



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

July 25, 2023

6:30pm

AGENDA

Note:

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

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

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

County Liaison(s): Jennifer Damico, 702-455-1900, jennifer.damico@clarkcountynv.gov
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 11, 2023. (For possible action)
- IV. Approval of the Agenda for July 25, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

08/15/23 PC

1. **WS-23-0337-SEPULVEDA SALVADOR ORTEGA, ET AL: WAIVER OF DEVELOPMENT STANDARDS** to reduce the building separation between existing structures in conjunction with an existing single family residence on 0.4 acres in an R-E Zone. Generally located on the east side of Shadow Mountain Place, 300 feet north of Carl Avenue within Lone Mountain. WM/tpd/syp (For possible action)

08/16/23 BCC

2. **VS-23-0349-LONE MOUNTAIN PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Red Coach Avenue, and between Hualapai Way and Eula Street within Lone Mountain. RM/hw/syp (For possible action)
3. **WS-23-0348-LONE MOUNTAIN PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) access gates; 3) off-sites; 4) driveway geometrics (sidewalks and streetlights); and 5) street geometrics. **DESIGN REVIEWS** for the following: 1) finished grade; and 2) a single family detached residential subdivision on 5.4 acres in an R-E Zone. Generally located on the east side of Hualapai Way, 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)
4. **TM-23-500076-LONE MOUNTAIN PROPERTIES, LLC:**
TENTATIVE MAP consisting of 7 single family residential lots on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Hualapai Way, 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)
5. **WS-23-0351-DIAMOND CORAN, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with an approved multiple family residential development (apartments) on 2.8 acres in an R-3 (Multiple Family Residential) (AE-60) Zone. Generally located on the south side of Coran Lane and the west side of Simmons Street within Lone Mountain. WM/hw/syp (For possible action)

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

VII. General Business
None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 8, 2023.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager



Lone Mountain Citizens Advisory Council

July 11, 2023

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **PRESENT**
Carol Peck – **PRESENT**
Allison Bonanno – **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 6:35 p.m.
- II. Public Comment
None
- III. Approval of June 27, 2023, Minutes
Moved by: ALLISON
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for June 27, 2023
Moved by: DON
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

VI. Planning & Zoning

1. **DR-23-0188-702 CAPITAL GROUP, LLC: HOLDOVER DESIGN REVIEW** for finished grade on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Stange Avenue and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action) 7/19/23 BCC

Action: APPROVED as submitted, subject to staff conditions

Moved By: CHRIS

Vote: 5/0 Unanimous

2. **UC-23-0316-SMITH KIMBERLY: USE PERMITS** for the following: 1) allow clients to a home occupation (equine therapy) where not permitted; 2) allow non-family members as employees in conjunction with a home occupation; and 3) allow a home occupation to be conducted outside where not permitted in conjunction with an existing single family residence on 0.7 acres in an R-E (RNP-I) Zone. Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. MK/md/syp (For possible action) 8/1/23 PC

Action: APPROVED as submitted, subject to staff conditions

Moved By: KIM

Vote: 5/0 Unanimous

3. **AR-23-400093 (UC-22-0081)-GREENGALE PROPERTIES, LLC: USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an R-A (Residential Agricultural) (RNP-I) Zone. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/nai/syp (For possible action) 8/2/23 BCC

Action: APPROVED as submitted, subject to staff conditions and conditions that the applicant return for review in one year and that the application/use would have to be reapplied for if the property is sold.

Moved By: DON

Vote: 4/1

(Member opposed is in favor of annual reviews for 5 years)

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KEVIN SCHILLER, County Manager

4. **AR-23-400095 (UC-0210-17)-SL FAMILY TRUST ETAL & BOYADZHAN, GEORGE TRS:**

USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a residential local street; and 2) modified street standards.

DESIGN REVIEW for a proposed congregate care facility on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/dd/syp (For possible action) **8/2/23 BCC**

Action: APPROVED as submitted, subject to staff conditions and condition that applicant return for a public review 6 months after opening

Moved By: CHRIS

Vote: 3/1

(One board member had to leave the meeting prior to voting on this item))

VII. General Business
None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be July 25, 2023

X. Adjournment
The meeting was adjourned at 8:57 p.m.

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

SETBACKS/SEPARATION
(TITLE 30)

SHADOW MOUNTAIN PL/CARL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0337-SEPULVEDA SALVADOR ORTEGA, ET AL:

WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation between existing structures in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Shadow Mountain Place, 300 feet north of Carl Avenue within Lone Mountain. WM/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

138-24-305-015

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the building separation between the principal residence and the existing accessory apartment to 5 feet, 7 inches where 6 feet is required per Table 30.40-1 (a 7% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1860 Shadow Mountain Place
- Site Acreage: 0.4
- Project Type: Building separation
- Number of Stories: 1
- Square Feet: 1,490 (principal residence)/640 (room addition)/574 (accessory apartment)

Site Plan

The plan depicts an existing principal dwelling with an addition on the east side and an accessory apartment. The addition and the accessory apartment have been built without building permits. One accessory structure (shed) on the north side of the property has been moved to comply with a 5 foot setback requirement per Title 30. Two accessory structures on the east side of the property have been demolished, while 1 carport on the northeast corner is being demolished. The principal dwelling addition is shown to be 640 square feet while the accessory apartment is 574

square feet, and both meet the required setbacks. There is a 5 foot 7 inch separation between the addition and the accessory apartment, which necessitates a waiver of development standards.

Landscaping

The plan depicts 8 trees on the subject parcel. There are 4 trees in front of the dwelling, 2 on the north side and 2 on the southeastern portion in the rear of the property.

Elevation

The plan depicts the addition as being approximately 14 feet in height, while the accessory apartment is 13 feet in height. The addition is shown as having a wood paneling finish, similar to the principal dwelling's wood paneling finish. The accessory apartment is shown as having a stucco finish similar in color to the principal dwelling.

Floor Plan

The plan depicts the addition has 2 bedrooms, living room with a wet bar, and 1 bathroom. The accessory apartment includes 2 bedrooms, living room, kitchen, and 1 bathroom.

Applicant's Justification

The applicant is in the process of obtaining building permits for 2 structures, the dwelling addition and the accessory apartment. A waiver of development standards is needed because the accessory apartment has already been constructed with encroachment into the required separation. This request is being filed so that the applicant can be in compliance with all development requirements.

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	Single family residential

Clark County Public Response Office (CCPRO)

CE22-30959 is an active Public Response violation for building accessory structures without permits from the Building Department.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff believes the applicant has taken significant steps to be in compliance with Code per Title 30. The 2 accessory structures on the east side of the property have been demolished while 1 carport on the northeast corner of the property is being demolished. A shed along the north property line has been moved to comply with 5 foot setback requirement per Title 30. The accessory apartment has a proposed exterior color similar to the principal dwelling and cannot be seen from the public right-of-way. Both proposed structures meet all the required setbacks per Title 30, and the reduction being requested for the separation between them is minimal. Staff can support the waiver of development standards if building permits are obtained for the structures.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- 1 year to review;
- Carport on the northeast corner of the site to be demolished prior to building permits;
- Remove all vehicles that are inoperable and not registered with Nevada Department of Motor Vehicles in excess of the number of vehicles allowed by Title 30.
- 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 and application for review; 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SALVADOR ORTEGA
CONTACT: SALVADOR ORTEGA, 1860 SHADOW MOUNTAIN PL, LAS VEGAS, NV
89108

DRAFT

APP



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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 #)	STAFF	APP. NUMBER: <u>65-23-0337</u> DATE FILED: <u>6/07/23</u> PLANNER ASSIGNED: <u>Jpd</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>7/11/23</u> PC MEETING DATE: <u>8/01/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 775.00</u>
	PROPERTY OWNER	NAME: <u>SALVADOR ORTEGA</u> ADDRESS: <u>1860 SHADOW MOUNTAIN PL</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>(702) 351-5185</u> CELL: _____ E-MAIL: <u>Shadowmountainpl1860@yahoo.com</u>
	APPLICANT	NAME: <u>SALVADOR ORTEGA</u> ADDRESS: <u>1860 SHADOW MOUNTAIN PL</u> CITY: <u>LAS VEGAS</u> STATE: _____ ZIP: <u>89108</u> TELEPHONE: <u>(702) 351-5185</u> CELL: _____ E-MAIL: <u>Shadowmountainpl1860@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>SALVADOR ORTEGA</u> ADDRESS: <u>1860 SHADOW MOUNTAIN PL</u> CITY: <u>LAS VEGAS</u> STATE: _____ ZIP: <u>89108</u> TELEPHONE: <u>(702) 351-5185</u> CELL: _____ E-MAIL: <u>Shadowmountainpl1860@yahoo.com</u> REF CONTACT ID #: _____

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 138-24-305-015

PROPERTY ADDRESS and/or CROSS STREETS: MICHAEL WAY & W. LAKE MEAD BLVD

PROJECT DESCRIPTION: ROOM ADDITION AND ACCESSORY APARTMENT

(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.

Sal Ortega
Property Owner (Signature)*

Salvador Ortega Sepulveda
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/23/2023 (DATE)

NOTARY PUBLIC: Fabiola Figueroa Campero



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

Las Vegas, May 17th, 2023

**City of Las Vegas,
Planning Department
Project Description: Ortega Residence Room Addition & Accessory Apartment
1860 Shadow Mountain Pl, Las Vegas, NV**

I, Salvador Ortega Sepulveda, am requesting a Waiver of Development Standards for my Construction project located at 1860 Shadow Mountain Pl, Las Vegas NV 89108.

Project consists of a New Room addition for 2 bedrooms, 1 bathroom and a family room attached to the house plus an Accessory Apartment (detached) on the rear side of my house. Those structures would be separated at 5'-8" apart, but the code requires that to be 6 ft.

We need this Waiver of Development Standards in order for our construction to be in compliance with the Building codes and then obtain all the permits involved.

Thanks in advance for all your help,
Sincerely,



Salvador Ortega Sepulveda

EASEMENTS
(TITLE 30)

HUALAPAI WY/LONE MOUNTAIN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0349-LONE MOUNTAIN PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Red Coach Avenue (alignment), and between Hualapai Way (alignment) and Eula Street within Lone Mountain (description on file). RM/hw/syp (For possible action)

RELATED INFORMATION:

APN:
138-06-101-001

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

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements on the eastern and southern portions of the subject site and portions of the northern and western sections of the site. Along the southern and eastern property lines, the 33 foot wide government patent easements running along these property lines are proposed to be vacated. Along the northern and western property lines, the 33 foot wide government patent easements are also proposed to be vacated in their entirety, except for a portion in the northeast corner of the site where the government patent easements will be used to dedicate, in part, a 45.5 foot public cul-de-sac turnaround for Hualapai Way that will be situated at the entrance to the proposed 7 lot single family residential subdivision (TM-23-500076 and WS-23-0348). The applicant indicates that the existing government patent easements are no longer needed as the properties surrounding the site are already in use, as a public park or part of the CC 215 right-of-way, and that the vacation and abandonment is needed for them to develop the site without hindrance.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Open Lands	P-F	Lone Mountain Regional Park
West	City of Las Vegas	C-V	Bruce Woodbury Beltway (CC 215) right-of-way

Related Applications

Application Number	Request
WS-23-0348	A single family residential subdivision with waivers for driveway geometrics and landscaping is a companion item on this agenda.
TM-23-500076	A tentative map for a 7 lot single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include a cul-de-sac at the end of Hualapai Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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: LIBERTY HOMES OF NEVADA

CONTACT: TODD KELLEY, GCW, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0349</u>	DATE FILED: <u>6/15/23</u>
		PLANNER ASSIGNED: <u>HWO</u>	TAB/CAC DATE: <u>7/25/23</u>
		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>8/16/23</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Lone Mountain Properties, LLC - William H. Robinson & Marie K. Robinson</u>
	ADDRESS: <u>6150 Pebble Glen Court</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89149</u>
	TELEPHONE: _____
	CELL: _____
	E-MAIL: <u>drhoward@gmail.com</u>

APPLICANT	NAME: <u>Liberty Homes of Nevada</u>
	ADDRESS: <u>1180 N Town Center Dr, Suite 100</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89144</u>
	TELEPHONE: <u>702-265-9400</u>
	CELL: _____
	E-MAIL: <u>joe@lhiv.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW, Inc. Todd Kelley</u>
	ADDRESS: <u>1555 S Rainbow Blvd</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2144</u>
	CELL: _____
	E-MAIL: <u>tkelley@gcwengineering.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-101-001

PROPERTY ADDRESS and/or CROSS STREETS: W Red Coach Ave and N Hualapai Way

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

[Signature]

Property Owner (Signature)*

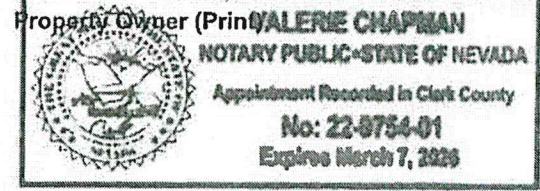
STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 29, 2023 (DATE)

By William Howard Robinson

NOTARY PUBLIC: [Signature]

WILLIAM HOWARD ROBINSON



*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.



877-003

May 8, 2023

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

PLANNER
COPY

VS-23-0349

**Re: Tentative Map, Patent Easement Vacation, Design Review and Waiver of Standards
APN No. 138-06-101-001**

To Whom It May Concern:

On behalf of our client, Liberty Homes (LH), GCW, Inc. respectfully submits the attached packages for a Patent Easement Vacation, Design Review, Waiver of Standards and Tentative Map for the above reference parcel.

Tentative Map:

Liberty Homes intends to develop the above parcel with a gated custom home development comprised of seven residential lots for a single family detached subdivision. The parcel is currently Zoned RE – Rural Estate Residential which allows up to 2 dwelling units per acre. The proposed lot sizes range from 26,570 sf to 42,086 sf with a proposed density of 1.31 dwelling units per acre. Since the proposed product will be custom built homes, footprints and elevations are not available at this time, but will be provided once the homes are designed and will be included with the building permit applications. These homes will be similar in size and quality to other custom homes in the area. Most will be 1-story homes, but some may be 2-story with a max. building height of 35-feet. There will not be a HOA to maintain common landscape areas, but each lot will include landscaping that will be privately maintained by the property owner. Access to the subdivision will be provided along an existing 47' wide BLM r-o-w grant from Lone Mountain Road that terminates in a public cul-de-sac at the northwest corner of the site. The vehicular access gate and interior street will be privately maintained by the property owners. Water service will be provided from a public water mainline in Lone Mountain Road and extended along the proposed access road. Per discussions with the City of Las Vegas, sanitary sewer service will be provided by connecting to and extending an existing City of Las Vegas public sewer in Red Coach Avenue. This sewer extension will cross a portion of the BLM/Clark County Park Lease parcel. Liberty Homes is coordinating with the BLM and Clark County Real Property Management to secure the required utility grant.

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The existing terrain generally slopes from northwest to the southeast across the parcel with small natural drainage swales along the east and south sides of the site. The proposed access road is design to keep offsite drainage from entering the site and the onsite road and proposed onsite grading is designed to balance the amount of cut along the north and west sides with the amount of fill along the south and east sides. The site is adjacent to an undeveloped BLM parcel to the west and a community park along the north, east and south sides. Since there are no existing residential developments adjacent to the site, no residential views will be impacted by the proposed grading.

The existing and proposed ground surfaces are shown on the accompanying Cut-Fill Map. Cross sections along the 2 major orthogonal directions are included to illustrate the areas of cut and fill proposed by this development. The north-south cross section has been aligned to show the maximum fill amount for the proposed subdivision.

Waiver of Standards:

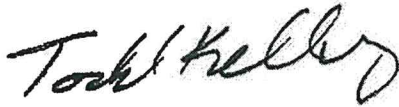
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The proposed internal private street has two 90-deg bends. A knuckle has been placed at the easterly bend to allow additional turning area. The westerly 90 deg. bend is adjacent to the private access gate. The street width past this gate has an asphalt width of 60' which transitions to the 38' asphalt width at the bend. This transition accommodates the extra turning width that would be provided by the knuckle.
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The proposed development is over 650' from the CC-215 Lone Mountain offramp which includes a 300' drainage channel. It appears the residential developments along CC-215 do not include this landscape buffer, and we request that this development be granted a waiver

of the freeway landscape buffer so it will be similar to the other developments in the area. Construction of proposed residential homes will include materials that will provide noise attenuation of 25 decibels.

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Todd Kelley, P.E.
Vice President

08/16/23 BCC AGENDA SHEET

SINGLE FAMILY DETACHED RESIDENTIAL HUALAPAI WY/LONE MOUNTAIN RD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0348-LONE MOUNTAIN PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** access gates; **3)** off-sites; **4)** driveway geometrics (sidewalks and streetlights); and **5)** street geometrics.
DESIGN REVIEWS for the following: **1)** finished grade, and **2)** a single family detached residential subdivision on 5.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Hualapai Way (alignment), 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)

RELATED INFORMATION:

APN:
138-06-101-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate landscaping adjacent to a freeway frontage per Figure 30.64-4 where required by Table 30.64-1.
2. Reduce the setback of an access gate to 34.7 feet where 50 feet is the standard per Section 30.64.020 (a 31% reduction).
3.
 - a. Eliminate public sidewalks along a proposed public cul-de-sac where required per Section 30.52.040.
 - b. Eliminate streetlights along a proposed public cul-de-sac where required per Section 30.52.040.
4. Reduce throat depth for a call box to 22.5 feet where 50 feet is the standard per Uniform Standard Drawing 222.1 (a 55% reduction).
5. Allow an elbow where a knuckle is required per Uniform Standard Drawing 211.1.

DESIGN REVIEWS:

1. Increase finished grade to 96 inches (8 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 167% increase).
2. Seven lot single family detached residential subdivision.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots/Units: 7
- Density (du/ac): 1.3
- Minimum/Maximum Lot Size (square feet): 26,570/42,086 (gross)/23,488/37,282 (net)
- Project Type: Single family detached residential subdivision

Site Plans

The plans provided depict a single family detached residential subdivision, described as Brookfield Heights, consisting of 7 single family residential lots and no common element lots. With an overall area of 5.4 acres, the density for the subdivision will be 1.3 dwelling units per acre with a maximum gross lot size of 42,086 square feet and a minimum gross lot size of 26,570 square feet. The maximum net lot size is 37,282 square feet with the minimum net lot size being 23,488 square feet. All lots are rectangular or trapezoidal in shape. A 20 foot sewer/drainage easement is shown in the south central portion of the site with the easement extending 160 feet from the southern tip of the private street cul-de-sac and terminating at the property boundary. The sewer/drainage easement is shown to be incorporated into the area of the southern portion of the development, in particular Lots 4 and 5. The subdivision will be accessed from Lone Mountain Road through an approximately 675 foot extension of Hualapai Way (public) that will start at the intersection with Lone Mountain Road and will terminate in a 45.5 foot cul-de-sac at the entrance to the subdivision. The extension of Hualapai Way will be 32 feet wide and will be constructed on a 50 foot BLM right-of-way easement. All lots will have legal access through a private street that will connect to Hualapai Way at the public cul-de-sac. The plans show the private street will be incorporated into the adjacent lots. The subdivision will be gated with 6 feet tall wrought iron access gates set back 34.7 feet from the edge of the public cul-de-sac, and the call box set back 22.5 feet from the edge of the public cul-de-sac. The private street will start at the gates as a 60 foot wide street and taper down to a 40 foot wide street with a 36 foot drivable area. The private street will have a 90 degree elbow just after the gates followed by a 90 degree knuckle approximately 55 feet after, and will terminate in a 41 foot cul-de-sac. No sidewalks will be provided as all streets are local streets less than 60 feet in width. The plans also show that there will be a 6 foot tall decorative CMU block wall around the perimeter of the subdivision and between each lot. Water service will be provided by lines that will extend down Hualapai Way from Lone Mountain Road and sewer service will be provided from Red Coach Avenue and will reach the site through a 20 foot BLM sewer easement that will traverse the adjacent Lone Mountain Regional Park.

The applicant is requesting to increase the finished grade of the site to a maximum of 96 inches. The applicant submitted a north to south cross section which shows the maximum grade increase will occur in the southeast portion of the site between Lot 4 and the eastern property boundary. The cross sections also show that a 6 foot fill is needed in the northeastern portion of Lot 2 in the northeast corner of the development, and a 5 foot fill is needed along the southeastern portion of Lot 3 in the east central portion of the subdivision. No retaining walls were shown as proposed on the site plan nor the cross sections.

Landscaping

The plans show that there will be no common landscaping and the only landscaping provided will be that which is provided by each future property owner. As no landscaping will be provided along the adjacent freeway frontage, a waiver of development standards is required.

Elevations & Floor Plans

The applicant indicates that the homes that will be constructed on the proposed lots will be custom built, so no elevations or floor plans were provided.

Applicant's Justification

The applicant states that the proposed 7 lot subdivision will be primarily used for the building of custom homes and will be gated. There will be no Home Owners Association, so all common property, such as the gates and roads, will be privately maintained by the homeowners within the community. The applicant also states that the community has legal access from Lone Mountain Road and Hualapai Way and all services will be properly provided. The applicant indicates that sidewalks are not needed along the cul-de-sac due to the fact that no sidewalks are being provided or required along the Hualapai Way connection, so sidewalks provided along the cul-de-sac would not connect with anything, and, if no sidewalks are provided, streetlights within the cul-de-sac would also not be needed. They also state that due to the minimal traffic created by a 7 lot subdivision the 2 knuckles and the provided setback and throat depth for the call box and gates should be sufficient and not cause any issues. Additionally, they state that the development will have a 6 foot decorative wall around the perimeter of the site and is over 650 feet away from the CC 215 off-ramp, and no other developments along CC-215 in the area have a landscape buffer.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Open Lands	P-F	Lone Mountain Regional Park
West	City of Las Vegas	C-V	Bruce Woodbury Beltway (CC 215) right-of-way

Related Applications

Application Number	Request
VS-23-0349	A vacation and abandonment of government patent easements is a companion item on this agenda.
TM-23-500076	A 7 lot single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Overall, staff finds that the requirement for a landscaping buffer and decorative wall for residential development along freeway frontages serves 2 purposes: to create a noise and visual buffer between the freeway and the homes, and to soften and prevent long stretches of block wall along the freeway. Staff finds that the alternative presented for the site of a 6 foot decorative block wall along the CC 215 frontage still meets the purposes of the required landscape buffer. The proposed decorative wall will still meet the purpose of creating a sound and visual barrier between the proposed homes and the freeway. In addition, given that there is a significant distance between the proposed development and the developed portion of the right-of-way, staff finds that the added distance serves as an additional buffer that the landscaping would have created. Additionally, as long as the proposed walls remain decorative, staff finds that such decoration would also serve the purpose of breaking-up the visual redundancy along the freeway frontage. For these reasons, staff can support this request.

Waiver of Development Standards #2

Given that the proposed subdivision is only 7 lots and the public road that will serve the subdivision will exclusively serve the development, staff finds that the reduction in the setback of the gate to the street should not create an undue burden on surrounding properties or users of the road. In addition, staff finds that the probable number of cars queuing at one time should not exceed 1 or 2 cars, meaning the provided distance for the gates should not create any noticeable safety hazards. For these reasons and the fact that Public Works supports the throat depth waiver, staff can support this request.

Design Review #2

While staff would like to see more perimeter landscaping given that the surrounding areas are a freeway and public park, the decorative walls on the perimeter should provide for an attractive alternative to such landscaping. In addition, all lot sizes and density meet Title 30 regulations and are similar to the other residential developments within the Lone Mountain area and can provide for decent sized custom homes. Legal access, via a gated, private street and a public right-of-way, is provided and is sufficient for the number of vehicles and trips that such a development could create. While staff encourages the implementation of sidewalks within new subdivisions, given the widths of the proposed streets and the rural nature of the subdivision and the surrounding area, the lack of sidewalks should not pose any significant issues. Furthermore, utilities and services are sufficiently addressed. Overall, staff finds that the proposed single family detached subdivision sufficiently addresses all regulations, services, transportation, and utility needs, and presents a design that is attractive and consistent with the surrounding area.

Additionally, the proposed subdivision, as proposed, is consistent with Policy 1.5.2 of the Master Plan, which encourages compatible development within existing neighborhoods, particularly those neighbors protected by the RNP Overlay. The proposed development together with the adjacent Lone Mountain Regional Park helps to create compatible development within the Lone Mountain area and helps to serve as a buffer between those RNP protected neighborhoods and the CC 215 Beltway and the higher density neighbors to the west. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the request to not install a sidewalk and streetlight for the cul-de-sac on Hualapai Way. The street only serves this 7 lot subdivision.

Waiver of Development Standards #4

Staff has no objection to the reduction of throat depth to the call box since Hualapai Way only serves this 7 lot subdivision.

Waiver of Development Standards #5

Staff has no objection to the request for an elbow instead of a knuckle provided that Fire Prevention approves the request.

Design Review #1

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- All perimeter walls shall be decorative;
- 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; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant

denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include a cul-de-sac at the end of Hualapai Way;
- Clark County Fire Prevention approval of the street elbow.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

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

APPLICANT: LIBERTY HOMES OF NEVADA

CONTACT: TODD KELLEY, GCW, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0348</u> DATE FILED: <u>8/15/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>7/25/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/16/23</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Lone Mountain Properties, LLC - William H. Robinson & Marie K. Robinson</u> ADDRESS: <u>6150 Pebble Glen Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>drhoward@gmail.com</u>
	APPLICANT NAME: <u>Liberty Homes of Nevada</u> ADDRESS: <u>1180 N Town Center Dr, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-265-9400</u> CELL: _____ E-MAIL: <u>joe@lhlv.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>GCW, Inc. / Todd Kelley / Keeley Smith</u> ADDRESS: <u>1555 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2144 / 702-804-2092</u> CELL: _____ E-MAIL: <u>tkelley@gowengineering.com / ksmith@gowengineering.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-06-101-001

PROPERTY ADDRESS and/or CROSS STREETS: W Red Coach Ave and N Eula St

PROJECT DESCRIPTION: Brookfield Heights 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.

[Signature]
 Property Owner (Signature)* WILLIAM H. ROBINSON
 Property Owner (Print)

STATE OF Clark Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 27, 2022 (DATE)
 By William H Robinson

NOTARY PUBLIC: [Signature]



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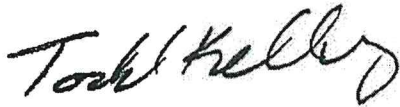
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Todd Kelley, P.E.
Vice President

08/16/23 BCC AGENDA SHEET

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(TITLE 30)

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LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.4
- Number of Lots/Units: 7
- Density (du/ac): 1.3
- Minimum/Maximum Lot Size (square feet): 26,570/42,086 (gross)/23,488/37,282 (net)
- Project Type: Single family detached residential subdivision

The plans depict a proposed single family residential subdivision located on east side of the Hualapai Way alignment, approximately 615 feet south of Lone Mountain Road. The proposed subdivision, described as Brookfield Heights, consists of 7 single family residential lots and no common element lots. With an overall area of 5.4 acres, the density for the subdivision will be 1.3 dwelling units per acre with a maximum gross lot size of 42,086 square feet and a minimum gross lot size of 26,570 square feet. The maximum net lot size is 37,282 square feet with the minimum net lot size being 23,488 square feet. All lots are rectangular or trapezoidal in shape. A 20 foot sewer/drainage easement is shown in the south central portion of the site with the easement extending 160 feet from the southern tip of the private street cul-de-sac and terminating at the property boundary. The sewer/drainage easement is shown to be incorporated into the area of the southern portion of the development, in particular Lots 4 and 5. The subdivision will be accessed from Lone Mountain Road through an approximately 675 foot extension of Hualapai Way (public) that will start at the intersection with Lone Mountain Road and will terminate in a 45.5 foot cul-de-sac at the entrance to the subdivision. The extension of Hualapai Way will be 32 feet wide and will be constructed on a 50 foot BLM right-of-way easement. All lots will have legal access through a private street that will connect to Hualapai Way at the public cul-de-sac.

The plans show the private street will be incorporated into the adjacent lots. The subdivision will be gated with 6 feet tall wrought iron access gates set back 34.7 feet from the edge of the public cul-de-sac, and the call box set back 22.5 feet from the edge of the public cul-de-sac. The private street will start at the gates as a 60 foot wide street and taper down to a 40 foot wide street with a 36 foot drivable area. The private street will have a 90 degree elbow just after the gates followed by a 90 degree knuckle approximately 55 feet after, and will terminate in a 41 foot cul-de-sac. No sidewalks will be provided as all streets are local streets less than 60 feet in width. The plans also show that there will be a 6 foot tall decorative CMU block wall around the perimeter of the subdivision and between each lot. Water service will be provided by lines that will extend down Hualapai Way from Lone Mountain Road and sewer service will be provided from Red Coach Avenue and will reach the site through a 20 foot BLM sewer easement that will traverse the adjacent Lone Mountain Regional Park.

Landscaping

The plans show that there will be no common landscaping and the only landscaping provided will be that which is provided by each future property owner.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Open Lands	P-F	Lone Mountain Regional Park
West	City of Las Vegas	C-V	Bruce Woodbury Beltway (CC 215) right-of-way

Related Applications

Application Number	Request
WS-23-0348	A single family residential subdivision with waivers for geometrics and landscaping is a companion item on this agenda.
VS-23-0349	A vacation and abandonment of government 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

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30 and will comply with the associated design review for the subdivision (WS-23-0348). For these reasons, staff can support the 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include a cul-de-sac at the end of Hualapai Way;
- Clark County Fire Prevention approval of the street elbow.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LIBERTY HOMES OF NEVADA

CONTACT: TODD KELLEY, GCW, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500076</u>	DATE FILED: <u>6/15/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>NWJ</u>	TAB/CAC: <u>Lone Mountain</u>
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>8/16/23</u>	
		FEE: <u>\$750</u>	

PROPERTY OWNER	NAME: <u>Lone Mountain Properties, LLC - William H. Robinson & Marie K. Robinson</u> ADDRESS: <u>6150 Pebble Glen Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>drhoward@gmail.com</u>
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APPLICANT	NAME: <u>Liberty Homes of Nevada</u> ADDRESS: <u>1180 N Town Center Dr, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-265-9400</u> CELL: _____ E-MAIL: <u>joe@lhv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc. Todd Kelley</u> ADDRESS: <u>1555 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2144</u> CELL: _____ E-MAIL: <u>tkelley@gcwengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 138-06-101-001

PROPERTY ADDRESS and/or CROSS STREETS: W Red Coach Ave and N Hualapai Way

TENTATIVE MAP NAME: Brookfield Heights

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)*	<u>WILLIAM HOWARD ROBINSON</u> Property Owner (Print)	 VALERIE CHAPMAN NOTARY PUBLIC-STATE OF NEVADA Appointment Recorded in Clark County No: 22-8754-01 Expires March 7, 2026
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>March 29, 2023</u> (DATE) By <u>William Howard Robinson</u>		
NOTARY PUBLIC: _____		

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

08/16/23 BCC AGENDA SHEET

RETAINING WALL/FINISHED GRADE
(TITLE 30)

CORAN LN/SIMMONS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0351-DIAMOND CORAN, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for finished grade in conjunction with an approved multiple family residential development (apartments) on 2.8 acres in an R-3 (Multiple Family Residential) (AE-60) Zone.

Generally located on the south side of Coran Lane and the west side of Simmons Street within Lone Mountain. WM/hw/syp (For possible action)

RELATED INFORMATION:

APN:

139-20-301-004

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination retaining/screen wall to 13.5 feet (5.5 foot retaining wall with 8 foot screen wall) where a maximum height of 9 feet (3 foot retaining wall with 6 foot screen wall) is allowed per Section 30.64.050 (an 83.3% increase).

DESIGN REVIEW:

Increase finished grade to 60 inches (5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3001 Coran Lane
- Site Acreage: 2.8
- Project Type: Increase wall height and finished grade
- Retaining Wall Height/Combined Wall Height (feet): 5.5/13.5

History, Plans, & Request

The subject site was originally approved for a nonconforming zone change from the R-E (Rural Estates Residential) zone to the R-3 (Multiple Family Residential) zone in January 2022 for a

multiple family residential apartment complex through NZC-21-0624. The approved plans depict a complex of 52 units with a density of 17.9 dwelling units per acre. Access to the development is from Coran Lane by a single driveway located on the northeast corner of the site. The development consists of 6 buildings for the residential units and a building for a recreation area. The plans show that 2 of the residential buildings are located along the southern boundary of the site, set back a minimum of 20 feet from the south, east, and west property lines of the site. The 4 remaining residential buildings are located in the central portion of the site with parking located to the east, west, and south of these buildings. An 8 foot high decorative block wall will be provided along the south, west, and east property lines per the Notice of Final Action for NZC-21-0624, and this request includes a retaining wall up to 5.5 feet below the screen wall. A 6 foot high decorative fence with gates will be provided along the northern boundary of the site.

The applicant is requesting to increase the finished grade of the site to a maximum of 5 feet. The applicant submitted a north to south cross section which shows the maximum grade increase will occur on the southern portion of the site near the pads for Buildings 4 and 5. The cross sections also show that a retaining wall with an 8 foot decorative CMU block screen wall is being utilized to help create this fill for the pads for Buildings 4 and 5. The north-south cross sections shows this retaining wall will be to the southeast of Buildings 4 and 5, within the building setbacks which creates the need for a waiver of development standards.

Landscaping

There is no additional landscaping being proposed with this request beyond that which was already approved through NZC-21-0624. The landscaping in the previous request consisted of an 8 foot to 10 foot landscaping strip along the eastern, southern, and western property lines. This landscape strip consists mainly of Japanese Blueberry (*Elaeocarpus Decipiens*) trees and several species of shrubs interspersed. A 20 foot street landscaping buffer is also provided per Figure 30.64-10. This landscaping strip mainly contains Arizona Ash (*Fraxinus Velutina*) and Shoestring Acacia (*Acacia Stenophylla*) trees, also with several species of shrubs interspersed. A 5 foot attached sidewalk is provided along Coran Lane. Parking lot landscaping is provided in landscape finger islands throughout the site.

Applicant's Justification

The applicant states that due to the topographic conditions of the site, the requested increase in finished grade is required by their existing drainage study in order to allow water to gravity drain to the sanitary sewer. They also state the majority of the increased fill will be under building pads. In addition, the applicant states the retaining wall in the southeast portion of the site is being used to support the increased fill in that portion of the site for the pad sites for Buildings 4 and 5. They state that this will also aid in the gravity draining of water and for the site to match existing grades along the boundaries. Finally, the applicant indicates that both the increase in finished grade and retaining wall height should have no impact on the surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0624	Reclassified the site from R-E to R-3 zoning for a multiple family residential development	Approved by BCC	January 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	M-1	Office/warehouse buildings
South	City of Las Vegas	R-3	Multiple family residential
East	Ranch Estate Residential (up to 2 du/ac) & City of Las Vegas	R-E & R-3, R-4, & R-CL	Single family residential, place of worship, multiple family residential, & undeveloped
West	City of Las Vegas	R-E & C-V	Single family residential & Detwiler Elementary School

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Overall, staff finds that the requested increase in the retaining wall is needed for the proposed drainage of the property and the 8 foot high screen wall is a condition of NZC-21-0624. Based on the provided cross sections, the amount of retaining wall over the permitted 3 foot height maximum is limited to a few feet in the southeast corner of the site and the use of the increase in height permits the matching grading along the exterior of the site, which should limit impacts of the site on the surrounding properties. Therefore, staff can support this request.

Public Works - Development Review

Design 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.

Department of Aviation

The property lies within the AE-60 (60-65 DNL) noise contour for the North Las Vegas Airport (VGT) and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 8 foot screen wall shall be decorative per NZC-21-0624.
- 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

- Comply with approved drainage study PW23-11183;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Gate must be minimum 20 feet and Fire Access lane must be 24 feet.
- 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 comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND CORAN

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD., SUITE 110, 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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0351</u> DATE FILED: <u>6/11/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>7/25/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/14/23</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>DIAMOND CORAN LLC c/o PETERSEN MANAGEMENT LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-768-1861</u> E-MAIL: <u>dpetersen@visiconlv.com</u>
	APPLICANT NAME: <u>DIAMOND CORAN LLC c/o Peterson Management LLC, Darren C. Petersen, Manager</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-768-1861</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>
	CORRESPONDENT NAME: <u>RICHARD GALLEGOS - D C PETERSEN PROFESSIONAL CONSULTANTS</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-524-0054</u> CELL: <u>702-524-0054</u> E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u>

ASSESSOR'S PARCEL NUMBER(S): 139-20-301-004

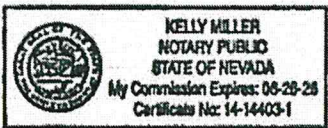
PROPERTY ADDRESS and/or CROSS STREETS: 3001 Coran Lane. (South side of Coran Ln. approximately 100 feet west of Simmons St.)

PROJECT DESCRIPTION: DESIGN REVIEW for increased fill of 60 inches (total) to comply with drainage study and sanitary sewer grades

(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. (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)* DARREN C. PETERSEN, Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 16, 2023 (DATE)
 By Darren C. Petersen
 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.

DC PETERSEN Professional Consultants , LLC
5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

May 20, 2023

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn. : Hunter White
Senior Planner

PLANNER
COPY
WS-23-0351

RE: DIAMOND CORAN MULTIFAMILY
APR - 223 -100330
APN : 139 - 20 - 301 - 004
DESIGN REVIEW and WAIVER OF DEVELOPMENT STANDARDS
JUSTIFICATION LETTER

Dear Hunter,

We respectfully request favorable consideration on the above referenced project for a Design Review and a Waiver of Development Standards

The Design Review is to allow an increase of fill . Due to the existing topography conditions and to provide the ability to gravity drain the sanitary sewer to Coran Lane , an additional 24 inches of fill height will be required for a total fill height of 60 inches. The increased fill will also provide compliance with the Drainage Study under review .

The majority of the fill that is above the allowable 36 inches will be located under and within the building footprint and at the south end of site since we are matching grades at the south ,west and east sides.

The Waiver of Development Standards is to allow a retaining wall height of 5'-6" where 3 foot high is the maximum.

The retaining wall is required at the southeast portion of the site to construct a Pad elevation for Buildings 5 and 6 that will provide the ability to gravity drain the sanitary sewer. We are matching the existing grades at the west , south and east property boundaries and therfor the additional height is internal and will have no impact on surrounding neighbors

The proposed Design Review and Waiver of Development Standards are appropriate based on the following findings of facts;

1. The proposal is generally consistent with the Lone Mountain Land Use Plan, as amended or reflects conditions that have changed since the adoption of this amendment.
2. The proposal complies with and forwards the capital improvement planning efforts in the County.
3. The proposal will not significantly impact the natural environment including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

PLANNER
COPY

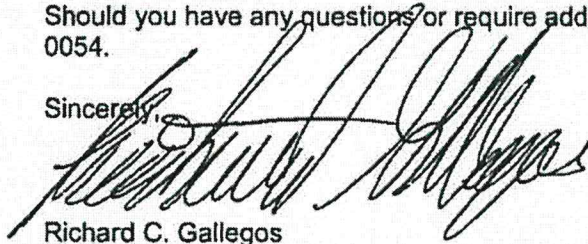
WS-23-0351

Diamond Coran
page 2

4. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any questions or require additional information please contact me at 702-524-0054.

Sincerely,



Richard C. Gallegos
Project Director