



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

May 9, 2023

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - 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.
 - 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
 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
 William Covington, 702-455-2540, William.covington@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

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

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

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 April 11, 2023. (For possible action)
- IV. Approval of the Agenda for May 9, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

06/07/23 BCC

- 1. **WS-23-0167-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; and **3)** reduce street intersection off-set. **DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue within Lone Mountain. RM/jor/syp (For possible action)
- 2. **TM-23-500045-USA: TENTATIVE MAP** consisting of 8 residential lots on 5.0 acres in an R-E Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue within Lone Mountain. RM/jor/syp (For possible action)
- 3. **VS-23-0176-USA: VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Eula Street and between El Campo Grande Avenue and Corbett Street within Lone Mountain. RM/lm/syp (For possible action)
- 4. **WS-23-0178-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** detached sidewalks; and **3)** reduce street intersection off-set. **DESIGN REVIEWS** for the following: **1)** single family subdivision; and **2)** finished grade on 10.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)
- 5. **TM-23-500050-USA: TENTATIVE MAP** consisting of 19 lots on 10.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)
- 6. **WS-23-0179-COUNTRY LIVING HOMES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial pavement); **3)** non-standard improvements within the right-of-way; and **4)** street landscaping. **DESIGN REVIEWS** for the following: **1)** single family residential development, and **2)** finished grade on 4.1 acres in an R-E (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)
- 7. **TM-23-500051-COUNTRY LIVING HOMES, LLC: TENTATIVE MAP** consisting of 8 residential lots on 4.1 acres in an R-E (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/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 discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: May 30, 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

April 11, 2023

MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:31 p.m.
- II. Public Comment
None
- III. Approval of March 28, 2023, Minutes

Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for April 11, 2023

Moved by: CHRIS
Action: Approved agenda with item #6 to be heard first, items 2-3, and 4-5 to be heard together
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **ET-23-400022 (UC-20-0511)-ORTON RYAN & KELLY: USE PERMIT FIRST EXTENSION OF TIME** to increase the size of an accessory apartment in conjunction with a single family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for an access gate; and 2) modified residential driveway design standards on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the south side of Tropical Parkway, 150 feet east of Campbell Road within Lone Mountain. RM/dd/ja (For possible action) 5/3/23 BCC

Action: APPROVED as submitted, subject to staff conditions

Moved By: CHRIS

Vote: 3/0 Unanimous

2. **WS-23-0114-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) street landscaping; 3) increase wall height; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action) 5/3/23 BCC

Action: APPROVED as submitted, subject to staff conditions and condition that applicant's research conservation program for the tortoises actively living in the undeveloped sites to be used for residential development.

Moved By: CHRIS

Vote: 3/0 Unanimous

3. **TM-23-500022-USA: TENTATIVE MAP** consisting of 17 lots and common lots on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action) 5/3/23 BCC

Action: APPROVED as submitted, subject to staff conditions and condition that applicant's research conservation program for the tortoises actively living in the undeveloped sites to be used for residential development.

Moved By: CHRIS

Vote: 3/0 Unanimous

4. **WS-23-0117-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) landscaping; 3) increase wall height; and 4) alternative residential driveway geometrics. **DESIGN REVIEWS** for the following: 1) a single-family residential development; 2) allow a hammerhead turnaround; and 3) finished grade on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action) 5/3/23 BCC

Action: APPROVED Design Reviews and Waivers of Developments 2a, 2b, 2c, and 4

DENIED Waivers of Developments 1 and 3

Moved By: CHRIS

Vote: 3/0 Unanimous

5. **TM-23-500023-USA: TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action) **5/3/23**
BCC

Action: DENIED as submitted, subject concerns regarding proposed lot sizes

Moved By: CHRIS

Vote: 3/0 Unanimous

6. **WS-23-0127-XIE YUNDI: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** offsite improvements (curb, gutter, partial paving and streetlights); and **3)** waive sewer connection on 1.2 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Desperado Street and Farm Road within Lone Mountain. MK/sd/syp (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved By: KIM

Vote: 2/1

(Member opposed was not in favor of waiving requirement to connect to sewer)

- VII. General Business
None
- VIII. Public Comment
None
- IX.. Next Meeting Date
The next regular meeting will be April 25, 2023
- X. Adjournment
The meeting was adjourned at 8:22 p.m.

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

EGAN CREST DR/LA MANCHA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0167-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; and **3)** reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain. RM/jor/syp (For possible action)

RELATED INFORMATION:

APN:

126-25-801-028

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping including detached sidewalks along Egan Crest Drive where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
- b. Eliminate street landscaping including detached sidewalks along El Campo Grande Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
- c. Eliminate street landscaping including detached sidewalks along La Mancha Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Increase the combined retaining wall height and screen wall to 14 feet (8 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 55% increase).
3. Reduce the street intersection off-set to 124 feet 7 inches where 125 feet is required per Chapter 30.52 (a 0.2% decrease).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 135.6 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 277% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum Lot Size (square feet): 21,567 (gross)/18,310 (net)
- Maximum Lot Size (square feet): 25,772 (gross)/21,567 (net)
- Project Type: Single family residential development

Site Plans

The plans depict a proposed 8 lot single family residential subdivision with a density of 1.6 dwelling units per acre. Access to the development is along La Mancha Avenue (alignment) which leads to a 40 foot wide private street which terminates at a cul-de-sac bulb on the northern portion of the development. The plans depict a 5 foot wide private drainage easement on the west property lines of Lots 5 and 6 (northwest portion of the site). There is an additional 5 foot wide private drainage easement along the east property lines of Lots 1 through 4 (along the east side of the subdivision). Lastly, the plans show that the minimum lot size is 21,567 square feet (gross) and 18,310 square feet (net) and the maximum lot size is 25,772 square feet (gross) and 21,567 square feet (net).

The applicant is proposing to increase the finished grade and increase the retaining wall height. The submitted cross sections depict 6 foot high CMU block screen walls along the north, east, and south property lines of the development. The proposed retaining walls vary in height from 3 feet to 8 feet high.

Site Section A shows the highest combination wall (8 foot high retaining wall/6 foot high screen wall) located on the southeast corner of Lot 1 (along La Mancha Avenue). This retaining wall decreases in height from 8 feet, to 7 feet, and ultimately down to 4 feet in a westward direction ending at the southwest corner of Lot 1. A 6 foot screen wall will remain on top. Site Section A also shows a 6 foot high retaining wall/6 foot high screen wall on the north property line of Lot 4 (along El Campo Grande Avenue).

Site Section B shows no walls are proposed along Egan Crest Drive (east property lines of Lots 5 through 8). Site Section B includes a 3 foot high retaining wall, a 5 foot wide drainage easement, and a 6 foot high retaining wall/6 foot high screen wall on the east property line of Lot 1.

Site Section C shows the applicant's request to increase finished grade to a maximum of 135 feet, 6 inches for Lot 4 where 36 inches is the maximum allowed per Code. In addition to this, there is also a 3 foot high retaining wall, a 5 foot wide drainage easement, a 6 foot high retaining wall/6 foot screen wall along the east property line of Lot 4.

Lastly, the applicant is requesting to reduce the street intersection off-set to 124 feet 7 inches for Lot 8 where 125 inches is the minimum required per Title 30.

Landscaping

The applicant is proposing to eliminate street landscaping, including detached sidewalks, along Egan Crest Drive, El Campo Grande Avenue, and La Mancha Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17. Currently, there are neither off-site improvements nor landscaping proposed around the perimeter of the subject parcel. Non-urban street standards will remain along Egan Crest Drive and El Campo Grande Avenue. The previously approved development to the south will install non-urban street standard improvements along La Mancha Avenue.

Elevations

The plans show a 1 story home product with a maximum height of 19 feet 3 inches. The exterior of the home features stucco walls with pop-outs, varying rooflines, and stone veneer to add architectural dimension.

Floor Plan

The plan includes bedrooms, bathrooms, living room areas, kitchen, and 2 to 3 car garages, and an RV garage option.

Applicant's Justification

The site was originally a 10 acre parcel, APN 126-25-801-008, and only the southern half of the parcel was previously approved for single family residential subdivision. The site has been divided into 2 separate parcels, and now the applicant is proposing to develop the northern 5 acre parcel (APN 126-25-801-028). There are currently no adjacent developments that have detached sidewalks or landscaping. The applicant is requesting to waive detached sidewalks with landscaping to maintain the rural feel of the area. The maximum wall height only happens in 1 location, at the southeast corner of the site. With the drastic slope of the site to the east retaining walls are required to meet the minimum grading for the pads. A 5 foot wide private drainage easement to be privately maintained has been added along the east property line and will convey the flow from the rear of Lots 1 through 4 to help alleviate some of the fill required to develop this property. The applicant indicates that the expanded gate entry reduces the distance between the intersection off-set by 3 inches. The intersection to intersection off-set is very close to the Code. It is only the expanded gate entry section that calculates less than Code requires. The submitted plans show that Liberty Homes will be the home builder for the proposed subdivision.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|---|------------------------|--|
| North, East, & West | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Single family residential |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Recently approved single family residential (Egan Crest Estates) |

Related Applications

| Application Number | Request |
|--------------------|--|
| TM-23-500045 | A tentative map for an 8 lot subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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

The site is located within a Rural Neighborhood Preservation I overlay district where rural street standards remain prevalent. Staff finds that providing landscaping and detached sidewalks are out of character for this neighborhood and the surrounding rights-of-way; therefore, staff supports these requests.

Waiver of Development Standards #2

The applicant is requesting to increase the combined retaining wall height and screen wall height to 14 feet (8 foot retaining wall/6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Figure 30.64.050. The submitted cross sections show the unique and natural topography of the subject parcel. Increasing the finished grade to a substantial amount may warrant high retaining walls such as the applicant's request 14 feet (8 foot retaining wall/6 foot screen wall).

Site Section A shows the highest combination wall (8 foot high retaining wall/6 foot high screen wall) located on the southeast corner of Lot 1 (along La Mancha Avenue) only. The highest combination wall height does not span the entire length south or east property lines of Lot 1. This retaining wall decreases in height from 8 feet to 7 feet, and ultimately down to 4 feet in a westward direction ending at the southwest corner of Lot 1. A 6 foot screen wall will remain on top. Since the site slopes downward from the western half of the parcel (adjacent to Egan Crest Drive) to the eastern half of the site (Lots 1 through 4) water must flow eastward to the 5 foot wide private drainage easement along the east property lines of Lots 1 through 4. Increasing the finished grade will allow the pads for the lots to be leveled for future accessory structures such as casitas. Staff can support this request as long the increase finished grade warrants the retaining wall heights as depicted on the plans and staff recommends that the applicant apply a decorative finish to all perimeter walls.

Design Review #1

The subject parcel is located within the Lone Mountain Interlocal Agreement area and staff does not object to the proposed single family residential development. The proposed development meets the required gross and net lot size per Table 30.40-1. The plans show that only 1 lot (Lot 6) has a net lot size of 18,310 square feet where a goal of 18,500 square feet is recommended per the Lone Mountain Interlocal Agreement. Staff finds that a similar development was previously approved to the south of the subject parcel which has a similar layout. The overall layout and the design of the residences are not out of character for this neighborhood. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection in the street intersection off-set for the distance from the private street to Egan Crest Drive. The applicant is only reducing the off-set by less than a quarter of a foot.

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A decorative finish shall be applied to all perimeter walls.
- 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;

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Egan Crest Drive, 30 feet for La Mancha Avenue, and associated spandrels.
- 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.

Fire Prevention Bureau

- 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; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

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

**APPLICANT: LIBERTY HOME LAS VEGAS, LLC
CONTACT: RAY FREDERICKSEN, PER4MANENCE ENGINEERING, 4525 W. HACIENDA AVENUE, SUITE 1, NV 89118**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>WS-23-0167</u> DATE FILED: <u>4/3/23</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Jone INT</u> TAB/CAC DATE: <u>5/9/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/7/23</u> FEE: <u>475 & 675</u> |
| | PROPERTY OWNER NAME: <u>Liberty Homes Las Vegas, Inc.</u> ADDRESS: <u>7473 W. Lake Mead Blvd., Ste 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-265-9400</u> CELL: <u>702-265-9400</u> E-MAIL: <u>Joe@lhfv.com</u> |
| | APPLICANT NAME: <u>Liberty Homes Las Vegas, Inc.</u> ADDRESS: <u>7473 W. Lake Mead Blvd., Ste 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-265-9400</u> CELL: <u>702-265-9400</u> E-MAIL: <u>Joe@lhfv.com</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>Per4mance Engineering c/o Ray Fredericksen</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> E-MAIL: <u>rayf@per4manceelv.com</u> REF CONTACT ID #: _____ | |

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 126-25-801-028

PROPERTY ADDRESS and/or CROSS STREETS: NEC - La Mancha Ave & Egan Crest Dr.

PROJECT DESCRIPTION: Grading in excess of 36" from existing ground/8-lot residential subdivision/waivers

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

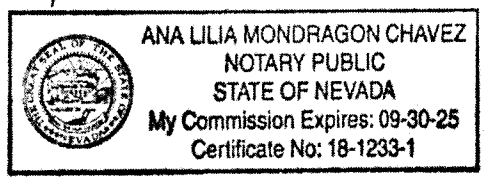
[Signature]
 Property Owner (Signature)*

JOSEPH WHATLEY
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2022 (DATE)
 By Joseph Lawrence Whatley

NOTARY PUBLIC: [Signature]



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



February 27, 2023

Clark County
Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89050

WS-23-0167

Re: Justification Letter Parker Canyon Estates – Design Review & Waivers
(APN(s): 126-25-801-028)(5 acres)

Dear Planner,

Per4mance Engineering, llc. on behalf of the applicant, Liberty Homes Las Vegas, llc. respectfully submits this justification letter in support of the Design Review & Waiver applications for the subject development. The southern portion of this parcel was previously approved via TM-22-500186 and WS/DR-22-0546. This proposed project is to develop the northern half of the parcel. The parcels have received their own individual APNs now. This parcel is now APN: 126-25-801-028. The proposed project requires a three (3) Waivers of Development Standards, and two (2) Design Reviews as follows:

Waivers of Development Standards:

1. Eliminate street landscaping including detached sidewalks along El Campo Grande Avenue, Egan Crest Drive, and La Mancha Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Increase combined retaining wall height and screen wall to 16 feet (10 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 78% increase).
3. Street Intersection off-set per Chapter 30.52 of County Code. A minimum of 125-feet is required. The proposed design is 124.76-feet.

Design Reviews:

1. Single family residential development.
2. Increase finished grade to 135.6 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 277% increase).

Waiver #1 – Eliminate Street Landscaping along El Campo Grande Avenue, Egan Crest Drive, & La Mancha Avenue, where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.

The developer is requesting this waiver to this standard to keep up with the rural feel of the area. There are currently no adjacent projects that have sidewalk or landscaping.

Waiver #2 – Increase combined retaining wall height and screen wall to 16 feet (10 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 78% increase).

The maximum height only happens in one location, at the southeast corner of the site. With the drastic slope of the site to the east retaining walls are required to meet the minimum grading for the pads. A 5-ft private drainage easement to be privately maintained has been added along the east property line and will

convey the flow from the rear of pads 1 thru 4 to help alleviate some of the fill required to develop this property.

Waiver #3 – Street Intersection off-set per Chapter 30.52 of County Code. A minimum of 125-feet is required. The proposed design is 124.76-feet.

The intersection to intersection off-set is very close to the Clark County Code. It is only the expanded gate entry section that calculates less than Code requires. I thought it would be safer to request the waiver than have it come up short later.

Design Review #1 – Single Family Residential development

The proposed site is located at the northeast corner of La Mancha Avenue and Egan Crest Drive within Clark County jurisdiction. The site is currently zoned R-E with an Ranch Estate Neighborhood Overlay. The proposed development will consist of 8 single family residential home lots.

The single family development proposes lots which range from a minimum of 18,667 sq.ft. (net)/21,567 sq.ft. (gross) to a maximum of 21,908 sq.ft. (net)/25,772 sq.ft. (gross). The lots will be accessed via a private street (40-ft wide) with primary access from La Mancha Avenue. The developer is respectfully requesting approval of this request.

Future Homes within the development will be custom homes.

Design Review #2 – Finish Grade 36-inches above existing grade

The finish grade of the proposed development exceeds 3-ft above the existing grade as the site slopes drastically from the west (Egan Crest) to the east. The existing site contours show the site has an elevation change of 14.0-ft from Egan Crest Drive to the east property line over approximately 334-feet. The site has an existing slope of approximately 4.20-percent. By using minimum design criteria for grading of 0.50-percent slope for the street and then 1.0-percent to set the lot high point the result is a pad elevation that requires the above-mentioned grading design review, this will encompass all 8 lots. The lots have been designed such that there is a maximum of 11.3-feet of fill towards the east side of the property within Lot 4, this is an existing wash area. The exact height varies per lot. The lots go from cut on the west side of the private street to excess fill as you move east. Therefore, the design review request is for an increase in finish grade up to 135.6-inches where 36-inches is the standard.

The developer respectfully request your approval of the aforementioned waivers and design review applications.

If you have any questions, please contact our office.

Thank You,



Ray Fredericksen, P.E.
President

WS-23-0167

PARKER CANYON ESTATES
(TITLE 30)

EGAN CREST DR/LA MANCHA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500045-USA:

TENTATIVE MAP consisting of 8 residential lots on 5.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain. RM/jor/syp (For possible action)

RELATED INFORMATION:

APN:

126-25-801-028

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum Lot Size (square feet): 21,567 (gross)/18,310 (net)
- Maximum Lot Size (square feet): 25,772 (gross)/21,567 (net)
- Project Type: Single family residential development

The plan depicts a proposed 8-lot single family residential subdivision with a density of 1.6 dwelling units per acre. Access to the development is along La Mancha Avenue (alignment) which leads to a 40 foot wide private street which terminates at a cul-de-sac bulb on the northern portion of the development. The plans depict a 5 foot wide private drainage easement on the west property lines of Lots 5 and 6. There is an additional 5 foot wide private drainage easement along the east property lines of Lots 1 through 4. Lastly, the plans show that the minimum lot size is 21,567 square feet (gross) and 18,310 square feet (net) and the maximum lot size is 25,772 square feet (gross) and 21,567 square feet (net).

Surrounding Land Use

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

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|---|
| South | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Recently approved, single family residential (Egan Crest Estates) |

Related Application

| Application Number | Request |
|--------------------|---|
| WS-23-0167 | A waiver of development standards for detached sidewalks with landscaping, increased wall height, street intersection off-set and a design review for increase finished grade 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**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Egan Crest Drive, 30 feet for La Mancha Avenue, and associated spandrels.

- 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.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- 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; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LIBERTY HOME LAS VEGAS, LLC

CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA AVENUE, SUITE 1, NV 89118



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|--|-----------------------|----------------------------------|-----------------------------|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>TM-23-500045</u> | DATE FILED: <u>4/3/23</u> |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | | PLANNER ASSIGNED: <u>JOE</u> | TAB/CAC DATE: <u>5/9/23</u> |
| | | TAB/CAC: <u>Line MT</u> | |
| | | PC MEETING DATE: _____ | |
| | | BCC MEETING DATE: <u>6/7/23</u> | PLANNER COPY |
| | | FEE: <u>\$750</u> | |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>LIBERTY HOMES LAS VEGAS</u> |
| | ADDRESS: <u>7473 W. LAKE MEAD BLVD., STE 100</u> |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> |
| | TELEPHONE: <u>702-265-9400</u> CELL: <u>702-265-9400</u> |
| | E-MAIL: <u>JOE@LHLV.COM</u> |

| | |
|------------------|---|
| APPLICANT | NAME: <u>LIBERTY HOMES LAS VEGAS</u> |
| | ADDRESS: <u>7473 W. LAKE MEAD BLVD., STE 100</u> |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> |
| | TELEPHONE: <u>702-265-9400</u> CELL: <u>702-265-9400</u> |
| | E-MAIL: <u>JOE@LHLV.COM</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>PER4MANCE ENGINEERING, LLC C/O RAY FREDERICKSEN</u> |
| | ADDRESS: <u>4525 W HACIENDA AVE STE 1</u> |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> |
| | E-MAIL: <u>RAYF@PER4MANCELV.COM</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 126-25-801-028

PROPERTY ADDRESS and/or CROSS STREETS: NEC EGAN CREST DR. & LA MANCHA AVE

TENTATIVE MAP NAME: PARKER CANYON ESTATES

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 signage on said property for the purpose of advising the public of the proposed application.

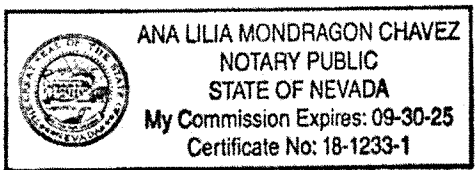
 Property Owner (Signature)*

JOSEPH WHATLEY
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2022 (DATE)
 By Joseph Lawrence Whatley

NOTARY PUBLIC: Ana Lilia Chavez



*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.



February 25, 2023

TM-23-500045

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

PLANNER
COPY

Re: Parker Canyon Estates - Tentative Map
(APN(s): 126-25-801-025 North 1/2)

To Whom it May Concern,

Per4mance Engineering, llc., on behalf of our client, Liberty Homes Las Vegas llc., respectfully submits this justification letter in support of the application for a tentative map on the above mentioned parcel. The tentative map is being submitted at this time such that a 8-lot detached single family residential subdivision improvement plans and final map(s) can be completed at a later date. All homes within development will be custom homes.

The proposed site is located at the northeast corner of La Mancha Avenue and Egan Crest Drive within Clark County jurisdiction. The site is currently zoned R-E with an Ranch Estate Neighborhood Overlay. The proposed development will consist of 8 single family residential home lots, 0 common elements, and two (2) private drainage easements to be privately maintained.

The site has been designed to match the RNP nature of the adjacent communities with no curb/gutter, sidewalk, and no streetlights along La Mancha Avenue, Egan Crest Drive and El Campo Grande Avenue. Egan Crest is currently existing with 32-ft asphalt rural section street, La Mancha Avenue is undeveloped and will be constructed as a 32-ft wide rural road, El Campo Grande Avenue is currently existing with 32-ft asphalt rural section street. The developer is submitting a land use application concurrently for design review and waivers of development standards for the following:

- 1) 8-lot subdivision.
- 2) Grade in excess of 36-inches above the existing grade.
- 3) Waiver to eliminate landscaping, including detached sidewalk, along Egan Crest, El campo Grande and La Mancha
- 4) Waiver for increase combined screen wall and retaining wall heights.
- 5) Waiver for street intersection offset per Chapter 30.52 of Clark County development code.

The developer, respectfully requests your approval of the enclosed application for the residential subdivision tentative map.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.
President

4525 W. Hacienda Ave. Ste 1 - Las Vegas, NV 89118
PHONE (702) 569-9770 email: rayf@per4mancelv.com

06/07/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

HUALAPAI WAY/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0176-USA:

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Eula Street (alignment), and between El Campo Grande Avenue and Corbett Street within Lone Mountain (description on file). RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-301-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation of a 30 foot wide portion of a grant of easement for the easterly portion of Hualapai Way. The easement was granted by the Bureau of Land Management per Grant N-74508 and recorded on April 8, 2003, in document 200304058:00730. The applicant indicates that the portion of the easement being vacated is no longer needed for right-of-way.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| ZC-0296-01 | Reclassified the property and surrounding area to R-E zoning | Approved by BCC | September 2001 |

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|--------------------|--|
| TM-23-500050 | A tentative map for a 19 lot single family residential subdivision is a companion item on this agenda. |

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-23-0178 | A waiver of development standards and design reviews in conjunction with a single family residential subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of BLM right-of-way grants that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 4 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Corbett Street, 30 feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|--|-----------------------|---|-------------------------------|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>VS-23-0176</u> | DATE FILED: <u>4-4-2023</u> |
| <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) Per <u>Jorge O.</u> <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): | | PLANNER ASSIGNED: <u>BSS</u> TAB/CAC: <u>Lone Mountain</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6-7-2023</u> FEE: <u>875</u> | TAB/CAC DATE: <u>5-9-2023</u> |

| | |
|-----------------------|--|
| PROPERTY OWNER | NAME: <u>ROARING 20'S LLC</u> <i>Same as Applicant</i> ADDRESS: <u>9225 Flamingo Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720 x23</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> |
|-----------------------|--|

| | |
|------------------|---|
| APPLICANT | NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road Ste 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720 x23</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: <u>N/A</u> |
|------------------|---|

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

ASSESSOR'S PARCEL NUMBER(S): 125-29-101-003 125-30-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Centennial & Dapple Gray

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)*

FRANK E. WYATT
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON January 26, 2022 (DATE)
 By Frank E. Wyatt
 NOTARY PUBLIC: [Signature]



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

APR-22-10/089



TANEY ENGINEERING

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

February 27, 2023

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

Re: Hualapai & El Campo Grande
APR: 22-101089
APN: 125-30-301-010
Justification Letter

PLANNER
COPY

To whom it may concern:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting justification for the vacation of BLM right-of-way grants.

Right-of-Way Grant Vacation:

We are requesting to vacate a 30-foot portion of a BLM right-of-way grant so that a 30-foot portion of Corbett Street may be dedicated.

Right-of-Way Grant Vacation:

We are requesting to vacate a 30-foot portion and a 60-foot portion of a BLM right-of-way grant so that a 30-foot portion of El Campo Grande Avenue and a 30-foot portion of Hualapai Way may be dedicated.

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

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

Sincerely,

Jeremiah Delci-Johnson
Land Planner

VS-23-0176

06/07/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

HUALAPAI WAY/CORBETT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0178-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** detached sidewalks; and **3)** reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** single family subdivision; and **2)** finished grade on 10.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-301-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the combined retaining and screen wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 33.4% increase).
2. Waive detached sidewalks along streets (Hualapai Way, El Campo Grande Avenue, and Corbett Street) where required per Section 30.64.030 and Figure 30.64-17.
3. Reduce the street intersection off-set to a minimum of 76 feet where 125 feet is required per Section 30.52.052 (a 39% reduction).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 6 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.5

- Number of Lots: 19
- Density (du/ac): 1.8
- Minimum Lot Size (square feet): 20,024 (gross)/18,000 (net)
- Maximum Lot Size (square feet): 26,164 (gross)/20,183 (net)
- Building height: 22 feet, 8 inches
- Square feet: 4,090 (minimum)/4,260 (maximum)/600 (casita)
- Project Type: Single family residential development

Site Plan

The plan depicts a 19 lot single family residential subdivision with a density of 1.8 dwelling units per acre. Access is provided to 13 internal lots at the southern portion of the subdivision via a 40 foot wide private street from El Campo Grande Avenue. The applicant is proposing rural street development standards along all exterior streets (El Campo Grande Avenue, Hualapai Way, and Corbett Street) which includes street paving. The northern portion of the site, consisting of 6 lots, has direct access to Corbett Street. The proposed lots range in size between a minimum of 20,024 square feet (gross) and 18,000 square feet (net), and a maximum of 26,164 square feet (gross) and 20,183 square feet (net). There are 12 lots with a net lot area between 18,000 square feet and 18,221 square feet. The property is in the A1 area within the Lone Mountain Interlocal Agreement area, which recommends a minimum net lot size of 18,500 square feet.

The applicant is proposing to increase the finished grade and the retaining wall height. The submitted cross sections depict 6 foot high CMU block screen walls along the north, east, and south property lines of the development. The proposed retaining walls vary in height from 1.5 feet to 6 feet. Lastly, the applicant is requesting to reduce the street intersection off-set to 76 feet along El Campo Grande Avenue to Eula Street, where 125 inches is the minimum required per Title 30.

Landscaping

The plan depicts street landscaping provided with a 6 foot wide easement at the back of future rights-of-way along El Campo Grande Avenue and Hualapai Way. The front yards of the 6 northern lots facing Corbett Street will provide front yard landscaping per Code.

Elevations

The elevation plans show a 1 story home product with a maximum height of 22 feet, 8 inches along with an optional detached casita that has an overall height of 13 feet 6 inches. There are 3 exterior options (Mid-century, Prairie, and Modern) with features including stucco walls with pop-outs, varying rooflines, and stone veneer to add architectural dimension.

Floor Plans

The plans include optional bedroom count of 3 or 4 rooms, bathrooms, living room areas, kitchen, and 3 to 4 car garage options. The 600 square foot detached casita includes living room, wet bar, bedroom with bathroom.

Applicant's Justification

The applicant is proposing to develop the parcel in a way that meets the standards of the Master Plan and existing zoning. The increased grade height and retaining wall heights are necessitated by the difference in elevation along the eastern boundary of the property to allow for adequate site drainage. The applicant also indicates that the reduction in street intersection off-set is acceptable due to the low traffic volume on the streets. Lastly, the applicant indicates that the streets qualify for rural street improvements (non-urban street standards) within the RNP-I (Rural Neighborhood Preservation), and they would like to maintain the same standards and not construct detached sidewalks.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| ZC-0296-01 | Reclassified the property and surrounding area to R-E (RNP-I) zoning | Approved by BCC | September 2001 |

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|--------------------|--|
| TM-23-500050 | A tentative map for a 19 lot single family residential subdivision is a companion item on this agenda. |
| VS-23-0176 | A vacation and abandonment of easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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

While it may be reasonable to provide retaining walls, staff is concerned with the negative impact of a potentially 12 foot high wall may have to adjacent neighbors. In addition, a walled

neighborhood does not provide the aesthetic improvements along the street frontage. Therefore, staff is unable to support this request.

Waiver of Development Standards #2

Sidewalks are not constructed in the surrounding area; therefore, staff does not have a practical problem with waiver of development standards #2. However, since staff does not support waiver of development standards #1 and design reviews, staff cannot support this request.

Design Review #1

Staff does not object to the proposed single family residential development with lots facing the exterior of the subdivision. However, the Lone Mountain Interlocal Agreement sets a goal of a 18,500 square foot minimum net lot area, and more than half of the lots do not meet that goal. In addition, Public Works staff does not support the reduced intersection off-set; therefore, staff does not support the request as designed.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction to the intersection off-set from Myrtle Ridge Street to Eula Street. The reduction will cause conflict between the vehicles leaving the site and vehicles turning from Eula Street. Staff finds that the site will allow for the minimum 125 feet between intersections to be met.

Design Review #2

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

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:

- A decorative finish shall be applied to all perimeter walls;
- 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;
- Right-of-way dedication to include 30 feet for Corbett Street, 30 Feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PINNACLE HOMES
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


| | | |
|--|-----------------------|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF | APP. NUMBER: <u>WS/DR-23-0178</u> DATE FILED: <u>4-4-2023</u> PLANNER ASSIGNED: <u>B88</u> TAB/CAC: <u>Love Mountain</u> TAB/CAC DATE: <u>5-9-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6-7-2023</u> FEE: <u>\$1,150</u> |
| | PROPERTY OWNER | NAME: <u>Pinnacle Nevada Corp. Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> |
| | APPLICANT | NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>70-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT | 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>70-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 125-30-301-010

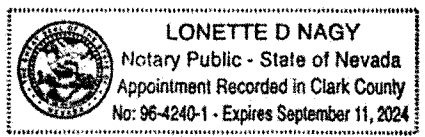
PROPERTY ADDRESS and/or CROSS STREETS: N. Hualapai Way and W. El Campo Grande Avenue

PROJECT DESCRIPTION: Street off-set, wall height, Excess Fill

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


 Property Owner (Signature)* FRANK E. WYATT
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON July 6, 2022 (DATE)
 By FRANK E. WYATT
 NOTARY PUBLIC: Louette D Nagy



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

APR-22-101089



TANEY ENGINEERING

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

January 9, 2023

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

Re: Hualapai & El Campo Grande
APR: 22-101089
APN: 125-30-301-010
Justification Letter (Revised)

NS-23-0178
PLANNER
COPY

Mr. Bernhart:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Waivers of Development Standards, and Design Reviews for a proposed 10.55 gross acre, 19 lot single-family residential subdivision.

Project Description:

The project consists of a 10.55 gross acre, 19 lot residential subdivision with 1.8 lots per gross acre located to the north of El Campo Grande Avenue and east of Hualapai Way. The lots range in size from 20,024 gross sq. ft. (18,030 net sq. ft.) and 26,076 gross sq. ft. (20,183 net sq. ft.), with an average lot size of 21,046 gross sq. ft. (18,817 net sq. ft.).

The subject parcel is currently zoned R-E (Rural Estates Residential) and lies within the RNP-I (Rural Neighborhood Preservation) Overlay District, with a planned land use of RN (Ranch Estate Neighborhood). We are not requesting any changes to the zoning or planned land use.

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

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

The public streets abutting the development, El Campo Grande Avenue, Hualapai Way, and Corbett Street, will remain in their existing rural street conditions. The internal 40 ft. private street terminating in a cul-de-sac, with ingress and egress from El Campo Grande Avenue, will utilize 30" modified roll curb.

A 6 ft. perimeter landscape buffer is located along El Campo Grande Avenue and Hualapai Way in accordance with Title 30.64.040.

Waiver of Development Standards – Wall Height

We are requesting a waiver of development standards for retaining walls up to heights of 6 ft., in combination with a 6 ft. CMU wall, resulting in up to 12 ft. high combination wall height where Title 30 allows for 9 ft. These walls would be located along the eastern boundary and are necessitated by the difference in elevation between the existing grade and the proposed pad grades required to allow for adequate drainage of the site.



Waiver of Development Standards – Street Intersection Off-Set

We are requesting a waiver of development standards to allow for a street intersection off-set of 76.24 ft. between the right-of-way lines of Pine Springs Street and Eula Street where 125 ft. is required. We believe that this request is acceptable due to the low traffic volume on the adjacent streets and the minimal increase anticipated from the proposed subdivision. This deviation is not expected to cause any congestion or accessibility concerns along El Campo Grande Avenue and Eula Street.

Waiver of Development Standards – Detached Sidewalks

We are requesting to waive Title 30.64.030 development standards requiring detached sidewalks along El Campo Grande Avenue, Hualapai Way, and Corbett Street. The proposed development is in an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street improvements (non-urban standards) have been acceptable. All streets have been improved to rural street standards adjacent to the site with no curb, gutter, sidewalks, streetlights, and a minimum paved roadway of ~24 ft. To maintain the character of the area, we are proposing to maintain these same standards and not construct detached sidewalk.

Design Review – Excess Fill

This request is for a design review to allow for an excess fill of 6 ft. where a 3 ft. maximum is allowed per Title 30.32.040-9. The excess fill would be needed for the lots located along the eastern boundary to allow for adequate drainage of the site. We expect the impact to the adjacent properties to be negligible.

Design Review – Architecture

This request is for a design review for the three architectural floor plans. The proposed one-story detached single-family homes are 4,090 sq. ft., 4,190 sq. ft., and 4,260 sq. ft. A three or four car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

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

Sincerely,

Jeremiah Johnson
Land Planner

PLANNER
COPY

06/07/23 BCC AGENDA SHEET

HUALAPAI & EL CAMPO GRANDE
(TITLE 30)

HUALAPAI WAY/CORBETT ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500050-USA:

TENTATIVE MAP consisting of 19 lots on 10.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-301-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.5
- Number of Lots: 19
- Density (du/ac): 1.8
- Minimum Lot Size (square feet): 20,024 (gross)/18,000 (net)
- Maximum Lot Size (square feet): 26,164 (gross)/20,183 (net)
- Project Type: Single family residential

The plan depicts a 19 lot single family residential subdivision with a density of 1.8 dwelling units per acre. Access is provided to 13 internal lots at the southern portion of the subdivision via a 40 foot wide private street from El Campo Grande Avenue. The northern portion of the site, consisting of 6 lots, has direct access to Corbett Street. The proposed lots range in size between a minimum of 20,024 square feet (gross) and 18,000 square feet (net), and a maximum of 26,164 square feet (gross) and 20,183 square feet (net). There are 12 lots with a net lot area between 18,000 square feet and 18,221 square feet. Rural street standards are provided along El Campo Grande Avenue, Hualapai Way, and Corbett Street, with street landscaping provided with a 6 foot wide easement at the back of future right-of-way along El Campo Grande Avenue and Hualapai Way.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| ZC-0296-01 | Reclassified the property and surrounding area to R-E zoning | Approved by BCC | September 2001 |

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-23-0176 | A vacation and abandonment of easements is a companion item on this agenda. |
| WS-23-0178 | A waiver of development standards and design reviews in conjunction with a single family residential subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Although the project meets the submittal requirements as outlined in Title 30, staff does not support the related design review (WS-23-0178); therefore, staff cannot support the tentative map.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive 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;
- Right-of-way dedication to include 30 feet for Corbett Street, 30 Feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- 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, of previous land use approvals.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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 | DEPARTMENT USE | APP. NUMBER: <u>TM-23-500050</u> | DATE FILED: <u>4-4-2023</u> |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | | PLANNER ASSIGNED: <u>RSB</u> | TAB/CAC DATE: <u>5-9-2023</u> |
| | | TAB/CAC: <u>Lone Mountain</u> | |
| | | PC MEETING DATE: _____ | |
| | | BCC MEETING DATE: <u>6-7-2023</u> | |
| | | FEE: <u>\$750.00</u> | |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>Pinnacle Nevada Corp. Attn: Frank Wyatt</u> |
| | ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> |
| | TELEPHONE: <u>702-228-0720</u> CELL: _____ |
| | E-MAIL: <u>frank@pinnaclelv.com</u> |

| | |
|------------------|---|
| APPLICANT | NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u> |
| | ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> |
| | TELEPHONE: <u>702-228-0720</u> CELL: _____ |
| | E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____ |

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

ASSESSOR'S PARCEL NUMBER(S): 125-30-301-010

PROPERTY ADDRESS and/or CROSS STREETS: N. Hualapai Way and W. El Campo Grande Avenue

TENTATIVE MAP NAME: Capstone @ Hualapai & El Campo Grande

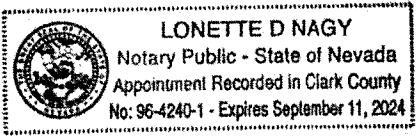
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

_____ FRANK E WYATT
 Property Owner (Signature)* _____ Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 6, 2022 (DATE)
 By FRANK E WYATT

NOTARY PUBLIC: Louette D. Nagy



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

APR-22-101089



TANEY ENGINEERING

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

January 9, 2023

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

T 4 - 23 - 500050

Re: Hualapai & El Campo Grande
APR: 22-101089
APN: 125-30-301-010
Justification Letter (Revised)

PLANNER
COPY

Mr. Bernhart:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Waivers of Development Standards, and Design Reviews for a proposed 10.55 gross acre, 19 lot single-family residential subdivision.

Project Description:

The project consists of a 10.55 gross acre, 19 lot residential subdivision with 1.8 lots per gross acre located to the north of El Campo Grande Avenue and east of Hualapai Way. The lots range in size from 20,024 gross sq. ft. (18,030 net sq. ft.) and 26,076 gross sq. ft. (20,183 net sq. ft.), with an average lot size of 21,046 gross sq. ft. (18,817 net sq. ft.).

The subject parcel is currently zoned R-E (Rural Estates Residential) and lies within the RNP-I (Rural Neighborhood Preservation) Overlay District, with a planned land use of RN (Ranch Estate Neighborhood). We are not requesting any changes to the zoning or planned land use.

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

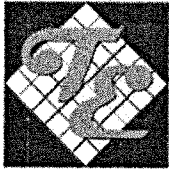
- North, East, South, and West: R-E (Rural Estates Residential); RN (Ranch Estate Neighborhood)

The public streets abutting the development, El Campo Grande Avenue, Hualapai Way, and Corbett Street, will remain in their existing rural street conditions. The internal 40 ft. private street terminating in a cul-de-sac, with ingress and egress from El Campo Grande Avenue, will utilize 30" modified roll curb.

A 6 ft. perimeter landscape buffer is located along El Campo Grande Avenue and Hualapai Way in accordance with Title 30.64.040.

Waiver of Development Standards – Wall Height

We are requesting a waiver of development standards for retaining walls up to heights of 6 ft., in combination with a 6 ft. CMU wall, resulting in up to 12 ft. high combination wall height where Title 30 allows for 9 ft. These walls would be located along the eastern boundary and are necessitated by the difference in elevation between the existing grade and the proposed pad grades required to allow for adequate drainage of the site.



PLANNER
COPY

Waiver of Development Standards – Street Intersection Off-Set

We are requesting a waiver of development standards to allow for a street intersection off-set of 76.24 ft. between the right-of-way lines of Pine Springs Street and Eula Street where 125 ft. is required. We believe that this request is acceptable due to the low traffic volume on the adjacent streets and the minimal increase anticipated from the proposed subdivision. This deviation is not expected to cause any congestion or accessibility concerns along El Campo Grande Avenue and Eula Street.

Waiver of Development Standards – Detached Sidewalks

We are requesting to waive Title 30.64.030 development standards requiring detached sidewalks along El Campo Grande Avenue, Hualapai Way, and Corbett Street. The proposed development is in an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street improvements (non-urban standards) have been acceptable. All streets have been improved to rural street standards adjacent to the site with no curb, gutter, sidewalks, streetlights, and a minimum paved roadway of ~24 ft. To maintain the character of the area, we are proposing to maintain these same standards and not construct detached sidewalk.

Design Review – Excess Fill

This request is for a design review to allow for an excess fill of 6 ft. where a 3 ft. maximum is allowed per Title 30.32.040-9. The excess fill would be needed for the lots located along the eastern boundary to allow for adequate drainage of the site. We expect the impact to the adjacent properties to be negligible.

Design Review – Architecture

This request is for a design review for the three architectural floor plans. The proposed one-story detached single-family homes are 4,090 sq. ft., 4,190 sq. ft., and 4,260 sq. ft. A three or four car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

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

Sincerely,

Jeremiah Johnson
Land Planner

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

ELKHORN RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0179-COUNTRY LIVING HOMES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial pavement); **3)** non-standard improvements within the right-of-way; and **4)** street landscaping.

DESIGN REVIEWS for the following: **1)** single family residential development, and **2)** finished grade on 4.1 acres in an R-E (Rural Estate Residential) (RNP-1) Zone.

Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:

125-14-404-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a combination retaining/screen wall to a maximum of 10 feet (4 foot retaining wall with a 6 foot screen wall) where a maximum height of 9 feet (3 foot retaining wall with a 6 foot screen wall) is allowed per Section 30.64.050 (a 17% increase).
2.
 - a. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Rainbow Boulevard where required per Chapter 30.52.
 - b. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Elkhorn Road where required per Chapter 30.52.
3. Allow non-standard street improvements in the right-of-way (Rainbow Boulevard) where not allowed per Section 30.52.050.
4.
 - a. Allow alternative street landscaping without a sidewalk along Rainbow Boulevard where a detached sidewalk is required per Table 30.64-2 and Figure 30.64-17.
 - b. Allow alternative street landscaping without a sidewalk along Elkhorn Road where a detached sidewalk is required per Table 30.64-2 and Figure 30.64-17.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 60 inches (5 feet) where 36 inches (3 feet) is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7200 Elkhorn Road
- Site Acreage: 4.1
- Number of Lots/Units: 8
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 20,003/24,93 (gross) 16,211/18,280 (net)
- Project Type: Single family residential

Site Plans

The plans depict a proposed 8 unit single family residential subdivision located at the northeast corner of Elkhorn Road and Rainbow Boulevard. The subject parcel is currently zoned R-E (Rural Estates Residential) and lies within the RNP-I (Rural Neighborhood Preservation) Overlay District, with a planned land use of Ranch Estate Neighborhood. Access is from Elkhorn Road by way of private streets. All lots will be accessed via a 40 foot private residential street, terminating in a cul-de-sac. A proposed increase in a block wall is requested for the northern property line as the increase in finished grade is necessary to match the existing grade of Elkhorn Road.

Landscaping

A 10 foot landscape buffer will be provided along Elkhorn Road and a 15 foot landscape buffer will be provided along Rainbow Boulevard. A 23 foot equestrian trail and 5 feet of landscaping shall be provided within the Rainbow Boulevard right-of-way to match the adjacent development.

Elevations & Floor plan

The applicant states that these will be custom built homes and will provide elevation at time of permitting.

Applicant's Justification

The applicant states this project is a 4.1 gross acre, 8 lot single family residential subdivision with 1.9 lots per acre located to the east of Rainbow Boulevard and north of Elkhorn Road. The subject parcel is currently zoned R-E (Rural Estates Residential) and lies within the RNP-I (Rural Neighborhood Preservation) Overlay District, with a planned land use of RN (Ranch Estate Neighborhood).

The applicant states the waivers requiring full off-site improvements and non-standard improvements along Rainbow Boulevard and Elkhorn Road are justified as this parcel lies within the RNP-I (Rural Neighborhood Preservation) Overlay District. Developments adjacent to the project site along Rainbow Boulevard will not complete full off-site improvements. The intent of the design for the site is to match existing adjacent developments and preserve the rural characteristic of the area.

The proposal increase in wall height is to allow for a total 10 foot high combination 6 foot screen wall and 4 foot maximum retaining wall along the north property line. The increase in height is necessary so that the site maintains adequate drainage while matching the existing grade of Elkhorn Road.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|---|------------------------|---|
| North, South, & East | Ranch Estate Neighborhood (up to 2 du/ac) | R-E (RNP-I) | Single family residential & undeveloped |
| West | City of Las Vegas | R-PD2 | Single family residential |

Related Applications

| Application Number | Request |
|---------------------------|--|
| TM-23-500051 | A tentative map for an 8 lot subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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

The increased wall height is directly tied to the approval of a drainage plan and increased finished grade request. The increase in finished grade to maintain historic drainage patterns and meet Clark County drainage criteria necessitates an increase to the combined screen wall and retaining wall height. Staff finds the increased wall height should have minimal to no impact on the surrounding land uses; however, since staff does not support the design review, staff does not support this request.

Waiver of Development Standards #4

Staff typically does not support requests for alternative street landscaping, including waiving detached sidewalks. However, the request for landscaping along Rainbow Boulevard will allow the site to develop to rural street standards matching the existing developments within the area. However, since staff does not support the design review, staff does not support this request.

Design Review #1

The proposed subdivision design incorporates appropriate buffers and transitions in relation to the adjacent single family residences to the west and other similar developments in the immediate area. The layout of the proposed residential subdivision is typical for the area. However, this site is located within the A1 section shown in the Lone Mountain Interlocal Agreement Area, which recommends a minimum net lot size of 18,500 square feet. None of the proposed lots meet this minimum requirement. Staff does not support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the waiver to not install full off-site improvements on Rainbow Boulevard and Elkhorn Road, to be consistent with other recently approved applications in the area.

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any equestrian trail, landscaping and paved roadway placed in the right-of-way. Staff can support waiver of development standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Design Review #2

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

Staff Recommendation

Approval of waivers of development standard #2 and #3, and design review #2; denial of waivers of development standards #1 and #4; and design review #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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

If approved:

Comprehensive Planning

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

Public Works - Development Review

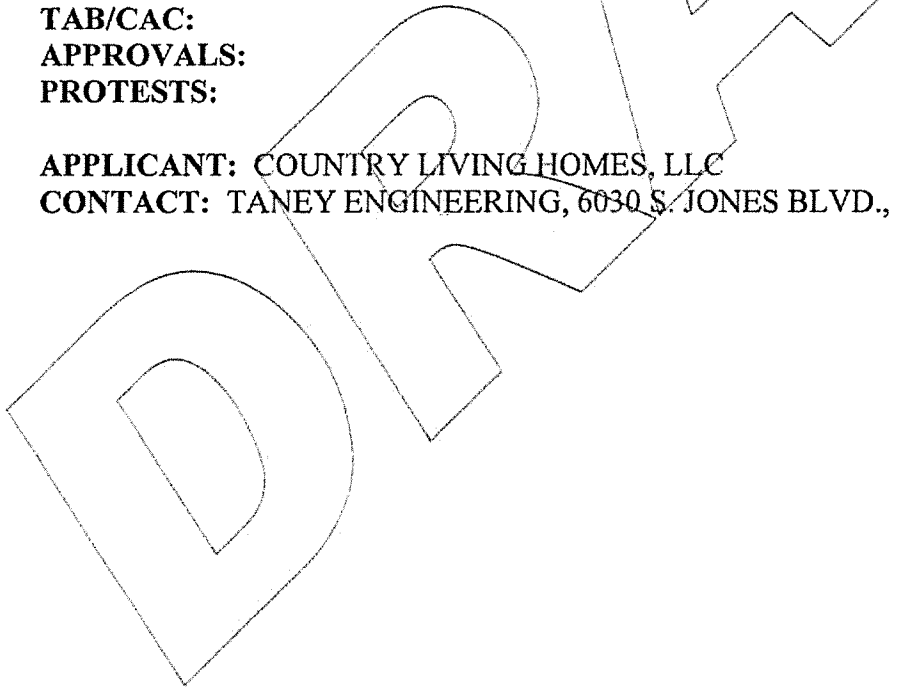
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include spandrel at the southwest corner of the site;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Antonio Papazian - Development Review Division for the design of the Rainbow Boulevard improvements;
- 30 days to coordinate with Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Elkhorn Road improvement project.
- 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.

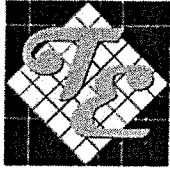
Clark County Water Reclamation District (CCWRD)

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

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

**APPLICANT: COUNTRY LIVING HOMES, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118**





TANEY ENGINEERING

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

February 22, 2023

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

**Re: Rainbow & Elkhorn
APN: 125-14-404-003
Justification Letter (Revised)**

WS-23-0179

To whom it may concern:

On behalf of our client, Reynolds Management, Taney Engineering is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and a Design Review for a proposed single-family residential subdivision.

Tentative Map:

This project is a 4.08 gross-acre, 8 lot single-family residential subdivision with 1.96 lots per acre located to the east of Rainbow Boulevard and north of Elkhorn Road. The subject parcel is currently zoned R-E (Rural Estates Residential) and lies within the RNP-I (Rural Neighborhood Preservation) Overlay District, with a planned land use of RN (Ranch Estate Neighborhood). We are not requesting any changes to the zoning or planned land use.

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

- North, East, and South: R-E (Rural Estates Residential); RN (Ranch Estates Neighborhood); developed and undeveloped
- West: R-PD2 (Residential Planned Development District); R (Rural Preservation); developed

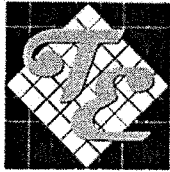
Rainbow Boulevard will be developed to rural street standards excluding curb, gutter, detached sidewalk, and streetlights. A 23-foot equestrian trail and 5 feet of landscaping shall be provided to match the adjacent development. Elkhorn Road will be developed to rural street standards excluding curb, gutter, detached sidewalk, and streetlights to match Clark County Public Works road improvement plans for Elkhorn Road.

All lots will be accessed via a 40-foot private residential street with 30" modified roll curb and gutter, terminating in a cul-de-sac. The homes will be custom-built and have not yet been designed.

Perimeter landscaping is proposed to comply with Figure 30.64-9 at a minimum. A 10-foot landscape buffer will be provided along Elkhorn Road and a 15-foot landscape buffer will be provided along Rainbow Boulevard.

Waiver of Development Standards – Off-Site Improvements

This request is for a waiver of development standards requiring full off-site improvements along Rainbow Boulevard and Elkhorn Road per Section 30.52.050. The development is zoned R-E (Rural Estates Residential) and lies within the RNP-I (Rural Neighborhood Preservation) overlay district. Developments adjacent to the project site along Rainbow Boulevard will not complete full off-site improvements. Additionally, Clark County



Public Works is proposing to develop Elkhorn Road to rural street standards adjacent to the site. The intent of the design for the site is to match existing adjacent developments and preserve the rural characteristic of the area.

Waiver of Development Standards – Non-Standard Improvements

This request is for waiver of development standards per Section 30.52.050 to allow non-standard improvements in a public right-of-way. We are proposing to match the non-standard improvements along Rainbow Boulevard approved for the development immediately north of the site. This includes 22 feet of paved roadway, a 23-foot equestrian trail, and 5 feet of landscaping within the public right-of-way.

Waiver of Development Standards – Wall Height

We are requesting to waive Section 30.64-50 (a)(4) to allow for a total 10-foot-high combination 6-foot screen wall and 4-foot maximum retaining wall along the north property line. The increase in height is necessary so that the site maintains adequate drainage while matching the existing grade of Elkhorn Road. We expect the impact to the adjacent property to be negligible.

Design Review – Excess Fill

This request is for a Design Review to allow for an excess fill of up to 5 feet on lots 3 through 5, where 3 feet maximum is allowed per Title 30.32.040-9. The excess fill is required to ensure adequate drainage of the site and to allow us to match the grade of the proposed sanitary sewer point of connection in Elkhorn Road.

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

Sincerely,

Jeremiah Delci-Johnson
Land Planner

ELKHORN & RAINBOW
(TITLE 30)

ELKHORN RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500051-COUNTRY LIVING HOMES, LLC:

TENTATIVE MAP consisting of 8 residential lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:
125-14-404-003

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

The plans depict a proposed 8 unit single family residential subdivision located at the northeast corner of Elkhorn Road and Rainbow Boulevard. The subject parcel is currently zoned R-E (Rural Estates Residential) and lies within the RNP-I (Rural Neighborhood Preservation) Overlay District, with a planned land use of Ranch Estate Neighborhood. Access is from Elkhorn Road by way of private streets. All lots will be accessed via a 40 foot private residential street, terminating in a cul-de-sac. The perimeter streets will be developed with rural street standards.

Landscaping

A 10 foot landscape buffer will be provided along Elkhorn Road and a 15 foot landscape buffer will be provided along Rainbow Boulevard. A 23 foot equestrian trail and 5 feet of landscaping shall be provided within the Rainbow Boulevard right-of-way to match the adjacent development.

BACKGROUND:
Project Description

General Summary

- Site Address: 7200 Elkhorn Road
- Site Acreage: 4.1
- Number of Lots/Units: 8
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 20,003/24,93 (gross) 16,211/18,280 (net)
- Project Type: Single family residential

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|---|-----------------|---|
| North, South, & East | Ranch Estate Neighborhood (up to 2 du/ac) | R-E (RNP-I) | Single family residential & undeveloped |
| West | Incorporated Clark County | R-PD2 | Single family residential |

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-23-0179 | A waiver of development standards for increased wall height, off-site improvements, and non-standard improvements, and design reviews for single family residential and increased finished grade 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

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30; however, staff does not support the companion design review for the subdivision; therefore, staff cannot support the tentative map.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

If approved:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include spandrel at the southwest corner of the site;

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Antonio Papazian - Development Review Division for the design of the Rainbow Boulevard improvements;
- 30 days to coordinate with Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Elkhorn Road improvement project.
- 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.

Comprehensive Planning - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTRY LIVING HOMES, LLC

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|--|-----------------------|----------------------------------|-----------------------------|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>Tm-23-500051</u> | DATE FILED: <u>4/15/23</u> |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | | PLANNER ASSIGNED: <u>SWD</u> | TAB/CAC DATE: <u>5/9/23</u> |
| | | TAB/CAC: <u>Long Mountain</u> | |
| | | PC MEETING DATE: _____ | |
| | | BCC MEETING DATE: <u>6/7/23</u> | |
| | | FEE: <u>\$ 750</u> | |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>Country Living Homes LLC</u> |
| | ADDRESS: <u>7020 Night Street</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> |
| | TELEPHONE: <u>702-810-1713</u> CELL: <u>n/a</u> |
| | E-MAIL: <u>mac@reynoldsmgmt.com</u> |

| | |
|------------------|---|
| APPLICANT | NAME: <u>Country Living Homes LLC</u> |
| | ADDRESS: <u>7020 Night Street</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> |
| | TELEPHONE: <u>7702-810-1713</u> CELL: <u>n/a</u> |
| | E-MAIL: <u>mac@reynoldsmgmt.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>Taney Engineering Attn: Emily Sidebottom</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>emilys@taneycorp.com</u> REF CONTACT ID #: <u>n/a</u> |

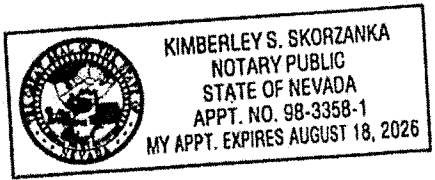
ASSESSOR'S PARCEL NUMBER(S): 125-14-404-003

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd & Elkhorn Rd.

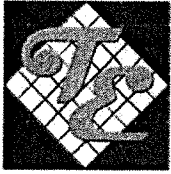
TENTATIVE MAP NAME: Rainbow & Elkhorn

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 <u>Nevada</u> COUNTY OF <u>Clark</u> | |
| SUBSCRIBED AND SWORN BEFORE ME ON <u>10/19/22</u> (DATE) By <u>Matthew Reynolds</u> | |
| NOTARY PUBLIC: | |



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



TANEY ENGINEERING

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

February 22, 2023

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

**Re: Rainbow & Elkhorn
APN: 125-14-404-003
Justification Letter (Revised)**

14-23-500051

To whom it may concern:

On behalf of our client, Reynolds Management, Taney Engineering is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and a Design Review for a proposed single-family residential subdivision.

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- West: R-PD2 (Residential Planned Development District); R (Rural Preservation); developed

Rainbow Boulevard will be developed to rural street standards excluding curb, gutter, detached sidewalk, and streetlights. A 23-foot equestrian trail and 5 feet of landscaping shall be provided to match the adjacent development. Elkhorn Road will be developed to rural street standards excluding curb, gutter, detached sidewalk, and streetlights to match Clark County Public Works road improvement plans for Elkhorn Road.

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

Sincerely,

Jeremiah Delci-Johnson
Land Planner