



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

July 12, 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
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
William Covington, 702-455-2540, William.Covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, 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 June 28, 2022. (For possible action)
- IV. Approval of the Agenda for July 12, 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
 - 1. **NZC-22-0331-ROARING 20'S LLC: ZONE CHANGE** to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) combination wall height; 2) off-site improvements; and 3) street intersection off-set. **DESIGN REVIEWS** for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain. RM/jvm/jo (For possible action) **08/02/22 PC**
 - 2. **VS-22-0332-ROARING 20'S LLC: VACATE AND ABANDON** easements of interest to Clark County located between Centennial Parkway and Regena Avenue and between Dapple Gray Road and Campbell Road within Lone Mountain. RM/jvm/jo (For possible action) **08/02/22 PC**
 - 3. **TM-22-500110-ROARING 20'S LLC: TENTATIVE MAP** consisting of 16 single family residential lots and common lots on 5.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain. RM/jvm/jo (For possible action) **08/02/22 PC**
- VII. General Business
 - None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: July 26, 2022.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129.
<https://notice.nv.gov>

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



Lone Mountain Citizens Advisory Council

June 28, 2022

MINUTES

Board Members: Chris Darling – Chair – **EXCUSED**
Dr. Sharon Stover – Vice Chair – **EXCUSED**
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

- 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 31, 2022 Minutes

Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for June 28, 2022

Moved by: KIM
Action: Approved agenda as submitted
Vote: 3/0 - Unanimous
- V. Informational Item(s)
Welcome to new CAC Board member, Allison Bonnano

VI. Planning & Zoning

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

Action: APPROVED as submitted, subject to staff conditions and condition that landscaping be placed on exterior of block wall along Farm Road per code (24" box)

Moved By: KIM

Vote: 3/0 Unanimous

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

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CAROL

Vote: 3/0 Unanimous

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

Action: APPROVED as submitted, subject to all staff conditions

Moved By: ALLISON

Vote: 3/0 Unanimous

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

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CAROL

Vote: 3/0 Unanimous

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

Action: APPROVED as submitted, subject to all staff conditions

Moved By: KIM

Vote: 3/0 Unanimous

IX. Next Meeting Date

The next regular meeting will be July 12, 2022

X. Adjournment

The meeting was adjourned at 7:30 p.m.

08/02/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CENTENNIAL PKWY/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0331-ROARING 20'S LLC:

ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) combination wall height; 2) off-site improvements; and 3) street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade.

Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

125-29-101-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 15 feet (up to 9-foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 67% increase).
2. Waive off-site improvements on Regena Avenue (including curb, gutter, sidewalk, streetlights, and partial paving).
3. Reduce the street intersection off-set to 117 feet where a minimum of 125 feet is required per Section 30.52.052 (a 6% percent reduction).

DESIGN REVIEWS:

1. Single family residential.
2. Increase finished grade to 8 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

LONE MOUNTAIN - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.1

- Number of Lots/Units: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 8,780/9,381
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): up to 19
- Square Feet: up to 3,769

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify 5.1 acres from an R-E zoning district to an R-1 zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on November 1, 2021, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Approximately 10 people attended the meeting. Overall, the neighbors were positive and portrayed a general support for the proposed single family residential development.

Site Plan

The submitted plan depicts a rectangular, approximately 5.1 acre parcel proposed to be subdivided into 16 lots for a density of 3.2 dwelling units per acre. Access to the subdivision is provided by a 40 foot wide private street with a 5 foot wide sidewalk on 1 side that ends in a cul-de-sac turnaround. The private street is accessed from Centennial Parkway, a 100 foot wide right-of-way. The lots range in size from a minimum of 8,780 square feet to a maximum of 9,381 square feet.

Landscaping

Landscaping with a detached 5 foot wide sidewalk is being provided along Centennial Parkway, and a 6 foot wide landscape planter outside of the perimeter wall is being shown along Regena Avenue. Both of these landscape areas will have 24 inch box trees, shrubs and groundcover.

Elevations

The applicant has submitted 4 models that have several elevation and roof variations. Materials include stucco, stone veneer, concrete roofing tile, foam popouts, and window and door fenestration.

Floor Plans

The submitted plans depict typical rooms associated with a single family home including, bedrooms, bathrooms, living room, family room, and a kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this request complies with Urban Specific Policy 38 that encourages new residential development adjacent to existing estate residential areas to transition at appropriate densities and be of similar height. In addition, the applicant states that the site design is compatible with adjacent land uses and off-site circulation patterns.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0084-04	Place of worship	Approved by PC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	City of Las Vegas	R-E	Place of worship

Related Applications

Application Number	Request
VS-22-0332	A request to vacate and abandon patent easements is a companion item on this agenda.
TM-22-500110	Tentative map for 16 lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

Staff finds that there has not been a change in law, policies, trends, or facts that have substantially changed the character or condition of the area north of Pebble Road and 1,000 feet west of Rainbow Boulevard.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The project will provide single family residential homes that act as a buffer between the existing low density homes to the east and south, and the more intense commercial and residential developments to the north and west. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The project is not anticipated to have substantial adverse effects on services and facilities. RISE reports have been prepared to show a more precise impact on public infrastructure and facilities. Additionally, most services and necessary infrastructure already exist in the area.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The proposed project conforms to some of the design policies established in the Master Plan, the proposed R-1 (Single-Family Residential) and R-D (Suburban Estates Residential) single family residential zoning adjacent to an existing rural area is consistent with Urban Land Use Policy 10 of the Master Plan which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. The request also conforms to Urban Specific Policy 38 which encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities and be of similar height. The lots on the site conform to Policy 38, and the proposed housing product for the development will offer 1 story homes.

Summary **Zone Change**

This request is for a nonconforming zone change to R-1 zoning. Staff finds that the requested zoning and development could be conducted in a manner that is harmonious and compatible with existing development in the area; however, this is a nonconforming request that requires the applicant to enter into a resolution of intent, which is a contract between the County and applicant, that acknowledges that the proposed zoning request is subject to building the proposed project. Because staff cannot support the design of the project, staff cannot support the zoning request and recommends denial.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff has no practical problem with this request as increased wall height is a common request throughout the County; however, since staff is not supporting the design review, staff cannot support this request.

Design Reviews

Staff finds that the proposed design of the subdivision creates vehicular conflicts at various locations within this subdivision. For instance, Centennial Parkway will ultimately be built as a 100 foot wide right-of-way, with vehicle speeds of 45 mph. There is no deceleration lane planned so vehicles trying to enter the subdivision will have to slow down to a virtual stop in order to make the right hand turn. Also, cars queueing up at the intersection of the entrance at Centennial Parkway could block the driveways of the adjacent lots. In addition, vehicles going south on Dapple Gray Road wanting to make a left onto Centennial Parkway would be in direct conflict with vehicles wanting to make a left on to Centennial Parkway from the subdivision; therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Waiver of Development Standards #3

Staff cannot support this request to reduce the street intersection off-set between Dapple Gray Road and Colville Court. The subdivision is proposing access on Centennial Parkway, a major arterial street designed to convey large volumes of traffic. Centennial Parkway already sees a lot of traffic due to surrounding establishments like Centennial High School, institutional uses, the beltway interchange to the east, and the Fort Apache Road bridge to the west. Due to the increased potential for traffic collisions, staff cannot support the design of the project with access to Centennial Parkway. With access changed to Regena Avenue, the street intersection off-set will still be required, but it will be safer for the public.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst-case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet

Clark County Code, Title 30, or previous land use approval. However, since staff does not support the rest of the application, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 7, 2022 at 9:00 a.m., unless otherwise announced.

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

If approved:

- Resolution of Intent to complete in 4 years.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on Centennial Parkway;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway and 30 feet for Regena Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with the City of Las Vegas on the Centennial Parkway improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that the approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and 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: PINNACLE HOMES

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-22-0331</u> DATE FILED: <u>6-1-22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC DATE: <u>7-12-22</u> PC MEETING DATE: <u>8-2-22</u> BCC MEETING DATE: <u>9-7-22</u> FEE: <u>\$3,302.50</u>
	PROPERTY OWNER NAME: <u>ROARING 20'S L L C</u> ADDRESS: <u>9225 Flamingo Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720 x23</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u>
	APPLICANT NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road Ste 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720 x23</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>	

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

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

PROJECT DESCRIPTION: Single Family Residential

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


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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON January 26, 2022 (DATE)
 By Frank E. Wyatt

NOTARY PUBLIC: Louette D Nagy



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



TANEY ENGINEERING

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

May 3, 2022

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

**Re: Centennial & Dapple Gray
Justification Letter
APN: 125-29-101-003**

NZC-22-0331

To whom it may concern:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Non-Conforming Zone Change, Waiver of Standards, and Design Review for a proposed 5.05 gross acre, 16 lot single-family residential subdivision.

Project Description:

The project consists of a 5.05 gross-acre, 16 lot residential subdivision with 3.17 lots per acre located to the south of Centennial Parkway and approximately 350 ft. west of Campbell Road. Currently the site is zoned R-E (Rural Estates Residential), with a planned land use of PU (Public Use). We are requesting a non-conforming zone change to R-1 (Single-Family Residential).

This project will consist of detached single-family homes varying in size from 2,904 sq. ft. to 3,769 sq. ft. Two to three car garages will be provided for each unit, in addition to full length driveways that can park a minimum of two vehicles each. Centennial Parkway will receive full off-site improvements including curb, gutter, detached sidewalk, and streetlights, while Regena Avenue will remain in the existing rural road condition. The 40 ft. private street terminating in a cul-de-sac, with ingress and egress from Centennial Parkway, will provide a 5 ft. sidewalk on the east side and will utilize 30" modified roll curb and gutter.

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

- North: R-2 (Medium Density Residential); MN (Mid-Intensity Suburban Neighborhood); Developed
- East, South, and West: R-E (Rural Estates Residential); LN (Low-Intensity Suburban Neighborhood); R-E (Rural Estates Residential); RN (Ranch Estate Neighborhood); PU (Public Use); Developed and Undeveloped

Perimeter landscaping is provided in accordance with Title 30.64.030(k)(2). A 15 ft. landscape area, with detached sidewalks, will be located along Centennial Parkway, while a 6 ft. landscape strip will be located on the north side of Regena Avenue. A gated 30 ft. Las Vegas Valley Water District Easement is proposed along the western property line to allow access to existing utilities.

Non-Conforming Zone Change

On behalf of our client, we are requesting a non-conforming zone change from R-E (Rural Estates Residential) to R-1 (Single-Family Residential) on the following standards:



TANEY ENGINEERING

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

- a) *The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area; and*

The project will provide single-family residential homes that act as a buffer between the existing low-density homes to the east and south and the more intense commercial and residential developments to the north and west. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other.

- b) *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and storm water and drainage facilities, as a result of the uses allowed; and*

The project is not anticipated to have substantial adverse effects on services and facilities. RISE reports have been prepared to show a more precise impact on public infrastructure and facilities. Additionally, most services and necessary infrastructure already exist in the area.

- c) *The proposed amendment conforms to other applicable adopted plans, goals, and policies.*

The proposed project conforms to some of the design policies established in the Comprehensive Master Plan, the proposed R-1 (Single-Family Residential) and R-D (Suburban Estates Residential) single family residential zoning adjacent to an existing rural area is consistent with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. The request also conforms to Urban Specific Policy 38 which encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities and be of similar height. The lots on the site conform to Policy 38, and the proposed housing product for the development will offer 1 story homes.

Waiver of Standards – Off-Site Improvements

On behalf of our client, we would like to request a waiver of standards requiring full off-site street improvements on the northern portion of Regena Avenue. The proposed development is located north of an RN (Ranch Estate Neighborhood) area where rural street standards exist to the east and west of the site on Regena Avenue, with no curb, gutter, sidewalks, streetlights, and a minimum paved roadway of ~24 ft. We are requesting to maintain these same standards.

Waiver of Standards – Wall Height

On behalf of our client, we would like to request a waiver of standards for retaining walls up to heights of 9 ft., in combination with a 6 ft. CMU wall, resulting in up to 15 ft. high combination wall height where code allows for 9 ft. These walls would be located along the eastern boundary, where the site has an approximate 7 ft. difference in elevation between the proposed pad grades and the adjacent property.

Waiver of Standards – Street Intersection Off-Set

On behalf of our client, we are requesting a street intersection off-set of 117.84 ft. between the right-of-way of Colville Court and Dapple Gray Road where 125 ft. is required. Due to the minor deviation from the standard,



TANEY ENGINEERING

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

we believe this is appropriate because the traffic from our subdivision will be typical and is not expected to create congestion on Centennial Parkway that would impact the accessibility of Dapple Gray Road.

Design Review – Excess Fill

On behalf of our client, we would like to apply for a design review for the excess fill along the eastern lots, where 3 ft. is allowed. While the final grading plan has not yet been completed, we believe that the maximum difference in elevation between the proposed and existing grade will be 8 ft. This is required to ensure adequate drainage of the site and we expect the impact to the adjacent properties to be negligible.

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

Sincerely,

Taney Engineering

Jeremiah Johnson
Land Planner

08/02/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CENTENNIAL PKWY/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0332-ROARING 20'S LLC:

VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue and between Dapple Gray Road (alignment) and Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

125-29-101-003

LAND USE PLAN:

LONE MOUNTAIN - PUBLIC USE

BACKGROUND:

Project Description

This request is to vacate and abandon 33 foot wide patent easements on the east and west boundaries of the subject parcel. In addition, a 3 foot wide patent easement on the south property line is part of this request. The applicant indicates that the easements are no longer needed to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0084-04	Place of worship	Approved by PC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	City of Las Vegas	R-E	Place of worship

Related Applications

Application Number	Request
NZC-22-0331	A nonconforming zone change to reclassify 5.1 acres to R-1 zoning for a single family residential development is a companion item on this agenda.
TM-22-500110	Tentative map for 16 lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 7, 2022 at 9:00 a.m., unless otherwise announced.

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

- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway and 30 feet for Regena Avenue.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0332</u>	DATE FILED: <u>6-1-22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC DATE: <u>7-12-22</u>
		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: <u>8-2-22</u>	
		BCC MEETING DATE: <u>9-7-22</u>	
		FEE: <u>\$ 875</u>	

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

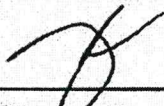
APPLICANT	NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u>
	ADDRESS: <u>9225 W. Flamingo Road Ste 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720 x23</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: <u>N/A</u>


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

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

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

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

 _____ Property Owner (Signature)*	<u>FRANK E WYATT</u> _____ Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>CLARK</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>January 26, 2022</u> (DATE)	
By <u>Frank E. Wyatt</u>	
NOTARY PUBLIC: <u>Louette D Nagy</u>	



LONETTE D NAGY
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 98-4240-1 - Expires September 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.



TANEY ENGINEERING

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

May 3, 2022

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

VS-22-0332

**Re: Centennial & Dapple Gray
Justification Letter – Vacation
APN: 125-29-101-003**

To whom it may concern:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting justification for the vacation of a patent easement.

Patent Easement Vacation:

We are requesting to vacate a portion of Patent Number 1165177. This patent easement is 33 ft. wide and located along the perimeter of the property. Due to the parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

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

If you have any questions or require any additional information, please call 702-362-8844.

Respectfully,

Jeremiah Johnson
Land Planner

08/02/22 PC AGENDA SHEET

CENTENNIAL & DAPPLE GRAY
(TITLE 30)

CENTENNIAL PKWY/DAPPLE GRAY RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500110-ROARING 20'S LLC:

TENTATIVE MAP consisting of 16 single family residential lots and common lots on 5.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain. RM/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

125-29-101-003

LAND USE PLAN:

LONE MOUNTAIN - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.1
- Number of Lots/Units: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 8,780/9,381
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): up to 19
- Square Feet: up to 3,769

The submitted plan depicts a rectangular, approximately 5.1 acre parcel proposed to be subdivided into 16 lots for a density of 3.2 dwelling units per acre. Access to the subdivision is provided by a 40 foot wide private street with a 5 foot wide sidewalk on 1 side that ends in a cul-de-sac turnaround. The private street is accessed from Centennial Parkway, a 100 foot wide right-of-way. The lots range in size from a minimum of 8,780 square feet to a maximum of 9,381 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0084-04	Place of worship	Approved by PC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	City of Las Vegas	R-E	Place of worship

Related Applications

Application Number	Request
NZC-22-0331	A nonconforming zone change to reclassify 5.1 acres to R-1 zoning for a 16 lot single family residential development is a companion item on this agenda.
VS-22-0332	A request to vacate and abandon patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30, however, since staff cannot support the design review and ultimately the non-conforming zone boundary amendment, staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 7, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on Centennial Parkway;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway and 30 feet for Regena Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with the City of Las Vegas on the Centennial Parkway improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that the approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Colville Court is too similar to an existing street name and shall have an approved street name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and 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: PINNACLE HOMES

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500110</u> DATE FILED: <u>6-1-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>7-12-22</u> PC MEETING DATE: <u>8-2-22</u> BCC MEETING DATE: <u>9-7-22</u> FEE: <u>750</u>

PROPERTY OWNER	NAME: <u>ROARING 20'S L L C</u>
	ADDRESS: <u>9225 Flamingo Rd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720 x23</u> CELL: <u>N/A</u>
	E-MAIL: <u>frank@pinnaclelv.com</u>

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

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

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

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

TENTATIVE MAP NAME: Centennial & Dapple Gray

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

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

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON January 26, 2022 (DATE)

By Frank E. Wyatt
NOTARY PUBLIC: Louette D Nagy



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