



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

May 31, 2022

6:30pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at 702-289-0196.
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Chris Darling, Chairperson  
Dr. Sharon Stover, Vice Chairperson  
Kimberly Burton  
Carol Peck

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

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

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

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

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for May 10, 2022. (For possible action)
- IV. Approval of the Agenda for May 31, 2022, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning and Zoning

**06/21/22 PC**

- 1. **VS-22-0265-AZURE CREST TRUST ETAL & MCKNIGHT PATRICK TRS: VACATE AND ABANDON** easement of interest to Clark County located between Michelli Crest Way and Ruffian Road, and between Regena Avenue and Azure Drive within Lone Mountain. RM/jgh/syp (For possible action) **06/21/22 PC**

**06/22/22 BCC**

- 2. **WS-22-0252-MUKHTAR SHAHID: WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway width. **DESIGN REVIEW** for an additional single family residential model for a previously approved single family residential development on 8.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/lm/syp (For possible action) **06/22/22 BCC**

- VII. Next Meeting Date: June 28, 2022.  
Note: The June 14<sup>th</sup> CAC meeting has been canceled due to elections being held in meeting room

- VIII. 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

May 10, 2022

## MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

- 
- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of March 8, 2022 Minutes
- Moved by: Sharon**  
**Action: Approved subject minutes as submitted**  
**Vote: 3**  
**/0 -Unanimous**
- IV. Approval of Agenda for May 10, 2022
- Moved by: Chris**  
**Action: Approved agenda as submitted with items #3-5 heard together**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **DR-22-0187-AYON JOSE & FAVIOLA: DESIGN REVIEW** to allow an accessory structure with metal siding where CMU block was previously approved on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Wittig Avenue, 280 feet west of Jones Boulevard within Lone Mountain. MK/bb/syp (For possible action) **5/17/22 PC**

**Action: APPROVED as submitted, subject to all staff conditions**

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

2. **UC-22-0146-CHANDLER LYNN STEVEN & NICHOLS-CHANDLER NICOLE MARIE: USE PERMIT** for a communication tower. **DESIGN REVIEW** for a proposed communication tower and associated ground mounted equipment on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Campbell Road and Washburn Road within Lone Mountain. RM/sd/syp (For possible action) **06/07/22 PC**

**Action: DENIED based on belief that cell tower is not appropriate in RNP**

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

3. **ET-22-400049 (NZN-0511-12)-TETON CAPITAL MANAGEMENT, LLC: ZONE CHANGE FIFTH EXTENSION OF TIME** to reclassify 3.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone. Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain. MK/lm/syp (For possible action) **06/08/22 BCC**

**Action: APPROVED as submitted, subject to all staff conditions**

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

4. **ET-22-400050 (UC-19-0864)-TETON CAPITAL MANAGEMENT, LLC: USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) a project of regional significance; 2) mini-warehouse building; and 3) vehicle rental. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping adjacent to arterial streets; 2) alternative screening for outside vehicle rental; 3) modified driveway design standards; and 4) reduce driveway distances from the intersection. **DESIGN REVIEWS** for the following: 1) retail center with a mini-warehouse building and vehicle rental; and 2) finished grade on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action) **06/08/22 BCC**

**Action: APPROVED as submitted, subject to all staff conditions**

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

5. **ET-22-400051 (DR-21-0130)-TETON CAPITAL MANAGEMENT, LLC: DESIGN REVIEWS FIRST EXTENSION OF TIME** for the following: 1) a proposed daycare facility; and 2) final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action) **06/08/22 BCC**

**Action: APPROVED as submitted, subject to all staff conditions**

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be May 31, 2022.

X. Adjournment

The meeting was adjourned at 7:16 p.m.

06/21/22 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

AZURE DR/MICHELLI CREST WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0265-AZURE CREST TRUST ETAL & MCKNIGHT PATRICK TRS:**

**VACATE AND ABANDON** easement of interest to Clark County located between Michelli Crest Way and Ruffian Road, and between Regena Avenue and Azure Drive within Lone Mountain (description on file). RM/jgh/syp (For possible action).

RELATED INFORMATION:

**APN:**

126-25-501-021

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The subject parcel, within Lone Mountain, is located between Azure Drive and Regena Avenue. The applicant indicates this request is for a vacation of a 33 foot wide patent easement. The subject easement is located along the east property. This vacation is required because the land that the easement occupies is needed by the owners for other uses.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Ranch Estate Neighborhood	R-E (RNP I)	Single family residential
East	City of Las Vegas	U (RNP)	Undeveloped

**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 patent easements that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AZURE CREST TRUST ETAL & MCKNIGHT PATRICK TRS

**CONTACT:** NELSON SURVEYING, 2383 GATEWAY RD, LAS VEGAS, NV 89115



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0265</u>	DATE FILED: <u>4/27/2022</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)			PLANNER ASSIGNED: <u>JGH</u>	TAB/CAC DATE: <u>5/31/22</u>
			TAB/CAC: <u>LOVE MOUNTAIN</u>	<u>6:30 pm</u>
			PC MEETING DATE: <u>6/21/22</u>	
			BCC MEETING DATE: _____	
			FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Patrick McKnight and Steve Westmoreland, Trustees</u>
	ADDRESS: <u>7473 Lake Mead Drive, Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-822-6800, 702-524-5010</u> CELL: _____
	E-MAIL: <u>pmlaw@cox.net and steve@itecbuilders.com</u>

<b>APPLICANT</b>	NAME: <u>Patrick McKnight and Steve Westmoreland, Trustees</u>
	ADDRESS: <u>7473 Lake Mead Drive, Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-822-6800, 702-524-5010</u> CELL: _____
	E-MAIL: <u>pmlaw@cox.net and steve@itecbuilders.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Nelson Surveying LLC</u>
	ADDRESS: <u>2383 Gateway Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89115</u>
	TELEPHONE: <u>702-452-3633</u> CELL: <u>702-595-9418</u>
	E-MAIL: <u>Nelsonsurveying@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 126-25-501-021

PROPERTY ADDRESS and/or CROSS STREETS: Azure Drive and Michelli Way


I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application or (am, are) otherwise qualified to initiate this application under Clark County Code that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Steve Westmoreland  
Property Owner (Signature)\*

STATE OF NEVADA  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 1, 2022 (DATE)  
By Steve Westmoreland

NOTARY PUBLIC: Curtis Chambers



**Steve Westmoreland**  
Property Owner (Print)  
**CURTIS CHAMBERS**  
NOTARY PUBLIC  
STATE OF NEVADA  
APPT. No 21-8304-01  
MY APPT. EXPIRES 12-11-2024

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



VS-22-0265



2383 Gateway Rd, Las Vegas, NV 89115 • Phone & Fax: (702) 452-3633

**PLANNER  
COPY**

2 February 2022

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

Justification Letter

To Whom it May Concern:

The intent of this application is to vacate the Patent Number 1158752, so the land that the easement occupies may be used for the benefit of the owners of the land. This was also a requirement requested by the Clark County Survey department so the land may be parceled into 4 smaller lots per MSM 21-600073.

06/22/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

TORREY PINES DR/FARM RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0252-MUKHTAR SHAHID:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway width.

**DESIGN REVIEW** for an additional single family residential model for a previously approved single family residential development on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-14-305-001; 125-14-305-004

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow modified driveway width to 51.2 feet where a maximum of 28 feet is allowed per Uniform Standard Drawing 222.1.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 8.1
- Number of Lots: 16
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (gross square feet): 20,018/25,038
- Minimum/Maximum Lot Size (net square feet): 18,000/20,646
- Project Type: Single family residential subdivision

**History & Request**

Previous applications (WS-21-0386 & TM-21-500117) were approved on this site for a 16 lot single family subdivision. This request is to increase driveway widths for several lots and add another model option.

### Site Plan

The previously approved site plan depicts a 16 lot single family residential subdivision with access from Torrey Pines Drive. The internal private streets are 39 feet wide with no sidewalks, and the internal street network includes 2 cul-de-sacs and a stub street.

### Landscaping

The previously approved landscaping includes a 15 foot wide landscape strip along Torrey Pines Drive on the east side of the site and a 6 foot wide landscape strip along Sisk Road in the northwest portion of the site. An access gate will allow a future homeowner to maintain the external landscaping along Sisk Road.

### Elevations

The proposed plan depicts a single story model with an overall height of 24 feet with 3 elevation options. The previously approved elevations of the single story homes extend up to 21 feet in height, and 3 elevation types are provided for each of the 3 floor plans. Exterior features include pitched tile roofs, painted stucco, architectural features such as faux shutters and stucco pop-outs, a standard garage, and an attached recreational vehicle garage.

### Floor Plan

The proposed plan depicts a 3,814 square foot residence with up to 5 bedrooms and an attached 3 car garage and RV garage. The previously approved floor plans are 2,440 square feet, 2,580 square feet, and 2,747 square feet and include attached recreational vehicle garages in addition to the standard garages.

### Applicant's Justification

The applicant indicates that the previously approved lots have widths that vary from 118.5 feet to 165.5 feet wide and the requested waiver to increase the driveway width to allow for more than 60% of front yard landscaping as required by Code. The proposed floor plan is in addition to the previously approved models and include enhanced architectural elements around window and doors.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-21-0386	Single family residential subdivision and increased wall height, waived off-site improvements, and increased finished grade	Approved by BCC	October 2021
TM-22-500117	16 lot single family residential subdivision	Approved by BCC	October 2021
WS-19-0567	Single family residential subdivision - expunged	Approved by BCC	September 2019
TM-19-500149	18 lot single family residential subdivision - expunged	Approved by BCC	September 2019
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road between Eisner Drive (alignment) and Solar Avenue (alignment) - recorded	Approved by PC	March 2011

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0014-11	Allowed an over-length cul-de-sac	Approved by PC	March 2011
UC-1106-08	Communication tower with increased height and reduced separation from a residential development	Denied by PC	February 2009
VS-0929-05	Vacated and abandoned a portion of right-of-way being Severance Lane located between Torrey Pines Drive and Sisk Lane - re-recorded	Approved by PC	July 2005
WS-0791-03	Allowed accessory structures in the front yard, reduced setbacks, increased height, and allowed a chain-link fence in the front yard	Approved by PC	June 2003
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

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

Design Review

Staff finds that the proposed single family residential model is an appropriate addition to the subdivision. The additional product variety provides for greater flexibility for home buyers, and the design elements and articulated facades are utilized on all sides of the residential buildings; therefore, staff finds the design of the project site is compatible with the adjacent and surrounding land uses.

## **Public Works - Development Review**

### Waiver of Development Standards

The subdivision is located in a Rural Neighborhood Preservation area where estate homes are built that are somewhat different than the standard housing types seen in the Las Vegas Valley. As such, it is not uncommon to have wide front yards and numerous garages to accommodate a variety of vehicles and storage needs. All of the driveways front on private streets so there will be no impact to any public infrastructure. Since the proposed driveways will comply with all of the other provisions from Uniform Standard Drawing 222 and Title 30, staff does not object to the width of the driveways.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- All proposed single family residential submittals will comply with Code requirements for residential streets; 503.2.1.1 parallel parking permitted on both sides, where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs; the prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended and to show on-site fire lane, turning radius, and turnarounds.

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

- No comment.

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

**APPLICANT:** UMER MALIK

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE  
100, LAS VEGAS, NV 89113

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0252</u> DATE FILED: <u>4/27/2022</u> PLANNER ASSIGNED: <u>WLN</u> TAB/CAC: <u>WLN</u> TAB/CAC DATE: <u>5/31/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/2022</u> FEE: <u>\$ 975</u>
	<b>PROPERTY OWNER</b>  NAME: <u>ZSKSAIZM Family Trust</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89136</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>n/a</u> E-MAIL: <u>umerzmalik1@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89136</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>n/a</u> E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-14-305-001

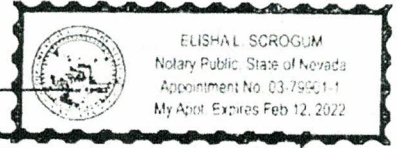
PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Dr. & Farm Rd.

PROJECT DESCRIPTION: Single Family Residential Subdivision

I, We, the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or our authorized representative, and that we own 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 declarations and affidavits 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 completely accurate for the purpose of 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 and display signs on said property for the purpose of advising the public of the proposed application.

Umer Zohbi Malik      Umer MALIK  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON April 19, 2021 (DATE)  
 By Umer Malik  
 NOTARY PUBLIC: Elisha



\*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

April 12, 2022

Clark County Public Works  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Farm & Torrey Pines**  
**APN: 125-14-305-001 & 125-14-305-004**  
**Justification Letter – Revised**

WS-22-0252

To Whom it May Concern,

On behalf of our client, Lennar, Taney Engineering is respectfully submitting justification for a Waiver of Development Standards and Design Review for an approved residential subdivision. On October 20, 2021, the Clark County Board of Commissioners approved a Tentative Map (TM-21-500117) and Waiver of Development Standards and Design Review (WS-21-0386) for a 16 lot single-family residential development on 8.15 gross acres in an R-E (Rural Estates Residential) zone. There will be no changes to the street or lot landscaping shown on the previously approved Tentative Map.

**Waiver of Development Standards:**

To allow for unimpeded vehicular ingress and egress to homes with 3+ car garages, a waiver of driveway widths is being requested to allow driveway widths to exceed the 28 ft. maximum width allowed per Clark County Uniform Standard Drawing 222. This waiver is requested for one proposed floor plan (Plan 3814 RV) for this subdivision with 3+ car and RV garages. To accommodate this floor plan, it is necessary to request the driveway width be increased to 51.17 ft., where 28 ft. is allowed (an increase of 182.75%).

The subject lots have a width that varies from 118.50 ft. to 165.50 ft., so a driveway width of 51.17 ft. will still allow for a large percentage of the front yard to be landscaped (front yards cannot be more than 60% hardscape pursuant to Title 30.64.030.c.3), preventing a driveway dominated streetscape. The site will still meet the 60% maximum hardscape rule with the proposed 60 ft. wide driveways. All driveways will be comprised of decorative pavers, adding to the street appeal and architectural enhancement of the community.

The proposed 51.17 ft. driveways within the approved community access 39' private streets with no sidewalks and a 30" modified roll curb and gutter, per USD #217.3.S1. As there will be no impact to the roll curb, site drainage, or pedestrian accessibility of this community, we respectfully ask for approval of this request.

**Design Review:**

The proposed floor plans (Plan 4240 and Plan 3814 RV) and elevations show two distinct single family-residential homes. The buildings will be single-story, with varying roof lines, and heights not to exceed 24 ft. The proposed floor plans are in addition to the previously approved models and will not be placed on lots 4 through 11, 13, 14, and 16. All elevations on the plans depict enhanced architectural elements and fenestration of doors and windows.





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The floor plans depict homes of 3,814 and 4,240 square feet including garages. The proposed models reflect 4-to-5-bedroom configurations with dining, living, and kitchen areas, storage, a laundry room, and multiple bathrooms. Both models will include garage parking for a minimum of three vehicles and a recreational vehicle.

The proposed design and density of this project complies with the existing R-E (Rural Estates Residential) zoning. The proposed home elevations and floor plans are contemporary in their design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments.

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

Respectfully,

Jeremiah Johnson  
Land Planner