, bedrooms, kitchen, bathrooms, and loft area.

Applicant's Justification

The applicant indicates that prior to purchasing the property they researched the availability for an additional domestic well on a second lot if they subdivided the property. They procured a letter from the Nevada Division of Water Resources (NDWR) indicating that the parcel would need to be greater than 360 feet from the closest connection to city water with a minimum of an acre of land to be eligible to drill a domestic well for a single family dwelling. The applicant also indicates that the property is 850 feet from the nearest water connection to the west meeting the NDWR requirement. Additionally, the proposed lots qualify to maintain septic systems as the property is over 300 feet to the closest sewer lines in Durango Drive. The family members have combined their resources to purchase and subdivide the property and find connecting to public water (and sewer) beyond their available resources. Lastly, the existing geodesic residence was constructed in the 1970's, and they would like to keep the residence as they have spent the last 2 years cleaning up the property and removing squatters and people from performing illicit activities at the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0449-99	Vacate right-of-way (Bonita Vista Street)	Approved by PC	May 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Residential Agricultural (up to 1 du/ac)	R-A (RNP III)	Single family residential
East	Residential Agricultural (up to 1 du/ac)	R-A	Single family residential

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Waivers 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 #1

Staff typically does not support a request to waive the requirement for a development to connect to a public water system. Connecting developments into existing public water service help to ensure that the development will continuously have a safe and reliable water supply; therefore, staff recommends denial of this request.

##### Waiver of Development Standards #2

The existing residence was constructed by all accounts during the 1970's when the area was more rural in nature. The reduction of the rear setback is minimal compared to the accessory structures located on adjacent parcels, which are much closer to the property line, and should not have a negative impact on the surrounding properties; therefore, staff can support this portion of the request.

#### **Staff Recommendation**

Approval of waiver of development standards #2, denial of waiver of development standards #1.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: FREDIEE GUEVARA**

**CONTACT: EMILY GUEVARA, 1921 MOONLIGHT BLUFF AVE, NORTH LAS VEGAS,  
NV 89084**

**DRAFT**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

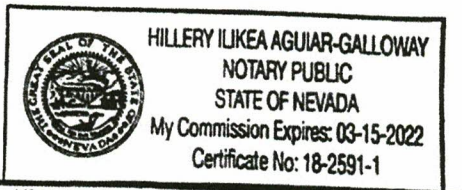
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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>WS-21-0008</u> DATE FILED: <u>11/2/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>2/19/2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/3/2021</u> FEE: <u>\$ 775</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Emily &amp; Frediee Guevara AND Leticia &amp; Hervey Regino</u> ADDRESS: <u>8465 Maggie Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: <u>702-277-2477</u> CELL: <u>702-277-9343</u> E-MAIL: <u>fredieegc@hotmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Emily &amp; Frediee Guevara AND Leticia and Hervey Regino</u> ADDRESS: <u>1921 Moonlight Bluff Ave</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>702-277-2477</u> CELL: <u>702-277-9343</u> E-MAIL: <u>emilyguevara@outlook.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>EMILY GUEVARA</u> ADDRESS: <u>1921 MOONLIGHT BLUFF AVE</u> CITY: <u>NLV</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>702-277-2477</u> CELL: <u>702-277-9343</u> E-MAIL: <u>emilyguevara@outlook.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 12508507001  
 PROPERTY ADDRESS and/or CROSS STREETS: 8465 Maggie Ave, Las Vegas, NV 89143, Brent & Durango  
 PROJECT DESCRIPTION: Subdividing 2.35 acre parcel into 2 equal lots to build 1 family home on each lot.

(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.

Frediee Guevara Leticia Regino      Frediee Guevara Leticia Regino  
Emily Guevara Hervey Regino      EMILY GUEVARA Hervey Regino  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON NOV 15, 2021 (DATE)  
 By EMILY GUEVARA, FREDIEE GUEVARA, LETICIA REGINO AND HERVEY REGINO  
 NOTARY PUBLIC: Hillery Ilukea Aguiar-Galloway



\*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.

October 5, 2020

To whom it may concern.

We would like to appeal to the following three requirements relative to the property at 8465 Maggie Ave., Las Vegas, NV 89143, Parcel ID 125-08-507-001:

- Clark County Title 30.52.100.2.A, states that for purposes of ground water supply, the subdivision must be connected to the water facilities of the municipal water purveyor when within 1,250 feet from a waterline with adequate capacity and pressure to serve the subdivision at the time the map is recorded, and must not be in an area restricted by the State Engineer for any other reasons.
  - The edge of the lot is approximately 850' away from the nearest public water main near Homestead Rd and Maggie Ave.
  - We have a letter (attached) from Christi Cooper, Water Commissioner, Nevada Division of Water Resources – Southern Nevada Branch Office, Department of Conservation and natural Resources, stating that the policy is the following:
    - “The Parcel needs to be greater than 360 feet from the closest connection to city water with a minimum of an acre of land to be eligible to drill a domestic well for a single family dwelling.”
- The Southern Nevada Health District (SNHD) Regulations Governing Individual Sewage Disposal Systems (ISDS) and Liquid Waste Management 2.7.2, which states that if a public or community sewerage system is available within four hundred feet (400') of the nearest property line and can be accessed by a gravity flow line, and is accessible per the sewer authority of jurisdiction then permission to construct a septic system will be denied.
- Title 30.52.110.a states that “When the use of an individual sewage disposal system is prohibited by Section 278.460 of the Nevada Administrative Code (NAC), due to the proximity of a public sewer line, sewerage collection and/or treatment shall be provided by a public system.”
- NAC 278.460.3 states that “Where a proposed subdivision will have a density of two or more dwellings per acre, the construction of individual systems for disposal of sewage is prohibited if the distance from any edge of the subdivision to the nearest suitable point of connection with a public system of sewerage is less than the distance determined by multiplying the proposed number of single-family dwellings by 100 feet.”
  - The lot meets the requirements set by NAC 278.460.3 to subdivide the lot.
    - Even if you account for the Geodesic dome home, that would be two (2) dwellings in one acre and one in the other. It would total 3 times 100, 300 feet. The nearest property line to the public sewage is approximately 340'.
  - The lot is approximately 340' from the nearest public sewage line on N Durango Drive and Maggie Ave. That puts it ~60' from meeting the septic tank requirement per ISDS 2.7.2
    - Consider that the east facing lot (once subdivided) already has a grandfathered septic tank.

- Consider that the west facing lot (once subdivided) will be approximately 500' from the nearest public sewage system on Durango Dr. and Maggie Ave. which would qualify it for a septic tank.
- We also request to reduce the rear yard setback to 49.5 feet where 50 feet is required per Table 30.40-1. The dome was built to this set back in 1970.

We purchased this property back in October 2018 with the intent of materializing one of our lifelong dreams of building a home to raise our children and a place where our parent could live their retirement. We invested our life savings and purchased this lot cash. Due to land and lot improvement costs, we knew that making this purchase alone would be impossible. This is why we teamed up and purchased this 2.3-acre lot with the intent of subdividing it and building our homes in our individual 1.15-acre lots. Much due diligence was made to ensure we would be able to build our homes in this property. Many calls were made to the County, Southern Nevada Water Authority (SNWA), NV Energy, Southern Nevada Health District (SNHD), etc. to avoid making an investment in land that was undevelopable. We knew that the lot had a permitted and registered well and septic, which would end up in the east facing lot. Our goal was always to use these grandfathered utilities and replicate the same in the west facing lot. We paid \$150 and submitted a Preliminary Review (Minor Subdivision Map Application) to Clark County Public Works Department Map Team back in December 2018. The Preliminary Review response (attached) was received on March 12, 2019 and told us the following:

- The following subdivision is located where wells are permitted as a source of water provided that (1) the smallest lot size is at least one acre, (2) the property owner signs an agreement to connect and pay all associated costs when water lines become adjacent to the property and (3) all conditions of map approval, including the provision of any required street and drainage improvements are met. (MSM-18-600127)

The property held an abandoned geodesic dome house constructed in the 70's. It was abandoned for about 30 years. It was an eyesore and hazard to the community and a magnet for squatters and teenagers looking for a place to perform illicit activities. In addition, several complaint letters were filed with the county expressing various concerns from the community (see attached report). We have been working diligently for the past two years cleaning up and remodeling this building on our own. We have pulled permits to ensure we conform to the rules while we remodel this structure so it is no longer an eyesore and a concern to the community.

We hired a company named MHP to help with the various grading and storm drain study plans. In addition, we hired the services of Dupont Engineering for the various Soils Reports that are required to subdivide the lot. We have now been informed that although the SNWA doesn't have an objection with the west side lot dropping a well, the county has a requirement that expands the proximity from 360 feet to 1,250'. Being forced to run both water and sewer to this property make this lot undevelopable for the purpose of building two homes in this lot. We have received several rough bids for the sewer alone ranging from \$80-\$100k. The water line would likely come in somewhere between \$130-\$150k conservatively.

The existing lot has a permitted and registered well and septic tank. All of the neighbors around us on Maggie Ave. also have this same system for water & sewer. We are asking that we be allowed to subdivide without connecting to city water and sewer and once the lot is subdivided, that both lots are

allowed to have their own wells and septic systems like all our neighbors around us. It will also save the neighbors from the inconvenience associated with road detours, and construction noise and dust. Most important, it will allow us to have a chance at finishing this project with our current income and savings in a timely manner. With the existing requirements, this lot may remain undeveloped indefinitely restricting the urban development of the area. Completing these two homes will beautify the area, raise property values, and increase the tax revenue to the state. Demanding that we run water and sewer lines to connect to the city system would make this project a financial hardship and make the land undevelopable.

We are lifelong Nevada residents with a plan to build two homes in this lot for our families and parents we care for. This is not for investment, our intent is to provide a place where our children can grow up experiencing a more rural lifestyle here in Las Vegas and allow our parents to retire in peace. Please help us in achieving this goal so that the dream of building a home in Las Vegas is not reserved only for the wealthy.

Thanks in advance for your assistance in this matter.

Sincerely,

---

Frediee Guevara

---

Emily Guevara

---

Hervey Regino

---

Leticia Regino

Attachments:

County Complaints Report

Preliminary Review response

Pictures before and after of dome

Existing well and septic system

Latest correspondence from municipalities

Dome permit information

Correspondence from Water Commissioner

03/03/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

AZURE DR/MOONLIGHT DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0022-TEMPAZURE, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced lot size, **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and **3)** street width.

**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 7.7 acres in an R-E (Rural Estates Residential) Zone

Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

125-27-610-025 through 125-27-610-031; 125-27-610-040 through 125-27-610-046

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the net lot size to 17,516 square feet where 18,000 square feet is the minimum per Table 30.40-1 (a 2.7% reduction).
- b. Reduce the gross lot size to 19,594 square feet where 20,000 square feet is the minimum per Table 30.40-1 (a 2.3% reduction).
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Moonlight Drive and Starlight Drive where required per Chapter 30.52.
3. Allow a 50 foot wide local street where 60 feet is the standard width per 30.52.030 (a 16.7% decrease).

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development to 40 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 122.2% increase).

**LAND USE PLAN:**

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.7

- Number of Lots: 14
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (gross square feet): 19,594/22,167
- Minimum/Maximum Lot Size (net square feet): 17,516/18,807
- Project Type: Single family development
- Number of Stories: 2
- Building Height (feet): 17 feet 5 inches (1 story) to 27 feet 5 inches (2 story)

#### Site Plans

The plans depicts a proposed 14 lot single family development on 7.7 acres. The density of the subdivision is 1.8 dwelling units per acre. The lots range in size from a minimum of 17,516 square feet to a maximum of 18,807 net square feet. The lots will access Azure Drive via an internal 41 foot wide private street oriented to the north/south ending in a stub on the south portion of the development. The development will have gated access from Azure Drive. The gated entrance is 54 feet wide with sidewalks and includes a median island and a call box entry. The plans also depict a proposed increased finished grade to 40 inches for lots within the development.

#### Landscaping

A 6 foot wide landscape strip is located behind an attached 5 foot wide sidewalk along Azure Drive and a 5 foot wide, 50 foot long landscape area is shown on both sides of the entrance to the development from Azure Drive.

#### Elevations

The plans depict 2 models, a 1 story and a 2 story, both models have options. The 1 story model is shown to have a 2 to 4 car garage and the 2 story is shown to have a 2 car garage with an attached RV garage. The proposed models consist of a stucco exterior including a concrete tile roof with a pitched roof. The plans depict different options on the elevations such as varying rooflines and accents such as stone veneer and window trims.

#### Floor Plans

The floor plans depict the 1 story model homes ranging in size from 4,570 square feet to 5,860 square feet. The 2 story model ranges in size from 5,680 square feet to 7,090 square feet. Both model homes have options for multiple bedrooms, family room, great room, and 2 to 4 car garages.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the waiver of full off-sites is in keeping with the surrounding development in the area as is the reduction in the lot size. The design review for the increase in the finished grade is to create positive drainage on the site.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	R-E	Single family development
South	Residential low (up to 3.5 du/ac)	R-E	Single family residential
East	Residential low (up to 3.5 du/ac) & City of Las Vegas	R-E	Single family residential & undeveloped
West	Residential low (up to 3.5 du/ac) & City of Las Vegas	R-E & O	Single family residential & undeveloped

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500004	A tentative map consisting of 14 single family residential lots is a companion 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**

##### 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 #1 & Design Review #1

Staff finds that the existing lot configuration is consistent and compatible with the surrounding lots in the area and currently complies with Land Use Element Goal 5 of the Comprehensive Master Plan which encourages, in part, providing opportunities for developing low density residential areas as a lifestyle choice. The proposed reconfiguration with a reduction in lot size for all but 2 of the existing lots is due to the gated entrance and the creation of an additional roadway. The reduction in lot size is 500 square feet or less for the 10 lots with reduced net area. In addition, the proposed reconfiguration of the existing lots and reduction in lot size is not in conformance with the Lone Mountain Land Use Plan and the Lone Mountain Interlocal Agreement which requires a minimum lot size of 18,000 square feet. Staff cannot support the request, as the proposed development is not in conformance with the Land Use Plan and the Interlocal Agreement.



## **Public Works - Development Review**

### Waiver of Development Standards #2

Staff has no objection to the request to not install full off-site improvements on Moonlight Drive and Starlight Drive. This request will allow the new subdivision to develop while leaving the existing non-urban street standards in place for those with direct access to the streets.

### Waiver of Development Standards #3

Staff has no objection to leaving both Moonlight Drive and Starlight Drive as 50 foot wide rights-of-way. Moonlight Drive and Starlight Drive only exist between Azure Drive and Tropical Parkway and therefore see a low volume of traffic.

### Design Review #2

This design review represents the maximum grade difference along 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**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

#### **If approved:**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 4 years of approval date 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;
- Traffic study and compliance;
- Full off-site improvements on Azure Drive;

- Right-of-way dedication to include 5 feet for Azure Drive and the spandrel at the southeast corner of Azure Drive and Starlight Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TEMPAZURE LLC

**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

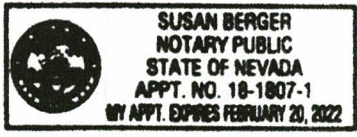
<b>APPLICATION TYPE</b> <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	<b>STAFF</b> APP. NUMBER: <u>WS-21-0022</u> DATE FILED: <u>1/13/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>2/9/21</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>3/3/21</u> FEE: <u>1150</u>
	<b>PROPERTY OWNER</b> NAME: <u>Tempazure, LLC</u> ADDRESS: <u>3311 S. Rainbow Ste 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: <u>n/a</u> E-MAIL: <u>kt@ktri.biz</u>
	<b>APPLICANT</b> NAME: <u>Tempazure, LLC</u> ADDRESS: <u>3311 S. Rainbow Ste 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: <u>n/a</u> E-MAIL: <u>kt@ktri.biz</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: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 125-27-610-025 to -031 and 125-27-610-040 to 046  
 PROPERTY ADDRESS and/or CROSS STREETS: W. Azure Dr. & Moonlight Dr.  
 PROJECT DESCRIPTION: Single Family Residential Subdivision

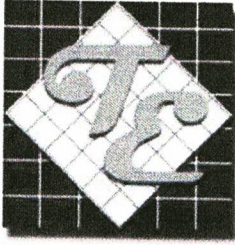
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

TEMPAZURE, LLC  
 By: NSM, LLC - Its Manager  
 By: Kenneth L Templeton, Manager  
 Property Owner (Print)

Property Owner (Signature)\* [Signature]  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 10/20/20 (DATE)  
 By Kenneth L. Templeton  
 NOTARY PUBLIC: Susan Berger



\*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 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

November 3, 2020

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

**Re: Azure & Moonlight – Tentative Map**

To Whom It May Concern:

Taney Engineering, on behalf of our client, Tempazure, LLC., realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use application (Waiver of Development Standards & Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Elisha Scrogum  
Project Coordinator

AZURE & MOONLIGHT  
(TITLE 30)

AZURE DR/MOONLIGHT DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500004-TEMPAZURE, LLC:**

**TENTATIVE MAP** consisting of 14 single family residential lots on 7.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-27-610-025 through 125-27-610-030; 125-27-610-040 through 125-27-610-046

**LAND USE PLAN:**

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.7
- Number of Lots/Units: 14
- Density (du/ac): 1.8 du/ac
- Minimum/Maximum Lot Size (square feet): 17,516/18,807
- Project Type: Single family development

The plans depict a proposed 14 lot single family residential development on 7.7 acres. The density of the subdivision is 1.8 dwelling units per acre. The lots range in size from a minimum of 17,516 square feet to a maximum of 18,807 net square feet. The lots will access Azure Drive via an internal 41 foot wide private street oriented to the north/south ending in a stub on the south portion of the development. The development will have gated access from Azure Drive. The gated entrance is 54 feet wide with sidewalks and includes a median island and a call box entry. The plans also depict a proposed increased finished grade to 40 inches for lots within the development.

A 6 foot wide landscape strip is located behind an attached 5 foot wide sidewalk along Azure Drive and a 5 foot wide, 50 foot long landscape area is shown on both sides of the entrance to the development from Azure Drive.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	R-E	Single family development
South	Residential low (up to 3.5 du/ac)	R-E	Single family residential
East	Residential low (up to 3.5 du/ac) & City of Las Vegas	R-E	Single family residential & undeveloped
West	Residential low (up to 3.5 du/ac) & City of Las Vegas	R-E & O	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-21-0022	Waivers of development standards and a design review for a single family residential development 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. However, the proposed development is not in conformance with the Lone Mountain Land Use Plan and the Lone Mountain Interlocal Agreement which requires a minimum lot size of 18,000 square feet. Staff cannot support the request, as the proposed development is not in conformance with the Land Use Plan and the Interlocal Agreement.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning****If approved:**

- 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;
- Traffic study and compliance;
- Full off-site improvements on Azure Drive;
- Right-of-way dedication to include 5 feet for Azure Drive and the spandrel at the southeast corner of Azure Drive and Starlight Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shall be named with the suffix of Court.

### **Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

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

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

**APPLICANT: TEMPAZURE LLC**

**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

### APPLICATION TYPE

TENTATIVE MAP (TM)

DEPARTMENT USE

APP. NUMBER: TM-21-500004  
PLANNER ASSIGNED: NR  
TAB/CAC: Lone Mountain  
PC MEETING DATE:         
BCC MEETING DATE: 3/3/21  
FEE: 750

DATE FILED: 1/13/21

TAB/CAC DATE: 2/09/21

PROPERTY OWNER

NAME: Tempazure, LLC  
ADDRESS: 3311 S. Rainbow Ste 225  
CITY: Las Vegas STATE: NV ZIP: 89146  
TELEPHONE: 702-873-6700 CELL: n/a  
E-MAIL: kt@ktri.biz

APPLICANT

NAME: Tempazure, LLC  
ADDRESS: 3311 S. Rainbow Ste 225  
CITY: Las Vegas STATE: NV ZIP: 89146  
TELEPHONE: 702-873-6700 CELL: n/a  
E-MAIL: kt@ktri.biz REF CONTACT ID #: n/a

CORRESPONDENT

NAME: Taney Engineering Attn: Elisha Scrogum  
ADDRESS: 6030 S. Jones Blvd.  
CITY: Las Vegas STATE: NV ZIP: 89118  
TELEPHONE: 702-362-8844 CELL: n/a  
E-MAIL: elishas@taneycorp.com REF CONTACT ID #: 164937

ASSESSOR'S PARCEL NUMBER(S): 125-27-610-025 to -031 and 125-27-610-040 to 046

PROPERTY ADDRESS and/or CROSS STREETS: W. Azure Dr. & Moonlight Dr.

TENTATIVE MAP NAME: Azure & Moonlight

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

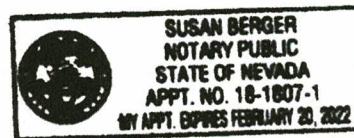
Property Owner (Signature)\*  
[Signature]

TEMPAZURE, LLC  
By: NSM, LLC - Its Manager  
By: Kenneth L Templeton, Manager  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

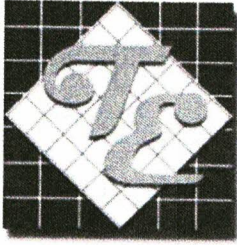
SUBSCRIBED AND SWORN BEFORE ME ON 10/20/2020 (DATE)

By Kenneth L. Templeton  
NOTARY PUBLIC: Susan Berger



\*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 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

November 3, 2020

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

TM - 21 - 500018

**Re: Azure & Moonlight – Tentative Map**

To Whom It May Concern:

Taney Engineering, on behalf of our client, Tempazure, LLC., realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use application (Waiver of Development Standards & Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Elisha Scrogum  
Project Coordinator