



# Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

June 28, 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  
 Allison Bonnano

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 31, 2022. (For possible action)
- IV. Approval of the Agenda for June 28, 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

**07/19/22 PC**

- 1. **UC-22-0306-VITA ROSE NEVADA TRUST ET AL & MURPHY SHANE A TRS: USE PERMITS** for the following: **1)** residential boarding stable; **2)** allow an accessory agricultural building in the front yard; and **3)** allow an accessory dwelling unit in the front yard. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with an existing single family residence; and **3)** residential access to a collector street on 4.7 acres in an R-E (RNP-I) Zone. Generally located on the south side of Farm Road and the west side of Sisk Road within Lone Mountain. MK/bb/syp (For possible action) **07/19/22 PC**
- 2. **VS-22-0307-SOUTHWEST ANGLERS TRUST & NORTH BRIAN TRS: VACATE AND ABANDON** a portion of right-of-way being Rosada Way between Juliano Road and Riley Street within Lone Mountain. RM/lm/syp (For possible action) **07/19/22 PC**
- 3. **WS-22-0311-LEAL STACY VANESSA: WAIVER OF DEVELOPMENT STANDARDS** to reduce rear setback for a proposed single family residence on 0.6 acres in an R-E (RNP-I) Zone. Generally located on the west side of Ruffian Road, approximately 200 feet south of Stephen Avenue within Lone Mountain. RM/jgh/syp (For possible action) **07/19/22 PC**
- 4. **WS-22-0320-HENRY KEVIN W & MEINTS-HENRY MAYA K: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback on 0.4 acres in an R-E Zone. Generally located on the north side of Lone Mountain Road, 150 feet west of Grand Canyon Drive within Lone Mountain. RM/lm/syp (For possible action) **07/19/22 PC**

**07/20/22 BCC**

- 5. **DR-22-0309-CENTURY COMMUNITIES NEVADA, LLC: DESIGN REVIEW** for finished grade in conjunction with a previously approved single family residential development on 7.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road and the east and west sides of Dapple Gray Road within Lone Mountain. RM/md/tk (For possible action) **7/20/22 BCC**

VII. Next Meeting Date: July 12, 2022.

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 31, 2022

### MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of May 10, 2022 Minutes
- Moved by: KIM**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for May 31, 2022
- Moved by: SHARON**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
Received updates pertaining to the June 17th grand opening of the dog park at Lone Mountain Regional Park and The Great Northwest Country Fest to be held at Lone Mountain Equestrian Park and Trail on June 18th

VI. Planning & Zoning

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**

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

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

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**

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

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be June 28, 2022. *(Please note the June 14<sup>th</sup> meeting has been canceled due to elections being held in meeting room)*

X. Adjournment

The meeting was adjourned at 6:53 p.m.

07/19/22 PC AGENDA SHEET

RESIDENTIAL BOARDING STABLE  
(TITLE 30)

FARM RD/SISK RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0306-VITA ROSE NEVADA TRUST ET AL & MURPHY SHANE A TRS:**

**USE PERMITS** for the following: **1)** residential boarding stable; **2)** allow an accessory agricultural building in the front yard; and **3)** allow an accessory dwelling unit in the front yard.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with an existing single family residence; and **3)** residential access to a collector street on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Farm Road and the west side of Sisk Road within Lone Mountain. MK/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-14-302-008

**USE PERMITS:**

1. Allow a residential boarding stable.
2. Allow accessory agricultural structures (arena, boarding stalls, pens, and paddocks) within the front yard where required in the side or rear yards per Table 30.44-1, Boarding Stable, Commercial 5 A.
3. Allow an accessory dwelling structure (detached) within the front yard where required in the side or rear yards per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the wall height to 8 feet where 6 feet is required per Section 30.64.020 (a 33% increase).
2. Allow a proposed 8 foot high block wall in the front and street side yard where a 6 foot high decorative fence is permitted per Section 30.64.040.
3. Allow residential access to a collector street (Farm Road) where none is permitted per Section 30.56.080(f).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Project Type: Residential boarding stable
- Number of Stories: 2 (House )/1 (Accessory)
- Parking Required/Provided: 4/15

#### Site Plans

The plans depict a proposed 8,350 square foot single family residence on 4.7 acres located on the southwest corner of Farm Road and Sisk Road. The front yard is along Sisk Road due to the location and orientation of the principal residential home, but there is secondary access proposed from Farm Road, a collector street. This request is to waive the standards for a decorative fence along the front property line and to allow a solid block wall that is 2 feet higher than the allowed 6 feet. The block wall is located on the property line along Sisk Road and Farm Road. The property will have 3 access points, 1 on Farm Road, and 2 on Sisk Road. Each access point will have a 16 foot wide swinging gate that meets setback requirements from the edge of the right-of-way. Since the use is residential in nature, the 2 access points along Sisk Road will meet Title 30 requirements. The Farm Road collector street access requires a waiver to be constructed.

#### Landscaping

The applicant is providing 1 tree per 50 linear feet along the side and rear property lines, as required by Table 30.44-1, Boarding Stables, Commercial #11.

#### Elevations

The plans submitted show a proposed 8 foot high solid block wall with 2 gates along the front property line, and 1 gate to access Farm Road at the northwest corner of the property. The site plan shows the height of the wall being up to 8 feet along the perimeter of the property.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant proposes to develop an eco-friendly equestrian facility that meets the definition of residential boarding stable in Title 30. The development of the proposed residential stables will promote the rural residential character of the area. The Farm Road access at the northwest corner of the property will allow 1 way vehicle movement to the south and then exiting to the east at Sisk Road. The applicant currently has 2 horses with a plan to buy a third, and will train horses for regional and national events. A limited amount of horse boarding will take place for family members, and select friends. A fee will be charged to cover the overhead associated with boarding horses, and for equine care. The stables, facilities, and arena will be used primarily for personal equestrian training, riding pleasure, and private events. Desert friendly landscaping will be utilized with low dust facilities.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-0014-11	Increase cul-de-sac length (Sisk Road)	Approved by PC	March 2011
WS-1247-06	Increase height of accessory structure	Approved by PC	October 2006
UC-1461-04	Accessory structures include horse barn, shade covers, and riding arena	Approved by PC	September 2004
WS-1742-04	Waive public water requirement	Approved by PC	December 2004

### 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 (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (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

#### Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Lone Mountain Goals, area character, and Policy LM-1.2 of the Master Plan supports compatible in-fill development that includes keeping horses. The proposed residential stable is in harmony with the purpose, goals, and objectives of the Plan. The proposed residential stables will not result in an undue adverse effect on the character of the neighborhood.

#### Waivers of Development Standards #1 and #2

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposed 8 foot non-decorative wall will meet the intent of Title 30 to provide a perimeter barrier for the agricultural uses associated with the residential boarding stables. The proposed wall, in combination with the extensive landscaping with trees along the north and east property lines, will provide an effective barrier for the surrounding neighborhood, not impacting surrounding



uses. The proposed walls, meeting sight distance requirements, will not affect the health and safety of the persons residing in, or travelling through the surrounding area.

**Public Works - Development Review**

Waiver of Development Standards #3

Staff can support the residential access to a collector street, Farm Road, as this access will only be for the equestrian area. This access will be used as entrance only to minimize traffic on Sisk Road. The primary residence will be accessed from Sisk Road.

**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**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**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.

**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, 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: JAMI TEER-MURPHY**

**CONTACT: PURVIS ARCHITECTS, 2545 QUAIL WOOD CT., HENDERSON, NV 89074**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC/WS-22-0306</u> DATE FILED: <u>5-12-2022</u> PLANNER ASSIGNED: <u>BSS</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC DATE: <u>6-28-2022</u> PC MEETING DATE: <u>7-19-2022</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>The Vita Rose Nevada Trust</u> ADDRESS: <u>10930 Iris Canyon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-296-4987</u> CELL: <u>702-370-1906</u> E-MAIL: <u>shane@vfire.com</u>
	<b>APPLICANT</b>  NAME: <u>Shane Murphy</u> ADDRESS: <u>10930 Iris Canyon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-296-4987</u> CELL: <u>702-370-1906</u> E-MAIL: <u>shane@vfire.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Doug Purvis</u> ADDRESS: <u>2545 Quail Wood Court</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-876-9690</u> CELL: <u>702-286-2240</u> E-MAIL: <u>doug@purvisarchitects.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-14-302-008

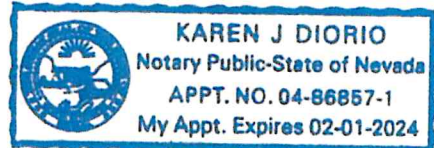
PROPERTY ADDRESS and/or CROSS STREETS: Farm Road and Sisk Road

PROJECT DESCRIPTION: Primary Residence and various structures

(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.

Shane A. Murphy      Shane A Murphy, Member  
 \_\_\_\_\_  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 04-13-2021 (DATE)  
 By SHANE A. MURPHY  
 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.

PLANNER  
COPY

UC-22-0306

Dear Planning Staff Members,

April 18, 2022

We, as property owners of parcel 125-14-302-008, are seeking your approval to develop this 4.75-acre parcel into a luxuriously appointed, private residential equestrian estate that will include the below-highlighted amenities:

- An 8,350 sq. ft. single-story custom home with attached workshop and drive-through RV garage and 1,170 sq.ft. separate casita
- A 6,000 sq. ft. 13-stall equestrian housing structure with adjacent XL turnout pastures, a tack room, and grooming/wash bays
- A 100' x 230' equestrian shade structure and riding arena
- A 1,575 sq. ft. hay and equipment storage structure
- A 400 sq. ft. well-house

We intend to develop a serene, eco-friendly equestrian living environment that will allow us to cohabitate in harmony while promoting a happy, healthy, and safe living environment for our beloved equine partners.

Careful thought and consideration have gone into our proposed site design and use request to enable us to enhance this peaceful, tree-lined rural neighborhood to the fullest extent.

After walking its four corners, we immediately fell in love with this parcel. With its proximity to an abundance of single-family residential horse properties, our proposed development should greatly boost neighboring property values and inherently support the rural vibe associated with this unique area of Las Vegas.

We have strategically located a single one-way entrance off of Farm Road with an exit driveway onto Sisk Road. This proposed design will greatly minimize activity and traffic on Sisk Road. Furthermore, this proposed entrance also eliminates risks that would be associated with double semi-tractor sized hay deliveries that would be forced to back their rigs out of our property onto Sisk Road – if a one-way entrance off of Farm Road did not exist. We have located a trash enclosure on the Sisk Road side of the property to eliminate any traffic congestion concerns for servicing.

Currently we have two horses, with plans to purchase a third once we move into our developed space. I train and compete at local, regional and national events and have coaches and trainers who support me in my pursuits. Thus, we will offer a limited amount of horse boarding to select friends and family. We will charge a fee to cover the overhead costs to house and care for their equine partners and will therefore be acquiring a business license. Our stables and amenities will be used primarily for personal equestrian training pursuits, riding pleasure and private social events.

We are applying for a special use permit for residential boarding and for any stalls, pens, and paddocks considered structures located in a portion of the front yard - due to our home's frontage set back location off Sisk Road. Additionally, we are requesting a waiver for the 8 foot block wall (non-decorative) perimeter fence shown along Sisk Road and Farm Road. Stable stall floors will be permeable, and we will not exceed a 25 horse maximum herd count on the property.

With the proposed combination of structures, building materials we will incorporate, and desert friendly landscaping, our completed development will render a UV/heat-tolerant, low to no-dust outdoor mecca for us to share fellowship and philanthropic pursuits with friends and family. We intend to permit all structures outlined above at the time of this application. And, we have engaged a Nevada licensed architect to work with us to design our primary residence and each additional accessory structure listed to ensure a coherent, aesthetically appealing architectural flavor is delivered.

We are seeking your approval to move forward with our intended use and development of this property. Thank you for your consideration in this matter.

Respectfully Yours,



Jami Teer-Murphy & Shane Murphy

07/19/22 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

ROSADA WAY/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0307-SOUTHWEST ANGLERS TRUST & NORTH BRIAN TRS:**

**VACATE AND ABANDON** a portion of right-of-way being Rosada Way between Juliano Road and Riley Street within Lone Mountain (description on file). RM/lm/syp. (For possible action)

RELATED INFORMATION:

**APN:**

125-32-705-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The site plan depicts the vacation and abandonment being a portion of Rosada Way located between Juliano Road and Riley Street. The area to be vacated is located along the north property line and was originally granted by Parcel Map File 114, Page 24, for the entrance into the parcels that were created and then reverted to acreage (the individual lots no longer exist). The applicant indicates the access is not needed for additional road or utility purposes.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0900-06	Vacated patent easements	Approved by PC	August 2006

**Surrounding Land Use**

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

**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 right-of-way that is 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:** SOUTHWEST ANGLERS TRUST

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <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 #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0307</u> DATE FILED: <u>5/17</u>
		PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE MTN.</u> TAB/CAC DATE: <u>6/29/2022</u> PC MEETING DATE: <u>7/19/2022</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>

<b>PROPERTY OWNER</b>	NAME: <u>Southwest Anglers Trust</u>
	ADDRESS: <u>4891 Sweetie CT</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: <u>702-305-3219</u> CELL: _____
	E-MAIL: <u>brain@focusvegas.com</u> <u>Brian@focusvegas.com</u>

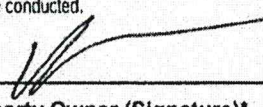

<b>APPLICANT</b>	NAME: <u>Southwest Anglers Trust</u>
	ADDRESS: <u>4891 Sweetie CT</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: <u>702-305-3219</u> CELL: _____
	E-MAIL: <u>brain@focusvegas.com</u> <u>Brian@focusvegas.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Baughman &amp; Turner, Inc.</u>
	ADDRESS: <u>1210 Hinson St.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>
	TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8772</u>
	E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>

ASSESSOR'S PARCEL NUMBER(S): 125-32-705-014

PROPERTY ADDRESS and/or CROSS STREETS: Rosada Way/Juliano Rd.

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.

 _____ <b>Property Owner (Signature)*</b> STATE OF NEVADA COUNTY OF <u>CLARK</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>4/12/22</u> (DATE) By <u>Brian North</u> NOTARY PUBLIC: <u>[Signature]</u>	Brian North, Trustee _____ <b>Property Owner (Print)</b>  Notary Public - State Of Nevada County Of Clark ANDREA JINE GOULD NO: 21-9305-01 My Appointment Expires MARCH 1, 2025
--	---

\*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.

**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

April 12, 2022

VS-22-0307

**Clark County Current Planning**  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Vacation of Government Patent Easements and Right-of-Way  
APN 125-32-705-014**

To Whom It May Concern,

Please let this letter serve as a request and justification for a Vacation and Abandonment of government patent easements and public right-of-way. The 33' Patent Easements lie along the easterly and southerly property lines, the South 3' of the North 33', and the East 3' of the West 33' of the 2.19-acre parcel. The existing dedicated right-of-way is in the location of a previously proposed driveway for a 4-lot residential minor subdivision.

The government patent easements are no longer needed for roadway and utility purposes. The right-of-way was dedicated per Parcel Map, File 114, Page 24, for a proposed driveway for a 4-lot residential parcel map. The dedicated driveway is no longer needed as the property has been converted back to acreage.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
**Baughman & Turner, Inc.**



David Turner  
President

DT/jh



07/19/22 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

RUFFIAN RD/STEPHEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0311-LEAL STACY VANESSA:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce rear setback for a proposed single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Ruffian Road, approximately 200 feet south of Stephen Avenue (alignment) within Lone Mountain. RM/jgh/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

126-36-501-028

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback to 27 feet where a minimum of 30 feet is required per Table 30.40-1 (a 10% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5465 Ruffian Road
- Site Acreage: 0.6
- Number of Lots/Units: 1
- Project Type: Single family residence
- Number of Stories: 1
- Building Height (feet): up to 23
- Square Feet: 8,495

**Site Plans**

The plans depict a single family residence that will be approximately 8,495 square feet in size. The parcel is currently undeveloped, and plans have been submitted to the Building Department for review. This request is for reduction in the rear setback along the southern property line on the southwest portion of the structure. The site of the proposed residence is part of a 4 lot subdivision (MSM-02-600332) with access by way of a private cul-de-sac from Ruffian Road.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict a 1 story single family residence which will be constructed of a stucco finish with a flat roofline, parapet walls, and architectural enhancements.

Floor Plans

The plans depict 4 bedrooms, a garage, family room, kitchen, laundry room, dining room, and a covered patio area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the custom home is being built for a growing family and the slight reduction in the rear setback is necessary for security reasons and to preserve the architectural character of the home.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-20-0037	Reduced rear setback for a proposed single family residence - expired	Approved by PC	March 2020
VS-0838-03	Vacated easements	Approved by PC	July 2003
WS-1895-03	Required a development that is within 1,250 feet of public water line to connect to water service through public water system	Approved by PC	January 2004
ZC-0296-01	Reclassified from R-U, R-A and R-E zoning to R-E (RNP-I) and from R-A to 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, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

Staff finds the proposed setback reduction will have minimal to no impact on the surrounding residential development as it is minimal in its scope. Staff can support this request.

### **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.

### **Public Works - Development Review**

- 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 to inquire with 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, or contact the Southern Nevada Health District with regard to a septic system.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ADRIAN PLATA**

**CONTACT: ADRIAN PLATA, LAS VEGAS, 7180 TOPEKA DR, LAS VEGAS, NV 89147**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>WS-22-0311</u> PLANNER ASSIGNED: <u>JG It</u> TAB/CAC: <u>One Mountain</u> PC MEETING DATE: <u>7/19/22</u> BCC MEETING DATE: _____ FEE: <u>\$400</u>	DATE FILED: <u>5/13/22</u> TAB/CAC DATE: <u>6/28/22</u> <u>6:30pm</u>
	<b>PROPERTY OWNER</b> NAME: <u>STACY VANESSA LEAL</u> ADDRESS: <u>10468 ASHLAR POINT WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-785-7915</u> CELL: <u>702-210-5568</u> E-MAIL: <u>stacyleal.dfs@gmail.com / Ricky.Lopez@raymondgroup.com</u>	
	<b>APPLICANT</b> NAME: <u>ADRIAN PLATA</u> ADDRESS: <u>4950 S RAINBOW BLVD #150-613</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-931-9227</u> CELL: <u>702-809-2837</u> E-MAIL: <u>ADRIAN@AAPRD.COM</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b> NAME: <u>SAME AS APPLICANT</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 126-36-501-028

PROPERTY ADDRESS and/or CROSS STREETS: 5465 RUFFIAN RD.

PROJECT DESCRIPTION: NEW SFR

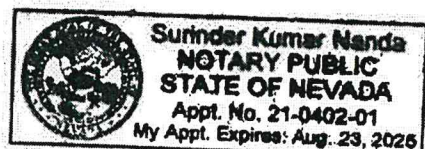
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 13th April 2022 (DATE)

By STACY VANESSA LEAL  
 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



Adrian Plata  
Residential Design

Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

05/12/2022

**PLANNER  
COPY**

WS-22-0311

RE:Justificaiton Letter for Waiver of Development Standards For aNew Custom Single Family Residence Located at: 5465 Ruffian Rd., Las Vegas NV 89149  
APN: 126-36-501-028  
Zoned: R-E

Presented are plans that include a Site Plan, Overall Floor Plan, Site Sections, Exterior Elevations, and 3D Conceptual Views for a 5,216 Square Foot Custom Single Family Residence with an attached 2-Bay, 3 Car Garage. The custom home features 24" custom overhangs to provide shade from the elements, large windows & doors throughout the home for natural lighting, architectural stucco pop outs and multiple depth planes to provide relief on every elevation which is architecturally pleasing. The design was driven for a growing family of 5 who loves to entertain, has family that visits often and most importantly wants to provide space for their children to grow and thrive whilst living in their new home.

Due to lot conditions and home design, a septic system is proposed for the entire easternly side of the property to meet SNHD's requirement's, A future guest house/garage accessory structure is proposed on the south western corner of the lot, and the children's bedrooms were placed on the westerly side. The septic system and the accessory structure were proposed in their locations to maximize the use of the building setbacks, which are driven by the setbacks required by SNHD (10' from property line and 8' from the home), and Clark County's Title 30 Code (5' Accessory Setback) and. The children's bedrooms were placed on the westerly side for security purposes, thus creating a rear and side yard for the family to enjoy.

While the home meets Clark County's Title 30' 50% Lot Coverage for the proposed custom home and the accessory structure, exceeds parking requirements for on-site parking, exceeds hardscape limitations with less than 25% hardscape coverage for the front and side yards where the maximum is 60%, it does not meet the rear setback requirements for one of the children's bedroom. The proposed design intrudes 2'-6-1/4" to 2'-10" for a total length of 27'. This is less than 10% of the setback required (30') and less than 28% of the width of the home.

We are respectfully requesting a Waiver of Development Standards for less than 3' of the rear setback for this portion of the home to not compromise the Architectural Aesthetics, the forethought of the structural design, and the wants and needs of the family who wants to build their dream home.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,  
Adrian A. Plata, Residential Designer  
Phone: 702.809.2837  
Email: adrian@aapRD.com



07/19/22 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

GRAND CANYON DR/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0320-HENRY KEVIN W & MEINTS-HENRY MAYA K:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback on 0.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Lone Mountain Road, 150 feet west of Grand Canyon Drive within Lone Mountain. RM/lm/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

125-31-414-007

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback for a casita to 5 feet where 10 feet is required per Table 30.40-1 (a 50% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4881 Grand Canyon Drive
- Site Acreage: 0.4
- Project Type: Casita
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 1,113 (total)

**Site Plan**

The plan depicts a proposed casita located at the southeast corner of the lot. Access to the lot is via a private drive with the driveway access located along the northerly portion of the east property line. The proposed casita is located 5 feet from the rear property line, 5 feet from the east property line, and separated by 6 feet from the residence. Lone Mountain Road includes 2 travel lanes, a bicycle buffer area, a bicycle lane, and two 3 foot wide decorative treatment areas on either side of the 6 foot wide sidewalk (per USD 244.12).

### Landscaping

The existing front yard is landscaped along the northerly property line.

### Elevations

The proposed casita includes a stucco and tile roof exterior to match the residence and has an overall height of 13 feet.

### Floor Plans

The plans depict a detached casita that includes 654 square feet of habitable area and a 459 square foot attached garage for a total area of 1,113 square feet, and a future patio cover on the west elevation of the habitable area (size to be determined). The habitable area includes a wet bar, living room, bedroom, bathroom, and laundry area.

### Applicant's Justification

The applicant indicates that the proposed casita does not include a kitchenette (stove, oven, microwave) and that the space will be used by the property owner's elderly parents to stay in when they visit.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0845-17	Vacated and abandoned easements	Approved by PC	December 2017
WS-0691-17	Reduced lot size, full off-sites, and alternative landscaping	Approved by BCC	October 2017
TM-0136-17	Single family residential development	Approved by BCC	October 2017

### **Surrounding Land Use**

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

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to



modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The proposed casita incorporates architectural details to be consistent with the existing principal residence and the proposed height of the structure is well below the Code allowance. The proposed reduction in the building setback should not pose an overall negative impact to the surrounding neighbors as the structure is well below the allowed height and meets the setback requirement from the residential property to the east. Staff can support this request.

**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.

**Public Works - Development Review**

- 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, 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: KEN KESICK**

**CONTACT: KEN KESICK, LAS VEGAS, 5940 S. RAINBOW BLVD, SUITE 2003, LAS VEGAS, NV 89118**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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-22-0320</u> DATE FILED: <u>5/24/22</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE M TN</u> TAB/CAC DATE: <u>4/28/22</u> PC MEETING DATE: <u>7/19/2022</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Kevin Henry</u> ADDRESS: <u>4881 N Grand Canyon Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>602 628 8053</u> CELL: <u>602 628 8053</u> E-MAIL: <u>kw_henry@icloud.com</u>
	<b>APPLICANT</b>  NAME: <u>Ken Kesick / Advantage Construction</u> ADDRESS: <u>5940 S. Rainbow Blvd Ste 2003</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-609-5440</u> CELL: <u>same</u> E-MAIL: <u>office@advantagenv.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Advantage construction</u> ADDRESS: <u>4885 Vicki</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-239-8485</u> CELL: <u>Jamie</u> E-MAIL: <u>rick@Advconstruction</u> REF CONTACT ID #: _____ <u>vegas</u>	

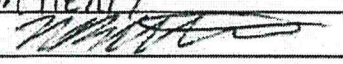
ASSESSOR'S PARCEL NUMBER(S): 125 31414007

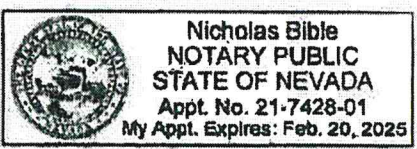
PROPERTY ADDRESS and/or CROSS STREETS: Grand canyon / Lone Mountain

PROJECT DESCRIPTION: Reduce street side set back requirement for gas. to from 10' to 5' in R-E (RNP-1) Zone

(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)\*      Kevin Henry  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON March 4, 2022 (DATE)  
 By Kevin Henry  
 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.

## Justification Letter

**RE: APN 125-07-311-092 CASITA APPLICATION, WAIVER OF DEVELOPMENT STANDARDS FOR SIDE STREET SET BACK FROM 10' TO 5' IN R-E (RNP-1) ZONE**

To Whom It May Concern:

Per Chapter 30.16-7. Section J - We are requesting to reduce the side street set back from 10' to 5' in R-E (RNP-1) Zone for the purpose of building a casita on Accessor's Parcel Number 125-07-311-092 aka 4881 N. Grand Canyon Dr, Las Vegas, NV 89149, which is owned by Kevin Henry and Maya K Meints.

Currently there is no existing casita on the property, and it was not an option provided by the builder for the model at the time when the home was purchased. It is necessary for the casita to be built as it will be used as a guest house with a wet bar for the owner's elderly parents to stay in while they visit. This structure qualifies as a casita instead of an accessory apartment as there is no stove, oven, or microwave. Also, in accordance with Chapter 30.16-7 Section J - The side where the casita will be built is where one neighbor has a shed and covered car port so it will not affect them negatively and on the other side it is empty desert. Please see the provided letters from the neighbors giving their approval for the casita to be built.

The driveway to the casita will be connected to the existing driveway and will have no substantial adverse effects on public facilities and/or services. Furthermore, per table 30.44-1 SLUCM CODE 1900 the casita's outdoor appearance will have features and building materials consistent with the existing house (please see attached pictures for examples), is under 1000sf not including the garage and 1113 sf including both structures together, and the existing utility hookups will be utilized.

Thank you for your careful consideration in this matter.

Ken Kesick

Advantage Construction

5940 S. Rainbow Blvd Ste 2003

Las Vegas, NV 89113

07/20/22 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

ANN RD/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-22-0309-CENTURY COMMUNITIES NEVADA, LLC:**

**DESIGN REVIEW** for finished grade in conjunction with a previously approved single family residential development on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ann Road and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. RM/md/tk (For possible action)

---

RELATED INFORMATION:

**APN:**

125-32-101-005; 125-32-102-033

**DESIGN REVIEW:**

Increase finished grade to 144 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 300% 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: 7.1
- Number of Lots: 12
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,608/26,273 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 3,001 to 3,704

**History & Request**

The project site was previously approved for a single family residential development via WS-21-0344 by the Board of County Commissioners in August 2021. The site is currently approved for a single family residential development consisting of 12 lots on 7.1 acres with a density of 1.7

dwelling units per acre. A design review to increase finished grade up to 84 inches was previously approved in conjunction with WS-21-0344. The applicant is now requesting a design review to increase finished grade up to 144 inches due to the location of the site in the Lone Mountain area, where grade changes are more significant across the site. Furthermore, the applicant states the maximum fill will be primarily localized to lots fronting the eastern half of Dapple Gray Road, where local washes are present. No changes or revisions are proposed to the previously approved site plan and landscape plan.

#### Site Plans

The previously approved plans depict a proposed single family residential development consisting of 12 lots on 7.1 acres for a density of 1.7 dwelling units per acre. The minimum and maximum gross and net lot sizes are 18,608 square feet and 26,273 square feet respectively. A waiver of development standards was previously approved to reduce the gross lot area for Lots 3 and 4. The primary ingress and egress to the proposed development is via Dapple Gray Road, while 2 lots have access to Stephen Avenue. A waiver of development standards approved the reduced driveway distance to a property line to zero feet for Lot 7. Two of the public streets adjacent to the site, Dapple Gray Road and Stephen Avenue, will be developed to non-urban standards with the minimum required paving (32 feet) per Air Quality Regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver for off-site improvements is required. Due to the increase in finished grade, a waiver of development standards was previously approved to increase the height of a combined screen wall/retaining wall height of up to 12 feet along the east property line of the site, adjacent to Lots 5 and 6. Screen wall/retaining wall height of up to 12 feet will also be located adjacent to Lots 2, 8, and 11. No change is proposed to the height of the previously approved screen wall/retaining wall.

#### Landscaping

The previously approved plans depict a proposed landscape area measuring 6 feet in width consisting of trees and shrubs located adjacent to Lot 8 along Ann Road and Lots 2, and 11 along Stephen Avenue. The 2 landscape areas are located immediately adjacent to a combined screen wall/retaining wall measuring between 10 feet to 12 feet in height. By providing a minimum landscape area of 3 feet adjacent to Ann Road and Stephen Avenue, the required side street (corner) setbacks for Lots 2, 8, and 11 may be reduced from 15 feet to 10 feet, per the Development Code. An existing 5 foot wide detached sidewalk, adjacent to a 3 foot wide landscape area consisting of groundcover is located along Ann Road.

#### Applicant's Justification

The applicant indicates the increase in finished grade is necessary to direct storm run-off around habitable structures and provide adequate flood protection. The applicant also states that although the current on-site fill shows up to 141 inches of vertical fill, 144 inches is requested to allow room for grading changes should constraints change in the drainage or utility design of the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0344	Increased wall height, alternative driveway geometrics, and design reviews for a proposed single family residential development and increased finished grade	Approved by BCC	August 2021
TM-21-500107	12 lot single family residential development	Approved by BCC	August 2021
WS-18-0954	Waived off-site improvements and increased finished grade in conjunction with a single family residential development - expunged	Approved by BCC	January 2019
TM-18-500226	11 lot single family residential development - expired	Approved by BCC	January 2019
ZC-0296-01	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	July 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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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:**

**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 4 years of approval date or it will expire.

**Public Works - Development Review**

- Comply with approved drainage study PW21-18962.

**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 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: CENTURY COMMUNITIES NEVADA, LLC**

**CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., STE 200, LAS VEGAS, NV 89148**



# 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 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>DR-22-0309</u> DATE FILED: <u>5/19/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>6/28/22</u> PC MEETING DATE: <u>—</u> @ <u>6:30 PM</u> BCC MEETING DATE: <u>7/20/22 @ 9:00 A.M.</u> FEE: <u>\$675.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Century Communities/ Joe Genovese</u> ADDRESS: <u>6345 S. Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89188</u> TELEPHONE: <u>702-330-4694</u> CELL: _____ E-MAIL: <u>Joe.Genovese@Centurycommunities.com</u>
	<b>APPLICANT</b>  NAME: <u>Century Communities/ Joe Genovese</u> ADDRESS: <u>6345 S. Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89188</u> TELEPHONE: <u>702-330-4694</u> CELL: _____ E-MAIL: <u>Joe.Genovese@Centurycommunities.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Strive Engineering/ Kelsey Barber</u> ADDRESS: <u>8912 Spanish Ridge Ave. Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-250-1167</u> CELL: _____ E-MAIL: <u>kelsey.barber@strivenv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-102-003& 125-32-101-005

PROPERTY ADDRESS and/or CROSS STREETS: SEC of Ann Road and Dapple Gray Road

PROJECT DESCRIPTION: 12 Lot Single-Family Detached Residential Subdivision

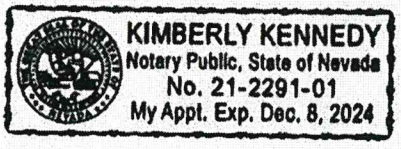
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Robert Beville  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-1-2022 (DATE)

By Robert Beville  
 NOTARY PUBLIC: Kimberly Kennedy



\*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.



DR-22-0309

May 10, 2022

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

PLANNER  
COPY

**Subject: Justification Letter for Design Review for Ann Dapple Gray (APN: 125-32-101-005 & 125-32-102-033)**

To Whom It May Concern,

On behalf of our client, Century Communities of Nevada, we are pleased to offer this Justification Letter for a Design Review for a proposed +/- 7.1-acre residential subdivision located at the southeast corner of Ann Road and Dapple Gray Road within Clark County jurisdiction.

**Project Description:**

The site consists of two parcels; APN: 125-32-101-005 (2.06 acres) & 125-32-102-033 (5 acres). The proposed single family residential development consists of twelve (12) lots on a +/- 7.1 acres, with a gross density of 1.7 DU/Gross Acre. The parcels are currently classified under Rural Estates Residential Development (R-E) zoning and falls under the RNP (Rural Neighborhood Preservation) Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area.

**Application Background:**

Ann Dapple Gray was previously entitled under applications TM-21-500107 and WS-21-0344. However, after the approval of the drainage study and 1<sup>st</sup> submittal of the improvement plans, CCPW enforced the 84" maximum fill condition as listed under WS-21-0344. The lots fronting the east side of Dapple Gray Road exceed this fill requirement due to the presence of localized washes. Therefore, this new design review application seeks to amend the requested fill volume from 7 feet (84 inches) to 12 feet (144 inches). Apart from the revised fill request, the applicant wishes to keep all other requested design and waiver requests as listed in the previous WS-21-0344 and TM-21-500107 active.

**Design Review:**

The proposed development requires a new design review to increase the finished grade above 36 inches as required by Title 30.32.040(9)(b) to a maximum of +/- 144 inches (12 feet). The request for 144 inches (12 feet) is an increase of 108 inches (9 feet) above the 36 inches allowed per Title 30. It is acknowledged that the current onsite fill shows up to 141 inches of vertical fill, but 144 inches is requested to allow room for grading changes should constraints change in the drainage or utility design of the project. The maximum fill will be primarily localized to lots fronting the eastern half of Dapple Gray Road, where local washes are present. The design review is necessary due to the location of the site in the Lone Mountain area, where grade changes are more significant across the site. Additionally, this request is

necessary to direct storm runoff around habitable structures and provide adequate flood protection.

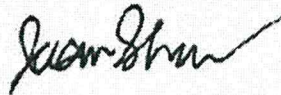
**Conclusion:**

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone with RNP-I (Rural Neighborhood Preservation-I) overlay and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application, so we can provide a development that is consistent with the County's vision. If you have any further questions, please do not hesitate to contact me at [jason.shon@strivenv.com](mailto:jason.shon@strivenv.com) or (808) 220-3488.

Sincerely,



Jason Shon, EI  
Assistant Project Manager

PLANNER  
COPY

Cc:  
Joe Genovese (Century Communities)  
Joanna Opena (Strive Engineering)