



# Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV 89129

February 28, 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 Secretary Name at Secretary's Phone Number.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Don Cape, Chairperson  
 Kim Burton, Vice Chairperson  
 Chris Darling  
 Carol Peck  
 Allison Bonanno

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

County Liaison(s): 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 February 14, 2023. (For possible action)
- IV. Approval of the Agenda for February 28, 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

03/21/23 PC

- 1. **UC-23-0027-T AND T VENTURE PARTNERS, LLC: USE PERMITS** for the following: 1) a communication tower; and 2) reduce setbacks to residential developments. **DESIGN REVIEW** for a communication tower on 11.2 acres in an R-EZone. Generally located on the southwest corner of Racel Street and Gilbert Lane within Lone Mountain. MK/sd/syp (For possible action)

03/22/23 BCC

- 2. **ET-23-400011 (VS-20-0207)-DXD F1 GRAND TETON, LLC: VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Tioga Way located between Grand Teton Drive and Ackerman Avenue within Lone Mountain. MK/tpd/syp (For possible action)
- 3. **WS-23-0017-ADAMS 1979 TRUST & ADAMS JEFFREY K & DONNA K CO-TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) eliminate landscaping in conjunction with a single family residential development 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 /jud/syp (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: March 14, 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

February 14, 2023

## MINUTES

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Board Members: Don Cape– Chair – **PRESENT**  
Kimberly Burton – Vice Chair – **PRESENT**  
Chris Darling – **PRESENT**  
Carol Peck – **EXCUSED**  
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 6:34 p.m.
- II. Public Comment  
None
- III. Approval of January 31, 2023, Minutes  
**Moved by: KIM**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for February 14, 2023  
**Moved by: CHRIS**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None



VI. Planning & Zoning

1. **AR-23-400001 (UC-21-0630)-CHANCELLOR MANOR, LC: USE PERMIT FIRST APPLICATION FOR REVIEW** for the following: 1) permit a horse riding/rental stable; 2) reduce minimum area required for a horse riding/rental stable; 3) allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard; 4) allow alternative landscaping along all side and rear property lines; and 5) increase the maximum number of Agriculture - Livestock, (small) animals (no longer needed). **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow alternative landscaping adjacent to a less intensive use; 4) reduce setbacks for structures; 5) reduce setback from the right-of-way for existing structures; 6) permit an existing non-decorative fence; 7) increase fence height; 8) eliminate trash enclosure; 9) reduce access gate setback; 10) allow modified street standards; and 11) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEW** for an existing horse riding/rental stable and associated structures in conjunction with an existing single-family residence on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of Miller Lane, 1,000 feet north of Lone Mountain Road within Lone Mountain. RM/jgh/syp (For possible action)

**Action: APPROVED as submitted with amended condition of review to be required at the end of 5 years.**

**Moved By: ALLISON**

**Vote: 3/1**

*Member opposed feels ADA requirements should be met and that restrictive covenant agreement requirement is unclear*

VII. General Business  
None

VIII. Public Comment  
None

IX.. Next Meeting Date  
The next regular meeting will be February 28, 2023

X. Adjournment  
The meeting was adjourned at 7:35 p.m.



03/21/23 PC AGENDA SHEET

COMMUNICATION TOWER  
(TITLE 30)

RACEL ST/GILBERT LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0027-T AND T VENTURE PARTNERS, LLC:**

**USE PERMITS** for the following: 1) a communication tower; and 2) reduce setbacks to residential developments.

**DESIGN REVIEW** for a communication tower on 11.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Racel Street and Gilbert Lane within Lone Mountain. MK/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
125-11-401-002

**USE PERMITS:**

1. To allow a communications facility with a 74 foot high tower (monopine).
2. To reduce the setback to a residential development to 80 feet where 222 feet is required (a 64% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8050 Flanagan Drive
- Site Acreage: 11.2
- Project Type: Communication tower
- Tower Height (feet): 74

**Site Plans**

The plans depict the installation of a 74 foot high monopine communication tower and ground support equipment located in the northeast portion of the property. Access to the lease area that encloses the tower and related equipment is accessed from a 15 foot wide gravel access road from Gilbert Lane. The plans show a reduction in the greatest setback to any residential property at 80 feet where 222 feet is required to the north property line of the residential parcel. There are

existing single family residences on the parcel along with commercial equipment associated with the communication tower. No changes to the existing lease area are proposed.

Landscaping

Landscaping is not part of this application. The plans submitted depict existing landscaping in and around the lease area for the communication tower.

Elevations

The plans depict a monopine communication tower up to 74 feet in height with 2 antennas constructed of a steel pole.

Signage

Signage is not a part of this request.

Applicant's Justification

The existing facility enhances wireless networks in the County and helps provide a service that is highly beneficial to the local community. The expanded facility will allow room for a full wireless site and improved communications for the community as well as local, state, and federal emergency service providers, such as police, fire, paramedics, and other first responders. The existing/proposed wireless facility is unmanned and will generate very little traffic once the site is built. Occasional maintenance will be performed to keep the site in good working order and to maintain visual appearances. The proposed facility is not expected to cause parking, noise, or crime issues for nearby uses. The applicant states that within this cluster of communication towers, there are live pine trees as part of the landscape buffer along the rights-of-way.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-20-0374	Reclassified 22 acres from R-E to R-D zoning, waivers for street landscaping, modified driveway, off-sites, and design review for a single family residential, increased grade - expired	Approved by BCC	October 2020
UC-1043-07	Use permit and design review for communication tower	Approved by PC	October 2007
UC-0651-07	Childcare, school and dormitory, waiver for reduced parking, off-sites, fence height, and design review for childcare institution, school, and dormitory	Approved by PC	July 2007
UC-0062-07	Use permit and design review for communication tower buildings	Approved by PC	February 2007
UC-1900-05	Communication towers	Approved by PC	February 2006
UC-0311-03	Communication towers	Approved by PC	April 2003



## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up 2 du/ac)	R-E	Single family residential & undeveloped
East	Ranch Estate Neighborhood (up 2 du/ac)	R-E (RNP-I)	Single family residential
West	City of Las Vegas	R-PD3	Single family residential

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Use Permits

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 current configuration will appear to be a monopine tree and the height will be 74 feet. Staff does not anticipate any negative impacts of the proposed communication tower and the ground equipment to the surrounding residential neighborhood and neighboring residential parcels. The proposed communication tower is needed to serve the community with essential wireless telecommunication services in the surrounding region. In addition, communication towers have been approved for this site and the new tower will utilize existing infrastructure currently on-site. Staff is in support of this request.

##### Design Review

The applicant is proposing to install the new communication tower, antenna arrays, and screen wall to match the surrounding area and will incorporate shielding or stealth architectural elements to reduce the visual impact of a communication tower. Staff finds that architectural compatibility encourages the proposed communication tower and equipment to have less of a visual impact. Staff has no objection to the applicant's design review request and recommends 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:**

### **Comprehensive Planning**

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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.

### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

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

**APPLICANT: CCTMO, LLC "CROWN CASTLE"**

**CONTACT: RACHAEL DAVIDSON, 2600 MICHELSON DRIVE, SUITE 500, IRVINE, CA 92612**





# 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 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>UC-23-0027</u> DATE FILED: <u>1/23/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>2/28/23</u> PC MEETING DATE: <u>3/21/23</u> BCC MEETING DATE: FEE: <u>\$ 600 \$ 1,350</u>
	<b>PROPERTY OWNER</b>  NAME: <u>T And T Venture Partners, LLC</u> ADDRESS: <u>3311 S Rainbow Blvd, Suite 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 873-6700 x160</u> CELL: E-MAIL: <u>kt@ktri.biz</u>
	<b>APPLICANT</b>  NAME: <u>T-Mobile West Tower LLC, by CCTMO LLC its attorney in fact</u> ADDRESS: <u>2000 Corporate Drive</u> CITY: <u>Canonsburg</u> STATE: <u>PA</u> ZIP: <u>15317</u> TELEPHONE: <u>724-416-2983</u> CELL: E-MAIL: <u>Tara.Urcho@crowncastle.com</u> REF CONTACT ID #:
<b>CORRESPONDENT</b>  NAME: <u>Rachael Davidson</u> ADDRESS: <u>2600 Michelson Drive, Suite 500</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE:      CELL: <u>619-729-2294</u> E-MAIL: <u>rachael.davidson@jacobs.com</u> REF CONTACT ID #:	

ASSESSOR'S PARCEL NUMBER(S): 125-11-401-002

PROPERTY ADDRESS and/or CROSS STREETS: 8050 Flanagan Drive, Las Vegas, NV 89131

PROJECT DESCRIPTION: Replace existing monoflag pole with a 74' monopine. T-Mobile loading to be relocated to monopole

(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.

T AND T VENTURE PARTNERS, LLC  
By: Kenneth L Templeton, Manager  
Property Owner (Print)

Property Owner (Signature)\* [Signature]

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/15/23 (DATE)  
By Kenneth L Templeton  
NOTARY PUBLIC: Susan Berger

SUSAN BERGER  
NOTARY PUBLIC  
STATE OF NEVADA  
APPT. NO. 18-1807-1  
MY APPT. EXPIRES FEBRUARY 21, 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.



Rachael Davidson  
3161 Michelson Drive, Suite 500  
Irvine, California 92612  
United States  
619.729.2294  
www.jacobs.com

March 25, 2022

Justification Letter  
825607 VG08469A

Conditional Use Permit:

Applicant, CCTMO LLC "Crown Castle," is requesting a Conditional Use Verification to remove the existing 73' mono-flag pole and replacing it with a 74' Monopine. No changes to the existing lease area are proposed.

Applicant:

Crown Castle is one of the largest providers of shared communications infrastructure in the United States, with approximately 40,000 cell towers comprising approximately 91,000 installations. Together with its small cell networks and 60,000 miles of fiber, Crown Castle's extensive infrastructure serves as the backbone of the nation's telephone network. The site is a critical feature of that network and serves Crown Castle's client, T-Mobile. This carrier will continue to operate antennas at the Crown Castle facility.

Justification:

The existing facility enhances wireless networks in the County and helps provide a service that is highly beneficial to the local community. The expanded facility will allow room for a full wireless site and improved communications for the community as well as local, state, and federal emergency service providers, such as police, fire, paramedics, and other first responders. Personal safety and security for community members will also be improved during emergencies by enhancing E911 services. In situations concerning emergency or public safety, having a wireless connectivity has proven to save lives and provide people the necessary information in official emergency situations.

The proposed new pole will be of similar height as the existing wireless facilities on site and will allow an expanded full site to have a greater impact in terms of coverage.

The existing/proposed wireless facility is unmanned and will generate very little traffic once the site is built. Occasional maintenance will be performed to keep the site in good working order and to maintain visual appearances. The proposed facility is not expected to cause parking, noise, or crime issues for nearby uses.



RIGHT-OF-WAY  
(TITLE 30)

GRAND TETON DR/TIOGA WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400011 (VS-20-0207)-DXD F1 GRAND TETON, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Tioga Way located between Grand Teton Drive and Ackerman Avenue within Lone Mountain (description on file). MK/tpd/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
125-10-405-007 & 125-10-405-008

**LAND USE PLAN:**  
LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**  
**Project Description**

The approved plans depict the vacation and abandonment of an existing 5 foot wide portion of a right-of-way on the west side of Tioga Way between Grand Teton Drive and Ackerman Avenue. The applicant states that the existing 5 foot wide right-of-way is no longer needed for the development of the property.

Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0207:

Current Planning

- Satisfy utility companies' requirements.
- 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 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

- Right-of-way dedication to include an additional 5 feet for Grand Teton Drive;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Right-of-way for Buffalo Drive to remain at a minimum of 50 feet to accommodate dual left turn lanes;

- 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 may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Applicant's Justification**

The applicant is requesting an extension of time for 3 years to allow enough time to complete the development of the entire site per the conditions of approval; submit the appropriate land use applications; submit required technical studies; obtain permits; and commence the project. The applicant states that this request for an extension of time is to have enough time to diligently work to commence and complete construction of the project, record the final map, and for the issuance of the building permit. The previous vacation application expired because the final map was not ready to record within 2 years.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400051 (DR-21-0130)	First extension of time for a proposed daycare facility	Approved by BCC	June 2022
ET-22-400050 (UC-19-0864)	First extension of time for a project of regional significance for a mini-warehouse and vehicle rental with waivers for alternative landscaping, screening, and modified driveway standards	Approved by BCC	June 2022
ET-22-400049 (Nzc-0511-12)	Fifth extension of time to reclassify from R-E to C-1 zoning	Approved by BCC	June 2022
DR-21-0130	Design review for a daycare and façade design for an approved retail center with a mini-warehouse building	Approved by BCC	June 2022
VS-20-0207	Vacated and abandoned a portion of right-of-way	Approved by BCC	June 2021
UC-19-0864	Project of regional significance for a mini-warehouse and vehicle rental with waivers for alternative landscaping, screening and modified driveway standards.	Approved by BCC	December 2019
ET-19-400131 (Nzc-0511-12)	Fourth extension of time to reclassify from R-E to C-1 zoning	Approved by BCC	December 2019
WC-18-400177 (Nzc-0511-12)	Waived conditions to construct a new block wall; construct an intense landscape buffer, construct a gate and provide gate access; and right-of-way dedication for a proposed shopping center.	Approved by BCC	October 2018
WS-18-0471	Waived alternative landscaping and alternative commercial driveway geometrics for a retail center	Approved by BCC	October 2018
Nzc-0511-12 (ET-0147-17)	Third extension of time to reclassify 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2017



**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0511-12 (ET-0133-16)	Second extension of time to reclassify 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	November 2016
NZC-0511-12 (ET-0098-14)	First extension of time to reclassify 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	October 2014
NZC-0511-12	Reclassified 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	October 2012

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP I)	Single family residential
South	City of Las Vegas	C-V	Arbor View High School
East	City of Las Vegas	R-1	Single family residential
West	Neighborhood Commercial	C-1	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive 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.

Since the approval of VS-20-0207 the applicant has taken significant steps to proceed with the process of a commercial development. The applicant has received approval for several building permits and has completed a drainage study with the approval of an off-site permit. It is for this reason that staff supports this 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:**

**Comprehensive Planning**

- Until October 03, 2024 to record.
- 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 reapproval by the utility companies is required.

**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:** DXD F1 GRAND TETON, LLC

**CONTACT:** BROWN, BROWN & PREMSRIRUT, 520 S. 4TH ST., 2ND FLOOR, LAS VEGAS, NV 89101





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-20-0207</u>	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>23-400011</u>	<b>DATE FILED:</b> <u>1/23/23</u>
		<b>PLANNER ASSIGNED:</b> <u>Tyler</u>	<b>TAB/CAC DATE:</b> <u>2/28/23</u>
		<b>TAB/CAC:</b> <u>Lone Mountain</u>	
		<b>PC MEETING DATE:</b> _____	
		<b>BCC MEETING DATE:</b> <u>3/22/23</u>	
		<b>FEE:</b> <u>\$ 300</u>	

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>DXD F1 Grand Teton, LLC / Drew Dolan</u>
	<b>ADDRESS:</b> <u>1718 Central Avenue SW, Suite B</u>
	<b>CITY:</b> <u>Albuquerque</u> <b>STATE:</b> <u>NM</u> <b>ZIP:</b> <u>87104</u>
	<b>TELEPHONE:</b> <u>864-415-2036</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>james.hamilton@dxd.capital</u>

<b>APPLICANT</b>	<b>NAME:</b> <u>DXD F1 Grand Teton, LLC / Drew Dolan</u>
	<b>ADDRESS:</b> <u>1718 Central Avenue SW, Suite B</u>
	<b>CITY:</b> <u>Albuquerque</u> <b>STATE:</b> <u>NM</u> <b>ZIP:</b> <u>87104</u>
	<b>TELEPHONE:</b> <u>864-415-2036</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>james.hamilton@dxd.capital</u> <b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Jay Brown/Lebene Ohene</u>
	<b>ADDRESS:</b> <u>520 South Fourth Street</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89101</u>
	<b>TELEPHONE:</b> <u>702-598-1429</u> <b>CELL:</b> <u>702-561-7070</u>
	<b>E-MAIL:</b> <u>Lohene@brownlawlv.com</u> <b>REF CONTACT ID #:</b> <u>173835</u>

**ASSESSOR'S PARCEL NUMBER(S):** 125-10-405-007; 125-10-405-008

**PROPERTY ADDRESS and/or CROSS STREETS:** Grand Teton & Buffalo

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.

[Signature]  
Property Owner (Signature)\*

Drew Dolan

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON 12/16/2022 (DATE)  
By John Mitchell III  
NOTARY PUBLIC: John Mitchell III

STATE OF NEW MEXICO  
NOTARY PUBLIC  
JOHN MITCHELL III  
COMMISSION NUMBER 1137470  
EXPIRATION DATE 02-14-2026

\*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.





23-400011

December 16, 2022

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

ET-23-400011

**Re: Buffalo and Grand Teton, Zenith Project No. 191027  
Right-of-Way Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by Teton Capital Management LLC to file a right-of-way application associated with property located on the northwest corner of Tioga Way and Grand Teton Drive (Assessor's Parcel Number 125-10-405-008).

Currently, adjacent to the parcel, Tioga Way is dedicated at 30' (thirty feet). The project proposes a detached sidewalk along Tioga Way. We hereby request to vacate 5' (five feet) of existing right-of-way in accordance with detached sidewalk requirements.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



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Júlia Jzolo, PE  
Principal



03/22/23 BCC AGENDA SHEET

RETAINING WALL/LANDSCAPING  
(TITLE 30)

ROSADA WY/KEVIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0017-ADAMS 1979 TRUST & ADAMS JEFFREY K & DONNA K CO-TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; and **2)** eliminate landscaping in conjunction with a single family residential development on 3.6 acres in an R-E (Rural Estates Residential) (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 /jud/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-32-304-002; 125-32-304-005 through 125-32-304-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the screen wall and retaining wall heights to 12 feet (6 feet retaining wall and 6 feet screening wall) where 9 feet is permitted per Section 30.64.050 (a 33.4% increase).
2. Eliminate perimeter landscaping where required per Table 30.64-1.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.6
- Number of Lots: 6
- Project Type: Increase retaining wall height
- 

Site History

The approved plans for DR-21-0739 depict a 6 lot single family residential subdivision. Access to the 5 northern lots is provided by a 39 foot wide private street from Kevin Way on the east side of the site. Access within the subdivision includes a "T" intersection from the main private street with a private north/south stub street. The southwestern parcel will receive direct access from La Madre Way on the south side of the site.

The original plans depict a 6 foot wide landscape strip along Kevin Way, north of the entrance to the subdivision, and Rosada Way. Landscaping along Kevin Way, south of the entrance to the subdivision, includes an 11 foot wide landscape strip.

The approved plans depict an increased finished grade up to 90 inches, tiered retaining walls consisting of a 3.3 foot retaining wall and 2.7 foot retaining wall (6 feet total height of retaining walls) within an 11 foot landscape area along the southern portion of Kevin Way with a 6 foot high screen wall on top. A combination 6 foot high retaining wall and 6 foot high screen wall, up to a maximum of 12 feet, is allowed along the perimeter local street since a minimum 6 foot wide landscape strip was proposed along Kevin Way. Also, a 3 foot high retaining wall with a 6 foot high screen wall was proposed adjacent to the existing perimeter block wall on the north and west sides of the existing single family residence at the northwest corner of Kevin Way and La Madre Way.

Site Plans

The plans for this request show the same layout of the 6 lot single family residential subdivision approved per DR-21-0739. The applicant is requesting a waiver of development standards to allow the following:

- 1) Along Kevin Way, south of the entrance to the subdivision, a 6 foot high retaining wall with a 6 foot high screen wall while eliminating the previously approved 11 foot landscape strip (6 feet of landscaping is required for this wall height).
- 2) Along Kevin Way, north of the entrance to the subdivision, a 6 foot high retaining wall with a 6 foot high screen wall while eliminating the previously approved 6 foot landscape strip required for this wall height.
- 3) Along Rosada Way, a 3 foot high retaining wall with a 6 foot high screen wall, eliminating the approved 6 foot landscape strip along Rosada Way (off-set wall or decorative fence is required).

Applicant's Justification

The applicant states that the additional wall height is needed to accommodate the change in elevation from the northwest corner to the southwest corner of the site while trying to maximize the buildable lot size. Furthermore, the applicant is requesting to omit the previously approved landscape strips as water conservation efforts for the proposed development is a point of concern in the area. Due to the rural area of the proposed development, landscaping is not required under normal situations and surrounding properties are not currently providing landscaping.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-21-0739	Single family residential subdivision and increased finished grade	Approved by BCC	February 2022
VS-21-0740	Vacated easements of interest to Clark County	Approved by BCC	February 2022
TM-21-500211	6 lot single family subdivision	Approved by BCC	February 2022



**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0296-01	Reclassified the site and various parcels in Lone Mountain to R-E (RNP-I) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**Comprehensive Planning**

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.

The proposed single family residential subdivision complies with Title 30 standards, and is consistent with policies in the Master Plan. For example, Policy 1.5.1 supports the protection of existing Rural Neighborhood Preservation (RNP) areas, and Policy 1.5.2 seeks to minimize conflict with in-fill development within an RNP. Here, the subdivision is consistent with the surrounding single family residential homes in the RNP area. However, the fact that the applicant is seeking to increase the retaining wall height and eliminate all the previously approved landscaping will create a canyon effect of the area with no mitigating elements. Water conservation can be achieved by planting the appropriate landscaping without having to eliminate it. Additionally, the proposed retaining wall height is not tiered as previously approved and is exposed to the perimeter of the development. Therefore, staff cannot support these requests.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without 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 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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: THE ADAMS 1979 TRUST; ADAMS JEFFEREY K & DONNE K CO-TRS  
CONTACT: KAITLYN KOLE, GCW, 1555 S RAINBOW BLVD, LAS VEGAS, NV 89146**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

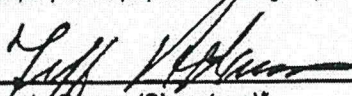
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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-23-0017</u> DATE FILED: <u>01/18/2023</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>Feb 28, 2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>03/22/2023</u> FEE: <u>\$475<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>The Adams 1979 Trust; Jefferey K Adams &amp; Donna K Co-TRS</u> ADDRESS: <u>5360 N. Riley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-523-2605</u> CELL: _____ E-MAIL: <u>jadams@westernstatesco.com</u>
	<b>APPLICANT</b>  NAME: <u>The Adams 1979 Trust; Adams Jefferey K &amp; Donna K Co-TRS</u> ADDRESS: <u>5360 N. Riley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-523-2605</u> CELL: _____ E-MAIL: <u>jadams@westernstatesco.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>GCW, Inc. (Makayla Moser)</u> ADDRESS: <u>1555 S. Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2099</u> CELL: _____ E-MAIL: <u>mmoser@gcwengineering.com</u> REF CONTACT ID #: _____

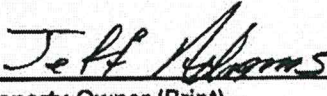
ASSESSOR'S PARCEL NUMBER(S): 125-32-304-002, 125-32-304-005, 125-32-304-006

PROPERTY ADDRESS and/or CROSS STREETS: Rosada & Kevin

PROJECT DESCRIPTION: Rosada & Kevin Improvement Plans

(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.

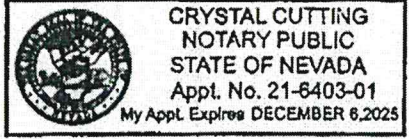
  
 \_\_\_\_\_  
 Property Owner (Signature)\*

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

STATE OF Nevada  
COUNTY OF Clark

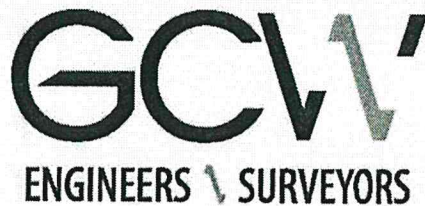
SUBSCRIBED AND SWORN BEFORE ME ON August 22, 2022 (DATE)

By Jeff Adams  
NOTARY PUBLIC: Crystal Cutting



\*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.





774-012

November 14<sup>th</sup>, 2022

WS-23-0017

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

PLANNER  
COPY

**Re: Rosada Way and Kevin Way Custom Home Pads  
Waiver of Standards  
APN No. 125-32-304-002, 005, 006**

To Whom It May Concern:

On behalf of the property owner, Adams 1979 Trust and Jeffrey K. Adams and Donna K. Adams, GCW, Inc. (GCW) respectfully submits the attached application package for a Waiver of Standards for the proposed development.

The property owner would like to develop this site with graded pads for single-family residential custom homes. The site is generally located between W La Madre Way and W Rosada Way and between N Kevin Way and N Campbell Road within Clark County. The site is currently comprised of three parcels (APNs 125-32-304-002, 125-32-304-005, and 125-32-304-006). A Final Map for this site will create 6 lots for this single-family residential development. As shown on the attached Site Plan, the right-of-way for Rosada Way, Kevin Way, and La Madre Way is 30' from centerline to property line which is consistent with the surrounding developments.

We are requesting a Waiver of Standards for allowing up to 6-foot retaining walls with 6-foot screening walls while omitting the 11-foot landscape strip south of the proposed entrance to the site on N Kevin Way, omitting the 6-foot landscape strip north of the proposed entrance to the site on N Kevin Way, as well as eliminating the 6-foot landscape strip along Rosada Way. The additional retaining wall depth is needed to accommodate the change in elevation from the northwest corner to the southeast corner of the site while trying to maximize the buildable lot size.

The Waiver of Standards for omitting the landscape strip will help to provide water conservation efforts for the proposed development which is a point of concern in the area. Additionally, due to the rural area of the proposed development, landscaping is not required under normal situations and surrounding properties are not currently providing landscaping. Therefore, we appreciate your consideration in reviewing and approving this request to waive the requirement to provide landscape strips along N Kevin Way and Rosada Way. If you have any questions please call me at 702-804-2105.

Cordially,

GCW, Inc.

Camden Robinson, P.E., Project Engineer

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146



O 702.804.2000  
F 702.804.2299



info@gcwenineering.com  
gcwenineering.com