



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

September 13, 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

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 August 9, 2022. (For possible action)
- IV. Approval of the Agenda for September 13, 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

10/04/22 BCC

- 1. **VS-22-0485-CLARK COUNTY: VACATE AND ABANDON** a portion of a right-of-way being Torrey Pines Drive located between Bridal Cave Avenue and Rome Boulevard, a portion of a right-of-way being Mustang Street located between Deer Springs Way and Rome Boulevard, a portion of a right-of-way being Maverick Street located between Deer Springs Way and Rome Boulevard, and a portion of right-of-way being Deer Springs Way between Maverick Street and Rebecca Road within Lone Mountain. MK/jud/syp (For possible action) 10/4/22 BCC
- 2. **WS-22-0484-CENTURY COMMUNITIES NEVADA, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduce net lot area; **3)** reduce setbacks; and **4)** establish alternative yards. **DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/sd/syp (For possible action) 10/4/22 BCC

- 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: September 27, 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>



Lone Mountain Citizens Advisory Council

August 9, 2022

MINUTES

Board Members: Chris Darling – Chair – **PRESENT**
Dr. Sharon Stover – Vice Chair – **EXCUSED**
Kimberly Burton – **PRESENT**
Carol Peck – **PRESENT**
Allison Bonnano - **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 July 12, 2022 Minutes

Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for August 9, 2022

Moved by: ALLISON
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **UC-22-0395-DMCP TRUST ET AL & MORGAN DAVID WESLEY TRS: USE PERMITS** for the following: **1)** increase the area of a proposed accessory structure; **2)** allow accessory structures not architecturally compatible with the principal building; and **3)** waive applicable design standards. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** reduced separation between structures in conjunction with an existing single family residence on 2.1 acres in an R-A (RNP-II) Zone. Generally located on the south side of Jakes Place and the east side of El Capitan Way within Lone Mountain. MK/bb/syp

Action: APPROVED subject to staff condition and condition that Conex box and carport be removed once chicken shed is complete

Moved By: CHRIS

Vote: 4/0 Unanimous

2. **VS-22-0387-VOGEL BRETT: VACATE AND ABANDON** easements of interest to Clark County located between Helena Avenue and Hickam Avenue and between Fort Apache Road and Campbell Road within Lone Mountain. RM/hw/jo (For possible action)

Action: APPROVED subject to all staff conditions

Moved By: CHRIS

Vote: 4/0 Unanimous

IX. Next Meeting Date

The next regular meeting will be August 30, 2022

X. Adjournment

The meeting was adjourned at 6:42 p.m.

RIGHT-OF-WAY
(TITLE 30)

DEER SPRINGS WAY/TORREY PINES DRIVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0485-CLARK COUNTY:

VACATE AND ABANDON a portion of a right-of-way being Torrey Pines Drive located between Bridal Cave Avenue and Rome Boulevard, a portion of a right-of-way being Mustang Street located between Deer Springs Way and Rome Boulevard, a portion of a right-of-way being Maverick Street located between Deer Springs Way and Rome Boulevard, and a portion of right-of-way being Deer Springs Way between Maverick Street and Rebecca Road (alignment) within Lone Mountain (description on file). MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

125-23-290-001; 125-23-299-003; 125-23-302-013; 125-23-302-023; 125-23-302-025; 125-23-399-002; 125-23-399-003; 125-23-399-006; 125-23-399-008; 125-23-399-012; 125-23-601-026; 125-23-611-009; 125-23-612-010 through 125-23-612-012; 125-23-699-011; 125-23-699-013; 125-23-701-001 through 125-23-701-004; 125-23-701-006 through 125-23-701-012; 125-23-701-014; 125-23-702-002; 125-23-702-003; 125-23-702-007; 125-23-702-008; 125-23-702-010; 125-23-710-001 through 125-23-710-004; 125-23-799-001 through 125-23-799-006; 125-23-799-009 through 125-23-799-013; 125-23-799-016 through 125-23-799-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

On February 2, 2022 the Board of County Commissioners conducted a public hearing on a waiver of condition (WC-21-400183 (VS-1320-02)) and they discussed the vacation of an approximate area from Torrey Pines Drive to Maverick Street and Rome Boulevard to Deer Springs Way. Public Wrks is submitting this vacation based on the direction of the Board to proceed with this vacation.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Grant private access easements to prevent land locking individual parcels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- This submittal will require a meeting with this office.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PUBLIC WORKS - DEVELOPMENT REVIEW

CONTACT: PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL
PARKWAY, LAS VEGAS, NV 89155

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0485</u>	DATE FILED: <u>08/09/22</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JUD</u>	TAB/CAC DATE: <u>09/13/22</u>
		TAB/CAC: <u>Love Mountain</u>	<u>@6pm</u>
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>10/04/22 @ 1pm</u>	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Clark County Public Works</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4898</u> CELL: _____ E-MAIL: <u>papazian@clarkcountynv.gov</u>
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APPLICANT	NAME: <u>Antonio Papazian, Clark County Public Works</u> ADDRESS: <u>500 S Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4898</u> CELL: _____ E-MAIL: <u>papazian@clarkcountynv.gov</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Antonio Papazian, Clark County Public Works</u> ADDRESS: <u>500 S Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4898</u> CELL: _____ E-MAIL: <u>papazian@clarkcountynv.gov</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): See attached list


PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Dr/Mustang St/Maverick St/Deer Springs Way/Rome Ave

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)*

Antonio Papazian
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON Aug 8, 2022 (DATE)
 By Nicole Patterson
 NOTARY PUBLIC: [Signature]


 NICOLE PATTERSON
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 19-2022-1
 My Appt. Expires April 2, 2023

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

VS-22-0485

Vacation Application
Torrey Pines Drive/Mustang Street/Maverick Street/Deer Springs Way/Rome Avenue

Assessor Parcel Numbers:

125-23-399-012
125-23-399-003
125-23-399-006
125-23-399-008
125-23-399-002
125-23-799-001
125-23-799-002
125-23-799-003
125-23-799-009
125-23-799-010
125-23-799-011
125-23-799-012
125-23-799-016
125-23-799-017
125-23-799-004
125-23-799-005
125-23-799-006
125-23-799-013
125-23-699-013
125-23-299-003
125-23-699-011



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

VS-22-048S

July 27, 2022

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

To Whom It May Concern:

On February 2, 2022, the Board of County Commissioners conducted a public hearing on a waiver of conditions (WC-21-400183 (VS-1320-02)), and discussed the vacation of an approximate area from Torrey Pines Drive to Maverick Street and Rome Avenue to Deer Springs Way, APN's 125-23-399-012; 125-23-399-003; 125-23-399-006; 125-23-399-008; 125-23-399-002; 125-23-799-001; 125-23-799-002; 125-23-799-003; 125-23-799-009; 125-23-799-010; 125-23-799-011; 125-23-799-012; 125-23-799-016; 125-23-799-017; 125-23-799-004; 125-23-799-005; 125-23-799-006; 125-23-799-013; 125-23-699-013; 125-23-299-003; and 125-23-699-011.

Public Works is submitting this vacation based on direction from the Board to proceed with this vacation.

Thank you.

Antonio Papazian
Manager, Development Review

AP/kp

10/04/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FORT APACHE RD/HAMMER LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0484-CENTURY COMMUNITIES NEVADA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce net lot area; 3) reduce setbacks; and 4) establish alternative yards.

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-201-001

WAIVER OF DEVELOPMENT STANDARDS:

1. Increase the height of a combination screen wall/retaining wall to 10 feet (6 foot screen wall with a 4 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).
2. Reduce the net lot area to 16,173 square feet where 18,000 square feet is required per Table 30.40-1 (a 10% reduction).
3. Reduce the front setback to 25 feet where 40 feet is required per Table 30.40-1 (138% reduction).
4. Establish alternative yards for a proposed single family residential lot where yards are established per Chapter 30.56.

DESIGN REVIEW:

1. Single family residential subdivision.
2. Increase finished grade to 96 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Number of Lots: 3
- Density (du/ac): 1.59
- Minimum/Maximum Lot Size (square feet): 16,173/32,781 (net)/20,038/40,730 (gross)
- Number of Stories: 1
- Building height (feet): 20
- Square feet: Up to 6,120

Site Plans

The plans depict a single family residential development situated on a 2 acre site consisting of 3 residential lots with a density of 1.59 dwelling units per acre. Access to the subdivision is by way of a 40 foot wide private street with a cul-de-sac from Hammer Lane. Lot 1 is located on the western side of the subdivision, between Fort Apache Road and the private cul-de-sac, and Lots 2 and 3 are located to the east of the cul-de-sac. The minimum net lot sizes of the eastern lots are 16,173 square feet and 16,306 square feet, which is less than the required minimum net lot area of 18,000 square feet. The layout of the proposed subdivision includes an alternative yard for the parcel located on the northeast corner of the subdivision, Lot 2. The residence is oriented to the south, which establishes the rear yard on the north side of the lot, along Hammer Lane. The reduction to the front yard setback to 25 feet is for Lot 2. The front yard is facing the southern property line, which requires a 40 foot setback per Code. The increase in grade and the retaining wall are shown along the southern portion of the subdivision.

Landscaping

The plans depict 6 feet of landscaping along the property line of Fort Apache Road. There is a detached sidewalk within the right-of-way of Fort Apache Road. A 6 foot wide landscape area is proposed along the property line of Hammer Lane and along portions of the proposed private street. Landscaping includes shrubs, groundcover and 24 inch box trees.

Elevations

The plans depict 1 story detached single family residences with a maximum height of 20 feet with pitched rooflines. Exterior finishes include stucco, iron accents, concrete tile roof, roll-up garage doors, and glazed windows.

Floor Plans

The floor plans for the proposed subdivision include bedrooms, kitchen, den, bathroom, utility room, and garage ranging from 3,000 square feet to 3,700 square feet.

Applicant's Justification

The applicant states the project parcel is located within an R-E (Rural Estates Residential) zone with RNP-I (Rural Neighborhood Preservation) overlay district and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title

30 standards, and the goals of the Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics. The increase in grade request is necessary to direct storm runoff around habitable structures and provide adequate flood protection. Additionally, the larger fill height is necessary to provide the standardized vertical cover for the proposed sewer.

The reduction in the front setback will provide the developer with flexibility to propose a wider variety of architectural model options. Additionally, because the proposed lots are within a cul-de-sac away from the public roadway traffic, the reduced setback is considered acceptable from a noise and traffic safety perspective. The request for a change in the standard house orientation is a result of Lot 2 being designed to face southwards due to the lot being greater in depth from north to south rather than east to west. This orientation allows the model to fit and negates having to request a larger setback waiver should the model have faced westwards. Also, the ability to provide vehicular access through the cul-de-sac, rather than fronting Hammer Lane, increases traffic safety by establishing ingress and egress off the less traveled street.

The reduction in net lot area is due in part to Lot 2 being encumbered by the private street easement, landscape easements along the north and west, and a utility easement off-set 5 feet from the back of curb. Lot 3 is encumbered by the private street easement, private drainage easements to the west, south, and east, and the utility easement. These easements are necessary to provide access to the lots as well as positive drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0119	Reclassified from R-E (RNP-I) to R-E zoning with use permits for a PUD and reduced setbacks; waivers for reduced lot area for PUD, increased wall height, and off-site improvements; design reviews for detached single family development & increased grade	Denied by BCC	May 2022

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 finds that the proposed retaining wall height increase will have minimal impact on the multiple family residential properties to the north and east; therefore, staff can support this request.

Waiver of Development Standards #2

A review of the plans depicting Lots 2 & 3 with reduced net lot area does not comply with Code and in part Lone Mountain Policy LM-1.4: whereby, the intent is to maintain and protect the character of existing Ranch Estate Neighborhoods by discouraging the development of lots less than 20,000 square feet. Furthermore, the Lone Mountain Interlocal Agreement – Planning Area 1 recommends a goal of a minimum of 18,500 square foot net lots. Therefore, staff cannot support this request.

Waivers of Development Standards #3 and #4

Staff finds that the alternative yard for Lot 2 will not have any adverse effects on the overall development including the traffic circulation patterns. The proposal to rotate the home 90 degrees is intended to allow the residence to have a better fit on the parcel, but in fact a waiver is still required because the proposed front yard is now from the southern property line and only a 25 foot setback can be met. While staff does not normally support a self imposed hardship, the 25 foot setback is greater than the 10 foot side setback required if the standard yards applied. However, since staff does not support waiver of development standards #2 or the design review, staff does not support these requests.

Design Review #1

Staff cannot support the design review as shown due to staff recommendations of denial for the reduction in net lot area below 18,000 square feet. The proposed development is not compatible with the existing single family residential developments abutting the site and is in conflict with the County's adopted Land Use Plan and Interlocal Agreement.

Public Works -Development Review

Design Review #2

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

Staff Recommendation

Approval of waiver of development standards #1 and design review #2; denial of waiver of development standards #2, #3 and #4 and design review #1

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 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 the spandrel in the northwest corner of the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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-22-0484</u> DATE FILED: <u>8/9/22</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>9/13/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/22</u> FEE: <u>\$ 1,150</u>
	PROPERTY OWNER NAME: <u>Century Communities of Nevada, LLC</u> ADDRESS: <u>6345 S. Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-330-4694</u> CELL: _____ E-MAIL: <u>Joe.Genovese@centurycommunities</u>
	APPLICANT NAME: <u>Century Communities of Nevada, LLC</u> ADDRESS: <u>6345 S. Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-330-4694</u> CELL: _____ E-MAIL: <u>Joe.Genovese@centurycommunities</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Strive Engineering/ Kelsey Barber</u> ADDRESS: <u>8912 Spanish Ridge Ave. Suite. 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-718-1788 Ext: 108</u> CELL: <u>702-250-1167</u> E-MAIL: <u>Kelsey.Barber@strivenv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-32-201-001

PROPERTY ADDRESS and/or CROSS STREETS: N Fort Apache Road & W Hammer Lane

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.

[Signature] JOE GENOVESE
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 31, 2022 (DATE)
 By Joe Genovese
 NOTARY PUBLIC: [Signature]



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

June 9, 2022

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

**Subject: Justification Letter for Design Review and Waiver of Development Standards
Application for Hammer Fort Apache (APN: 125-32-201-001)**

To Whom It May Concern,

On behalf of our client, Century Communities of Nevada, we are pleased to offer this Justification Letter for a Design Review and Waiver of Development Standards for a proposed +/- 1.89 -acre residential subdivision located at southeast corner of Fort Apache Road and Hammer Lane within Clark County jurisdiction.

Project Description:

The site consists of one parcel; APN: 125-32-201-001 (+/- 1.89 acres). The proposed single family, single-story residential development consists of three (3) lots on a +/- 1.89 acres, with a gross density of 1.59 DU/Gross Acre. The parcel is currently classified under Rural Estates Residential Development (R-E) zoning with Rural Neighborhood Preservation-I (RNP-I) overlay and falls under the Ranch Estate Neighborhood (RN) Land Use Plan. The subdivision will feature a mix of single-story rural estate lots, which is consistent with the Clark County development guidelines in this area.

Design Review:

The proposed development requires a design review to increase the finished grade above 36 inches as required by Title 30.32.040(9)(b) to a maximum of +/- 96 inches. The maximum fill will be primarily localized to Lot 2 along the eastern perimeter of the site. This request for fill heights will exceed the currently allowed retaining wall height maximum outlined in Title 30. This request is necessary to direct storm runoff around habitable structures and provide adequate flood protection. Additionally, the larger fill height is necessary to provide the standardized vertical cover for the proposed sewer.

Waiver of Development Standards:

- 1. Waiver of Title 30.64.050-4.A, to allow for a 6 feet maximum perimeter retaining wall where a maximum of 4 feet is allowed.**

We are requesting a waiver of development standard to increase our retaining wall height to a maximum of 4 feet on the south and east perimeters of the site. Because the Lone Mountain area generally has steeper grade in comparison to other parts of the valley and has larger lot sizes (at least 20,000 SF), greater fill is needed to make up for the grade difference and achieve a flat pad for the finished floor.

- 2. Waiver from Table 30.40-1 – To allow a net lot area below 18,000 SF on Lots 2 and 3, where the minimum lot area is 16,173 SF.**

Multiple easements on Lots 2 and 3 deduct from the net lot area. Lot 2 is encumbered by the private street easement, landscape easements along the north

and west, and a utility easement offset 5 feet from the back of curb. Lot 3 is encumbered by the private street easement, private drainage easements to the west, south, and east, and the aforementioned utility easement. These easements are necessary to provide access to the lots as well as positive drainage. The landscape easements are necessary along the roadway to allow for perimeter retaining walls to exceed the 3 ft maximum per Title 30.64.050(4)(A)(i).

3. Waiver from Table 30.40-1 – To reduce the front setback to 25 feet to the property line in lieu of 40 feet (not less than 10 feet from back of curb).

The front setback reduction for the three (3) lots provides the developer the flexibility to propose a wider variety of architectural model options. Additionally, because the proposed lots are within a cul-de-sac away from the public roadway traffic, the reduced setback is considered acceptable from a noise and traffic safety perspective. Bringing the lots closer in towards the cul-de-sac fronting property line also moves the models farther from the neighboring streets, which creates greater traffic safety and reduces traffic noise experienced by the inhabitants.

4. Waiver from Figure 30.56-2 for standard house orientation – To establish an alternative orientation.

The model orientation for Lot 2 is designed to face southwards due to the lot being greater in depth from north to south rather than east to west. This orientation allows the model to fit and negates having to request a larger setback waiver should the model have faced westwards. Also, the ability to provide vehicular access through the cul-de-sac, rather than fronting Hammer Lane, increases traffic safety by establishing ingress and egress off the less-traveled street.

Conclusion:

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

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

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

Sincerely,

Jason Shon, EI

Assistant Project Manager

