



**Lone Mountain Citizens Advisory Council
Mountain Crest Neighborhood Services Center**

4701 N Durango Drive

Las Vegas, NV 89129

September 14, 2021

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
Bradley Burns

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 31, 2021. (For possible action)
- IV. Approval of the Agenda for September 14, 2021, 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

10/05/21 PC

- 1. **WS-21-0429-THEODORE JAMASON & MILTON K: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.6 acres in an R-E (RNP-I) Zone. Generally located on the east side of Riley Street, 187 feet south of La Madre Way within Lone Mountain. RM/nr/jo (For possible action) **10/05/21 PC**

10/06/21 BCC

- 2. **DR-21-0446-HAMMER PROPERTIES, LLC: DESIGN REVIEW** for finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Hammer Lane and Dapple Gray Road within Lone Mountain. RM/sd/ja (For possible action) **10/6/21 BCC**
- 3. **ZC-21-0437-BOYER, TERRY A & CHERYL:ZONE CHANGE** to reclassify 3.1 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) eliminate street landscaping; and 3) allow non-standard improvements within the right-of-way. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Corbett Street and the west side of Durango Drive within Lone Mountain (description on file). RM/md/jd (For possible action) **10/6/21 BCC**
- 4. **VS-21-0438-BOYER, TERRY A & CHERYL: VACATE AND ABANDON** easements of interest to Clark County located between Corbett Street and El Campo Grande Avenue, and between Bonita Vista Street and Durango Drive within Lone Mountain (description on file). RM/md/jd (For possible action) **10/6/21 BCC**
- 5. **TM-21-500130-BOYER, TERRY A & CHERYL: TENTATIVE MAP** consisting of 9 residential lots and common lots on 3.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Corbett Street and the west side of Durango Drive within Lone Mountain. RM/md/jd (For possible action) **10/6/21 BCC**

VII. General Business

1. 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 28, 2021.

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 31, 2021

MINUTES

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

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 August 10, 2021 Minutes
Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for August 31, 2021
Moved by: SHARON
Action: Approved agenda as submitted, with items 4 & 5 heard together
Vote: 4/0 - Unanimous
- V. Informational Item(s)
 1. Reviewed and discussed that the Transform Clark County Land Use Plan accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For Discussion Only)

VI. Planning & Zoning

1. **ET-21-400119 (VS-19-0355)-PARAGON EQUUS, LLC: VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being La Madre Way located between Conough Lane and Buffalo Drive and a portion of Miller Lane located between La Madre Way and Lone Mountain Road within Lone Mountain . LB/bb/jo (For possible action) 9/21/21 PC

Action: APPROVED as submitted, subject to staff conditions and condition that final map be recorded Oct 2021

Moved By: Sharon

Vote: 4/0

2. **UC-21-0316-BALICOM TRUST & COMSTOCK KENNETH KYLE & AMBER SAMANTHA TRS: USE PERMITS** for the following: 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards for an accessory structure on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jvm/jo (For possible action) 9/21/21 PC

Action: APPROVED as submitted, subject to staff conditions

Moved By: Chris

Vote: 4/0

3. **WS-21-0401-VITA ROSE NEVADA TRUST ETAL & MURPHY SHANE A TRS: WAIVER OF DEVELOPMENT STANDARDS** to allow direct access to a collector street (Farm Road) from a residential home on 4.7 acres in an R-E (RNP-I) Zone. Generally located on the south side of Farm Road and the west side of Sisk Road within Lone Mountain. MK/bb/jo (For possible action) 9/21/21 PC

Action: APPROVED as submitted, subject to staff conditions

Moved By: Brad

Vote: 4/0

4. **WS-21-0386-Z S K S A I Z M FAMILY TRUST, ET AL: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) wall height; and 2) off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving). **DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family residential subdivision on 8.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action) 9/22/21 BCC

Action: APPROVED as submitted, subject to staff conditions and condition that southern lots of development finished floor elevation cannot be greater than 30” of the adjacent existing residences finished floor elevation

Moved By: BRAD

Vote: 4/0

5. **TM-21-500117-Z S K S A I Z M FAMILY TRUST, ET AL: TENTATIVE MAP** consisting of 16 lots and common lots on 8.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action) 9/22/21 BCC

Action: APPROVED as submitted, subject to staff conditions and condition that southern lots of development finished floor elevation cannot be greater than 30” of the adjacent existing residences finished floor elevation

Moved By: BRAD

Vote: 4/0

VII. General Business

1. Took public input to finalize requests for the next fiscal year budget. Requests included: better AV equipment and signs in Lone Mountain changed to REN once update takes place

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be September 14, 2021.

X. Adjournment
The meeting was adjourned at 8:07 p.m.

10/05/21 PC AGENDA SHEET

SETBACKS
(TITLE 30)

RILEY ST/LA MADRE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0429-THEODORE JAMASON & MILTON K:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Riley Street, 187 feet south of La Madre Way within Lone Mountain. RM/nr/jo (For possible action)

RELATED INFORMATION:

APN:
125-32-803-032

WAIVER OF DEVELOPMENT STANDARDS.
Reduce the rear yard setback to 20 feet where 30 feet is the minimum setback allowed per Table 30.40-1 (a 33.3% reduction).

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 0.6
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 22.5
- Square Feet: 8,359

Site Plan

The plan shows a proposed 8,359 square foot single family residence facing north onto a private street with a cul-du-sac. A 6 foot high wall is shown on the western side and eastern side of the property, with an existing 6 foot high wall along the southern property line. Access to the property is from the private cul-dul-sac.

Landscaping

The plan depicts 2 trees in the front yard.

Elevation

The plan indicates that the proposed 22 foot, 5 inch tall single story home has a stucco exterior and a tile roof. A 4 car garage is located on the east side of the home.

Floor Plans

The plans show an 8,359 square foot 5 bedroom, 7 bathroom, single family residence with ancillary rooms, game room, storage, and laundry room. A covered entry way is located in the front of the residence and a covered patio area is located in the rear of the residence.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the encroachment into the setbacks is due to the custom design of the home and states that the home will be compatible with the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified a portion of the Lone Mountain area with the RNP-I Overlay District	Approved by BCC	June 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews waiver requests to ensure compatibility with existing development in the area. Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The applicant indicates that the proposed reduction is due to the custom design of the house. The proposed reduction in setbacks is not common in the surrounding area. The common size of single family residences in this area are about 3,000 to 4,000 square feet. The proposed residence is 8,359 square feet and covers 44% of the lot where 50% is the maximum lot coverage allowed in the R-E zoning district. The existing house to the south is oriented so that the southern property line for the project site is the side yard for the existing single family residence. The proposed reduction in setback is a self-imposed hardship and the applicant has not provided any alternatives to mitigate negative impacts on the existing property to the south. Since the proposed encroachment is not in keeping with the area and the applicant has not provided justification as to why the setback should be reduced, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the lot coverage for the site is currently at 44% of the allowed 50% lot coverage, and any additional structures may require a future land use application; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMASON THEODORE

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-21-0429</u> DATE FILED: <u>8/10/21</u></p> <p>PLANNER ASSIGNED: <u>NR</u></p> <p>TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>9/14/21</u></p> <p>PC MEETING DATE: <u>10/05/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 475</u></p>
	PROPERTY OWNER	<p>NAME: <u>Jamason Theodore</u></p> <p>ADDRESS: <u>8414 W. Farm Rd., #180</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Jamason Theodore</u></p> <p>ADDRESS: <u>8414 W. Farm Rd., #180</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Taylor Consulting Group, Inc.</u></p> <p>ADDRESS: <u>8414 W. Farm Rd., #180</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u></p> <p>TELEPHONE: <u>702-483-7045</u> CELL: <u>702-994-3844</u></p> <p>E-MAIL: <u>info@thetaylorconsultinggroup.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 125-32-803-032

PROPERTY ADDRESS and/or CROSS STREETS: N. Riley St. & W. La Madre Way

PROJECT DESCRIPTION: Waiver of Development Standards request to allow for a 20 ft. rear yard setback where 30 ft. is required

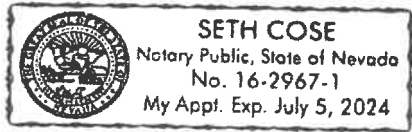
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans and drawings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

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 15, 2021 (DATE)
By Jamason Theodore

NOTARY PUBLIC: Seth Coase



***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.



Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

June 20, 2021

**PLANNER
COPY**

WS-21-0429

Clark County Current Planning Department
500 Grand Central Pkwy.
Las Vegas, NV 89155

Re: 125-32-803-032

To Whom It May Concern:

We represent the applicant related to their request for a waiver of development standards to allow a 20 ft. rear yard setback where Title 30 requires a 30 ft. setback. This request is related to building a custom home on the subject site. It's our belief that this request does not impact any other property owners negatively and is harmonious and compatible.

We believe this to be harmonious and compatible with the adjacent properties in the area. This will allow for the property owner to construct the design of their home and make the footprint work for the positioning of their home.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

10/06/21 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

DAPPLE GRAY RD/HAMMER LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0446-HAMMER PROPERTIES, LLC:

DESIGN REVIEW for finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the southeast corner of Hammer Lane and Dapple Gray Road within Lone Mountain. RM/sd/ja (For possible action)

RELATED INFORMATION:

APN:

125-32-202-001

DESIGN REVIEW:

Increase finished grade to 60 inches where 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Number of Lots/Units: 4
- Project Type: Increase finished grade

Site Plans

The plans depict a proposed 4 lot subdivision located on the southeast corner of Hammer Lane and Dapple Gray Road. The proposed single family residential development consists of 4 lots on 2 acres, with a gross density of 1.97 per acre. The applicant is requesting to increase finished grade up to 60 inches.

Landscaping

The plans show proposed landscaping along Dapple Gray Road and Hammer Lane and within the entrance portion of the subdivision with trees planted 20 feet on center at approximately 6 feet in width. Landscaping includes trees, groundcover, and shrubs.

Elevations

The plans show single family residential buildings up to 20 feet in height with tiled concrete roofs and a stucco finish.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed 4 lot subdivision development will require a design review to increase the finished grade above 18 inches. This request for fill height will meet the maximum allowed retaining wall height outlined in Title 30. This request is also necessary to direct storm run-off around habitable structures and provide adequate flood protection.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified site from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	August 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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;
- 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; that minimum paving is required on Dapple Gray Road; and that off-site improvement permits will be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs 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: STRIVE ENGINEERING

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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <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>DR-21-0446</u> DATE FILED: <u>8/16/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>9/28/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/20/21</u> FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>HAMMER PROPERTIES L L C</u> ADDRESS: <u>3222 N. SHADOWBROOK CIRCLE</u> CITY: <u>PROVO</u> STATE: <u>UT</u> ZIP: <u>84604</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Century Communities/Joe Genovese</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 330-4694</u> CELL: _____ E-MAIL: <u>Joe.genovese@centuryco</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Century Communities/Joe Genovese</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 330-4694</u> CELL: _____ E-MAIL: <u>Joe.genovese@centuryco</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-32-202-001

PROPERTY ADDRESS and/or CROSS STREETS: Hammer Dapple Gray

PROJECT DESCRIPTION: Single Family Residential

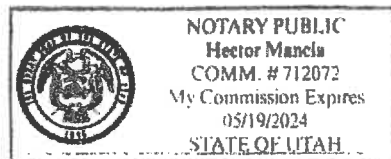
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Carma G. Richens Carma G. Richens
Property Owner (Signature)* Property Owner (Print)

STATE OF Utah
COUNTY OF Utah

SUBSCRIBED AND SWORN BEFORE ME ON 5/28/2021 (DATE)

By Hector Mancila
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 30, 2021

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

DR-21-0446

**Subject: Justification letter for Design Review Application for Hammer Dapple Gray
(APN: 125-32-202-001)**

To Whom It May Concern,

On behalf of our client, Century Communities, we are pleased to offer this Justification Letter for a Design Review for a proposed 2.03-acre residential subdivision located at southeast corner of Dapple Gray Road and Hammer Lane within Clark County Jurisdiction.

Project Description:

The site consists of one parcel; APN: 125-32-202-001 (2.03 acres). The proposed single family residential development consists of four (4) lots on 2.03 acres, with a gross density of 1.97 DU/Gross Acre. The parcel is currently classified under Rural Estates Residential Development (R-E) zoning and falls under the RNP (Rural Neighborhood Preservation) Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist on Dapple Gray Road, 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 18 inches as required by Title 30, section 30.32.040 (9)(b) to a maximum of +/- 60 inches northeast of the site along Lot 2. This request for fill heights will meet the currently allowed retaining wall height maximum outlined in Title 30. This request is also necessary to direct storm runoff around habitable structures and provide adequate flood protection.

Conclusion:

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

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Rural Neighborhood Preservation (RNP) 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 sandra.ibrahim@strivenv.com or (702) 337-5836 or Jason Shon (Assistant Project Manager) at jason.shon@strivenv.com.

Sincerely,

Sandra Ibrahim



Project Engineer

Cc:

Joe Genovese (Century Communities)

Jason Shon (Strive Engineering)

Joanna Opena (Strive Engineering)

10/06/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

CORBETT ST/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0437-BOYER, TERRY A & CHERYL:

ZONE CHANGE to reclassify 3.1 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) eliminate street landscaping; and 3) allow non-standard improvements within the right-of-way.

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

Generally located on the south side of Corbett Street and the west side of Durango Drive within Lone Mountain (description on file). RM/md/jd (For possible action)

RELATED INFORMATION:

APN:

125-29-708-015; 125-29-708-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall/retaining wall height up to 11 feet (5 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 23% increase).
2. Eliminate street landscaping where required per Figure 30.64-5 or Figure 30.64-6.
3. Allow non-standard improvements (landscaping and detached sidewalk) within the right-of-way (Durango Drive) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 55 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 206% increase).

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5825 N. Durango Drive

- Site Acreage: 3.1
- Number of Lots: 9
- Density (du/ac): 2.9
- Minimum/Maximum Lot Size (square feet): 10,572 and 14,572 (net)/12,229 and 17,732 (gross)
- Project Type: Single family residential development
- Number of Stories: 1 to 2
- Building Height (feet): 20 (one story) to 24 (two story)
- Square Feet: 2,532 to 3,756

Site Plans

The plans depict a single family residential development consisting of 9 lots on 3.1 acres with a density of 2.9 dwelling units per acre. The minimum and maximum gross lot sizes are 12,229 and 17,732 square feet, respectively. The primary ingress and egress to the proposed development is via a 39 foot wide private street, which connects to Corbett Street. The private street servicing the development is a north/south alignment terminating as a cul-de-sac bulb within the interior of the development, between Lots 4 and 5. A 5 foot wide attached sidewalk is proposed adjacent to Corbett Street and a 5 foot wide detached sidewalk is proposed along Durango Drive. Due to the topography of the site, a combined screen wall/retaining wall height up to a maximum of 11 feet will be located along the perimeter of the project site, adjacent to property lines of Lots 1 through 9. The increased screen wall/retaining wall height requires a waiver of development standards. Furthermore, a design review is requested to increase finished grade beyond a maximum of 18 inches within the interior of the site. The maximum grade increase of 55 inches will occur at Lot 7 that is centrally located within the site, on the east side of the private street.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Durango Drive. Due to the right-of-way dedication required for Durango Drive, the proposed landscaping will be located within the street necessitating a waiver of development standards for non-standard improvements within the right-of-way. Twenty-four inch box trees, in addition to shrubs and groundcover, are proposed within the street landscape area. A 5 foot wide attached sidewalk is proposed adjacent to Corbett Street.

Elevations

The plans depict 1 to 2 story model homes with 8 different elevations with a maximum height of 24 feet. The proposed models consist of a pitched, concrete tile roof with exterior materials featuring stucco siding and stone veneer. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs.

Floor Plans

The plans depict 1 to 2 story model homes with 4 different floor plans ranging in area from 2,532 to 3,756 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 3 car garages.

Applicant's Justification

The applicant states that due to sewer design constraints and the natural topography of the site, Lots 1 through 9 will experience increased fill greater than 18 inches from the existing ground at the boundary. The finished floors for the lots are not set at this stage and will be provided during with improvement plans. The most amount of fill will be located on lot 7 with 55 inches of fill.

According to the applicant, due to sewer design constraints and the natural topography of the site, Lots 1 through 9 will experience increased fill greater than 18 inches (no more than 5 feet) in order to establish finished floors for those lots. To accommodate the fill, increased retaining wall up to 5 feet will be required. The highest wall will be located on the east boundary of Lot 7, with a height of 11 feet. The walls will not have an adverse impact on the surrounding area adjacent to the site.

The applicant states the non-standard improvements within the right-of-way, consisting of a 15 foot wide landscape area including a 5 foot wide detached sidewalk, are proposed along Durango Drive to further enhance the surrounding properties. The applicant intends to create a landscape maintenance district to provide maintenance of the improvements within the right-of-way along Durango Drive. In review of the surrounding properties, most sites have already been developed on Durango Drive between Tropical Parkway and Ann Road, none of which have been widened to 55 feet back of curb. If Durango Drive eventually develops to the full pavement width, the landscaping can be removed in its entirety.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential development
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development

Related Applications

Application Number	Request
TM-21-500130	A tentative map for a 9 lot single family residential development is a companion item on this agenda.
VS-21-0438	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to R-D zoning conforms to the Lone Mountain Land Use Plan which designates the parcels as Residential Low at a density of up to 3.5 dwelling units per acre. Staff finds that the

proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

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 the topography of the project site warrants an increase to the retaining wall height proposed for the development. The combined screen wall/retaining wall height ranges between 9 feet to 9.5 feet along the west boundary of the project site, adjacent to the existing single family residences. The greatest increase to the combined screen wall/retaining wall height ranges between 9.5 feet to 11 feet, occurring along the east boundary of the project site along Durango Drive. The increased wall height along the west boundary of the project site should have minimal impact on the adjacent single family residences. The increased wall height along the east boundary of the development will be buffered by the 15 foot wide landscape area along Durango Drive. Therefore, staff recommends approval of this request.

Waiver of Development Standards #2

Staff can support the request to eliminate the required street landscaping as required along Durango Drive. The Development Code requires tree wells or a row of trees behind an attached 5 foot wide sidewalk along Durango Drive. The applicant has provided a landscape area measuring 15 feet in width within the right-of-way along Durango Drive, consisting of 24 inch box trees, shrubs, and groundcover. However, since the landscaping is located within the public right-of-way, and not within the boundaries of the project site, the waiver to eliminate landscaping is required. Staff finds the proposed landscaping is in excess of Code requirements and will improve the aesthetics of the existing streetscape. Therefore, staff recommends approval of this request.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences and recreation building. Staff finds that the design of the residences and recreation building comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #3, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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 waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Durango Drive and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;

- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs 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: SUMMIT HOMES OF NEVADA

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" 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>20-21-0437</u> DATE FILED: <u>8/11/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>9/14/21</u> PC MEETING DATE: <u>-</u> @ <u>6:30</u> BCC MEETING DATE: <u>10/6/21 @ 9:00</u> FEE: <u>\$2,200.00</u>
	PROPERTY OWNER NAME: <u>BOYER TERRY A & CHERYL</u> ADDRESS: <u>5825 N. DURANGO DR</u> CITY: <u>LIV</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-858-4521</u> CELL: E-MAIL: <u>TandyBoyer@AOL.COM</u>
	APPLICANT NAME: <u>Summit Homes of Nevada</u> ADDRESS: <u>3425 Cliff Shadows Parkway #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702.365.8588</u> CELL: E-MAIL: <u>AndrewA@summithomesnv.com</u> REF CONTACT ID #:
	CORRESPONDENT NAME: <u>Taney Engineering, Attn: Janna Felipe</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>

ASSESSOR'S PARCEL NUMBER(S): 125-29-708-015 & 016
 PROPERTY ADDRESS and/or CROSS STREETS: Durango and Corbett
 PROJECT DESCRIPTION: 9 lot residential subdivision

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

Cheryl Boyer Cheryl Boyer
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 15, 2021 (DATE)
 By Cheryl Boyer
 NOTARY PUBLIC: Michelle Ann



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



TANEY ENGINEERING

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

August 9, 2021

ZC-21-0437

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

Re: Durango & Corbett
Justification Letter (ZC/DR/WS/TM)
APN(s): 125-29-708-015 & 016

PLANNER
COPY

To Whom It May Concern:

On behalf of our client, Summit Homes of Nevada LLC, Taney Engineering is respectfully submitting a justification letter for a Zone Change, Design Review, Waiver of Development Standards and Tentative Map application on our proposed residential project located at Durango & Corbett.

Project Description:

The project consists of a 3.07-acre, 9 lot single family residential subdivision with 2.93 lots per acre located at the southwest intersection of Durango Dr & Corbett St. The site is currently zoned R-E, Rural Estates Residential, with a planned R-L, Residential Low which allows a density of 3.5 units/acre. Therefore, we are asking for a Conforming Zone Change to R-D, Single Family Resident-Restricted District. The project site is bound by properties with planned land use and zoning as follows:

- North: Rural Estates Residential, R-E (RL Land use)
- South: Rural Estates Residential, R-E (PL Land use)
- East: Rural Estates Residential, R-E (PL Land use)
- West: Rural Estates Residential, R-E (RNP Land use)

The subdivision will have access to the site from the Corbett St right of way. All the lots will front internally and there will be 2 car garages per unit for a total of 18 parking spaces. Perimeter landscaping is being provided along the Durango Dr, in conformance with Title 30.

The houses will vary in size from approximately 2752 square feet to 3756 square feet and will consist of two-story homes (height of two-story homes will not exceed 35-ft) with two car garages.

The project's sewer will connect to the existing 8" sewer in Corbett, and the Water will connect to an 8" water main in Bonita Vista.

Design Review – excess fill

We would like to apply for a design review for the excess fill at our edge conditions along the southern, eastern, and western boundaries. Due to sewer design constraints and the natural topography of the site, lots 1 through 9 will experience increased fill greater than 18" from the existing ground at the boundary. The finished floors for the lots are not set at this stage and will be provided during with improvement plans. The most amount of fill will be located on lot 7 with 55" of fill.

Waiver of Development Standards – Wall Height

On behalf of our client, we would like to request a waiver of standards for the need of retaining walls up to 5 feet of retaining with a 6-foot screen wall on top of the retaining for a total wall height not to exceed 11 feet. As mentioned under the Design Review, due to sewer design constraints and the natural topography of the site, lots 1 through 9 will experience increased fill greater than 18" (no more than 5') in order to establish finished floors for those lots. To accommodate the fill, increased retaining wall up to 5 feet will be required. The highest wall will be located on the East boundary of Lot 7, with a height of 10.9'. The walls will not have an adverse impact on the surrounding area adjacent to the site.

Waiver of Development Standards – Landscape in Durango Right-of-Way (Fig 30.64-5 & 6)

On behalf of our client, we would like to request a waiver of standards for landscaping to be installed within the Durango right-of-way. We have been notified by staff that per the master transportation element, Durango is to be 120' of right-of-way north of Ann Road. We are proposing a 45' half street to back of curb then 10' of landscaping with a 5' detached sidewalk. This is a 60' half right-of-way improvement where the 10' landscape and detached sidewalk will be located within Clark County right-of-way. In reviewing Durango north and south of our project site, no such improvements have been installed for a 120' right-of-way. We feel what we are proposing will only better surrounding properties. We understand that the County will not be responsible for maintaining the 5' detached sidewalk or 10' of landscaping behind the proposed back of curb. Therefore, it is our intent to create a landscape maintenance district to provide maintenance of improvements west of the proposed back of curb.

If Durango Dr eventually develops to the full pavement width, the landscaping can be removed in its entirety. With that being said, this waiver shall include the additional landscape requirements if Durango is widened from 45' to 55' to back of curb. Again, in review of the surrounding properties, most sites have already been developed on Durango between Tropical and Ann. None of which have been widened to 55' to back of curb. With that being said, none of these properties have additional landscape requirements. In fact, most properties along this route would need to be condemned to accommodate such a requirement. Therefore we feel this waiver is warranted.

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

Respectfully,



Brian Myers, P.E.
Project Manager

PLANNER
COPY

10/06/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CORBETT ST/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0438-BOYER, TERRY A & CHERYL:

VACATE AND ABANDON easements of interest to Clark County located between Corbett Street and El Campo Grande Avenue, and between Bonita Vista Street and Durango Drive within Lone Mountain (description on file). RM/md/jd (For possible action)

RELATED INFORMATION:

APN:
125-29-708-015; 125-29-708-016

LAND USE PLAN:
LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide government patent easement located along the west portion of the project site. The plans also depict the vacation of a 3 foot wide portion of a government patent easement located along the north portion of the site, adjacent to Corbett Street. The patent easements are no longer needed for utility or roadway purposes and must be vacated to develop the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential development
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development

Related Applications

Application Number	Request
ZC-21-0437	A conforming zone change to reclassify 3.1 acres from an R-E (RNP-I) zone to an R-D zone for a proposed single family residential development is a companion item on this agenda.
TM-21-500130	A tentative map for a 9 lot single family residential development 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 10 feet for Durango Drive and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0438</u>	DATE FILED: <u>8/11/21</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>9/14/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>LOVE MOUNTAIN</u>	PC MEETING DATE: <u>-</u> @ <u>6:30</u>
<input type="checkbox"/> EASEMENT(S)		BCC MEETING DATE: <u>10/6/21 @ 9:00 A.M.</u>	FEE: <u>\$875</u>
<input type="checkbox"/> RIGHT(S)-OF-WAY			
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):			

PROPERTY OWNER	NAME: <u>BOYER TERRY A & CHERYL</u>
	ADDRESS: <u>5875 N Durango Dr</u>
	CITY: <u>L.V.</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: _____ CELL: <u>702-858-4521</u>
	E-MAIL: <u>Tandi.Boyer@coc.com</u>

APPLICANT	NAME: <u>Summit Homes of Nevada</u>
	ADDRESS: <u>3425 Cliff Shadows Parkway #110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702.365.8588</u> CELL: _____
	E-MAIL: <u>AndrewA@summithomesnv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Janna Felipe</u>
	ADDRESS: <u>6030 S Jones Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>

ASSESSOR'S PARCEL NUMBER(S): 125-29-708-015 & 016

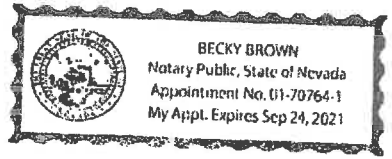
PROPERTY ADDRESS and/or CROSS STREETS: Durango and Corbett

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.

Cheryl Boyer
Property Owner (Signature)*

Cheryl Boyer
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON June 15, 2021 (DATE)
By Cheryl Boyer
NOTARY PUBLIC: Paulette Don



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



TANEY ENGINEERING

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

Updated: August 9, 2021

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

Re: Durango & Corbett – Vacation Justification Letter
APN(s): 125-29-708-015 & 016

Dear Planning Dept.:

On behalf of our client, Summit Homes of Nevada LLC, Taney Engineering is respectfully submitting a project description letter for a vacation of a patent easement.

Patent Easement Vacation:

Purpose is to vacate a portion of the patent easement per Patent Number 1205323. As the parcels are being developed with this 9-lot residential subdivision, the above stated patent easement will no longer be necessary.

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

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

TANEY ENGINEERING

Janna Felipe
Project Coordinator

**PLANNER
COPY**

10/06/21 BCC AGENDA SHEET

DURANGO & CORBETT
(TITLE 30)

CORBETT ST/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500130-BOYER, TERRY A & CHERYL:

TENTATIVE MAP consisting of 9 residential lots and common lots on 3.1 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the south side of Corbett Street and the west side of Durango Drive within Lone Mountain. RM/md/jd (For possible action)

RELATED INFORMATION:

APN:

125-29-708-015; 125-29-708-016

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.1
- Number of Lots: 9
- Density (du/ac): 2.9
- Minimum/Maximum Lot Size (square feet): 10,572 and 14,572 (net)/12,229 and 17,732 (gross)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 9 lots on 3.1 acres with a density of 2.9 dwelling units per acre. The minimum and maximum gross lots sizes are 12,229 and 17,732 square feet, respectively. The primary ingress and egress to the proposed development is via a 39 foot wide private street, which connects to Corbett Street. The private street servicing the development is a north/south alignment terminating as a cul-de-sac bulb within the interior of the development, between Lots 4 and 5. A 5 foot wide attached sidewalk is proposed adjacent to Corbett Street and a 5 foot wide detached sidewalk is proposed along Durango Drive.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Durango Drive. Twenty-four inch box trees, in addition to shrubs and groundcover, are proposed within the street landscape area. A 5 foot wide attached sidewalk is proposed adjacent to Corbett Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential development
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development

Related Applications

Application Number	Request
ZC-21-0437	A conforming zone change to reclassify 3.1 acres from an R-E (RNP-I) zone to an R-D zone for a proposed single family residential development is a companion item on this agenda.
VS-21-0438	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;

- Right-of-way dedication to include 10 feet for Durango Drive and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs 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: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>T14-21-500130</u>	DATE FILED: <u>8/11/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>9/14/21 @ 6:30 P.M.</u>
		TAB/CAC: <u>LOVE MOUNTAIN</u>	PC MEETING DATE: <u>-</u>
		BCC MEETING DATE: <u>10/6/21 @ 9:00 A.M.</u>	FEE: <u>\$750.00</u>

PROPERTY OWNER	NAME: <u>BOYER TERRY A & CHERYL</u>		
	ADDRESS: <u>5825 N. Durango Dr</u>		
	CITY: <u>L.V.</u>	STATE: <u>NV</u>	ZIP: <u>89189</u>
	TELEPHONE: _____	CELL: <u>702-858-4521</u>	
	E-MAIL: <u>TerryC.Boyer@AOL.com</u>		

APPLICANT	NAME: <u>Summit Homes of Nevada</u>		
	ADDRESS: <u>3425 Cliff Shadows Parkway #110</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89129</u>
	TELEPHONE: <u>702.365.8588</u>	CELL: _____	
	E-MAIL: <u>AndrewA@summithomesnv.com</u>		
REF CONTACT ID #: _____			

CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Janna Felipe</u>		
	ADDRESS: <u>6030 S Jones Blvd</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u>	CELL: _____	
	E-MAIL: <u>jannaf@taneycorp.com</u>		
REF CONTACT ID #: <u>132565</u>			

ASSESSOR'S PARCEL NUMBER(S): 125-29-708-015 & 016

PROPERTY ADDRESS and/or CROSS STREETS: Durango and Corbett

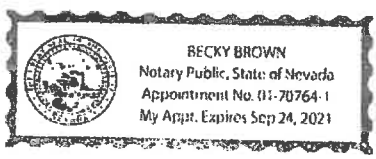
TENTATIVE MAP NAME: Durango and Corbett

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Cheryl Boyer _____ Property Owner (Signature)*
Cheryl Boyer _____ Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 15, 2021 (DATE)
 By Cheryl Boyer
 NOTARY PUBLIC: Recky Brown



*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.