



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

September 26, 2023

6:30pm

AGENDA

Note:

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for September 12, 2023. (For possible action)
- IV. Approval of the Agenda for September 26, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

10/03/23 PC

- 1. **WS-23-0495-HERNANDEZ PABLO ETAL & HERNANDEZ FRANCISCO: WAIVER OF DEVELOPMENT STANDARDS** to reduce the net lot size in conjunction with a minor subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Riley street and Lone Mountain Road within Lone Mountain. RM/jud/syp (For possible action)

10/17/23 PC

- 2. **UC-23-0510-DICELLO DEAN A LIVING TRUST & DICELLO DEAN A TRS: USE PERMIT** to allow the storage of recreational vehicles (accessory use) on a property prior to the establishment of a principal use (single family dwelling) on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Verde Way, 150 feet east of Monte Cristo Way within Lone Mountain. RM/al/syp (For possible action)
- 3. **UC-23-0596-CROTTS JODY R & DENISE O: USE PERMITS** for the following **1)** allow an accessory structure not architecturally compatible with the principal dwelling; and **2)** accessory structure size. **WAIVER OF DEVELOPMENT STANDARDS** to increase the height of an accessory structure in conjunction with a single family residence on 2.8 acres in an R-E (RNP-1) Zone. Generally located on the south side of Brent Lane and the west side of Mustang Street within Lone Mountain. MK/nai/syp (For possible action)

10/18/23 BCC

- 4. **VS-23-0512-TRIPLE TREE: VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Chieftain Street, and between Washburn Road and Fisher Avenue within Lone Mountain. RM/lm/syp (For possible action)
- 5. **WS-23-0511-TRIPLE TREE: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and allow alternative street landscaping; **2)** increase retaining wall height; and **3)** reduce street intersection off-set. **DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

6. **TM-23-500107-TRIPLE TREE: TENTATIVE MAP** consisting of 7 single family residential lots on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

VII. General Business
None

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

IX. Next Meeting Date: October 10, 2023.

X. Adjournment.

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



Lone Mountain Citizens Advisory Council

September 12, 2023

MINUTES

Board Members: Don Cape – Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **EXCUSED**
Carol Peck – **PRESENT**
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:33 p.m.
- II. Public Comment
None
- III. Approval of August 29, 2023, Minutes
Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for September 12, 2023
Moved by: KIM
Action: Approved agenda as submitted with item # 2 held and items # 4-6 to be heard together
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

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

VI. Planning & Zoning

10/3/23 PC

1. **UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE: USE PERMITS** for the following: **1)** allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and **2)** waive applicable design standards. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single family residence on 0.5 acres in an (RNP-I) Zone. Generally located on the northwest corner of Lone Mountain Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

Action: DENIED as submitted, subject to staff conditions

Moved By: ALLISON

Vote: 4/0 Unanimous

(No applicant was in attendance to present the application)

2. **WS-23-0495-HERNANDEZ PABLO ETAL & HERNANDEZ FRANCISCO: WAIVER OF DEVELOPMENT STANDARDS** to reduce the net lot size in conjunction with a minor subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Riley treeet and Lone Mountain Road within Lone Mountain. RM/jud/syp (For possible action)

Action: HELD to the September 26th Lone Mountain CAC meeting to give applicant an opportunity to go to Public Works to see about increasing lot size

Moved By: KIM

Vote: 4/0 Unanimous

VII. General Business
None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be September 26, 2023

X. Adjournment
The meeting was adjourned at 7:06 p.m.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

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

10/03/23 PC AGENDA SHEET

LOT SIZE
(TITLE 30)

RILEY ST/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0495-HERNANDEZ PABLO ETAL & HERNANDEZ FRANCISCO:

WAIVER OF DEVELOPMENT STANDARDS to reduce the net lot size in conjunction with a minor subdivision on 2.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

Generally located on the northeast corner of Riley Street and Lone Mountain Road within Lone Mountain. RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-802-030

WAIVER OF DEVELOPMENT STANDARDS:

Reduce net lot size to 17,580 square feet where 18,000 square feet is the standard per Table 30.40-1 (a 2% reduction).

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/Units: 4
- Density (du/ac): 2
- Minimum/Maximum Gross Lot Size (square feet): 20,675/22,631
- Minimum/Maximum Net Lot Size (square feet): 16,300/18,395
- Project Type: Single family residential

History & Request

Parcel Map MSM 21-600048 depicts 1 lot which, after the subtraction of all easements, is below the 18,000 square foot minimum. Lot 1 has a gross lot size of 22,631 square feet; however, after subtracting the 20 foot private half street easement, 5 foot phone and power easement, 5 foot utility easement, and roadway right-of-way dedication, the net square footage is 18,395.

Lot 2 is 20,736 square feet (gross lot size) and the net square footage is 18,395 square feet. Lots 3 and 4 meet the requirements for net area due to the allowed 10% reduction for lots adjacent to collector or arterial streets. Both lots are 16,300 and 18,395 square feet respectively.

Site Plan

The site plan depicts a 4 lot single family subdivision with a cul-de-sac on the western portion of the site. The entrance to the subdivision is from Riley Street. Both Riley Street and Lone Mountain Road were dedicated by separate document after the parcel map was submitted to the Clark County Mapping Team and preliminary comments required the dedications. The total acreage of the parcel at the time of the map submittal was approximately 2.5 acres. MSM 21-600048 is currently active by extension of time. Lot 1 is located on the northwest corner of the 4 lot cul-de-sac, along Riley Street.

Landscaping

Landscaping is not a part of this request.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the reduction of lot size is appropriate since the net lot size is just short of the minimum for the requested lot (Lot 1) and the gross lot size for the lot is larger than the 20,000 square foot minimum required lot size. Approval of the reduction in lot size will not impact the building size or intent of the R-E zoning. Lot 1 is particularly impacted by the reduction requirement due to the many easements that must be taken from this lot. This is a reduction of about 2%. All the easements fall within the building setbacks and will not impact the actual building footprint for the R-E zoning. There will be no impact to the adjacent property owners.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff understands that the lot reduction is due to the multiple easements located on the subject lot. However, the request to reduce lot size conflicts with the Lone Mountain Interlocal Agreement that requires a minimum of 18,000 square feet net lot size, with a goal of at least 18,5000 square feet. As a results, staff cannot support the waiver of development standards to reduce the lot area.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PABLO HERNANDEZ

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0495</u> DATE FILED: <u>08/07/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mt.</u> TAB/CAC DATE: <u>09/12/23</u> PC MEETING DATE: <u>10/3/23</u> BCC MEETING DATE: _____ FEE: <u>\$475⁰⁰</u>
	PROPERTY OWNER NAME: <u>Pablo Hernandez etal.</u> ADDRESS: <u>9585 W Lone Mountain Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>725-261-0323</u> CELL: _____ E-MAIL: <u>pablohernandezh277@gmail.com</u>
	APPLICANT NAME: <u>Pablo Hernandez etal.</u> ADDRESS: <u>9585 W Lone Mountain Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>725-261-0323</u> CELL: _____ E-MAIL: <u>pablohernandezh277@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Baughman & Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: _____ E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-32-802-030
 PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain/Riley
 PROJECT DESCRIPTION: Reduce Net Square Footage of lot size.

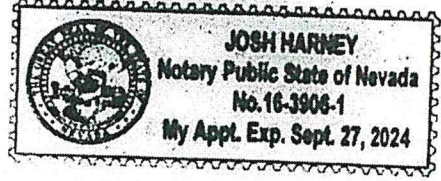
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Pablo Hernandez Pablo Hernandez, Owner
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MAY 17, 2023 (DATE)
 By PABLO HERNANDEZ

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.

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street Las Vegas, Nevada 89102-1604
Phone (702) 870-8771 Fax (702) 878-2695

June 16, 2023

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

WS-23-049S

Re: MSM 21-600048 (NEC Lone Mountain Rd and Riley St APN 125-32-802-030)

To Whom It May Concern,

Please let this letter serve as justification for a waiver of lot size. Per the requirements of R-E zoning, all lots must be a minimum of 20,000 square feet. Considering right-of-way and easements, all lots must be 18,000 sq ft net after the subtraction of all easements.

Parcel Map MSM 21-600048, has one lot which, after the subtraction of all easements, is below the 18,000 sq ft minimum. Lot 1 has a gross lot size of 22,631 sq ft however, after subtracting the 20 ft private half street easement, 5 ft phone and power easement, 5 ft utility easement and roadway right-of-way dedication, the net square footage is 17,500. This is a reduction of about 5%. Lot 1 is particularly impacted by the reduction requirement due to the many easements that must be taken from this lot. It should be noted, however, that all the easements fall within the building setbacks and will not impact the actual building footprint for the R-E zoning.

Lot 2 meets the required 20,000 square feet with a lot size of 20,736 square feet and the net square footage of 18,000 square feet, with a lot size of 18,395 square feet.

Lots 3 and 4 meet the requirements for net area due to the allowed 10% reduction for lots adjacent to collector or arterial streets. Both lots are well above the allowed square footage of 16,200 sq ft.

Both Riley Street and Lone Mountain were dedicated by separate document after the parcel map was submitted to the Clark County Mapping Team and preliminary comments required the dedications. The total acreage of the parcel at the time of the map submittal was approximately 2.5 acres. MSM 21-600048 is currently active by extension of time.

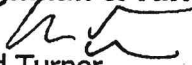
We feel this waiver for the reduction of lot size is appropriate since the net lot size is just short of the minimum for the requested lot and the gross lot size for the lot is larger than the 20,000 sq ft minimum required lot size. Approval of the reduction in lot size will not impact the building size or intent of R-E zoning. There will be no impact to the adjacent property owners.

May 16, 2023
MSN 21-600048
Page 2 of 2

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

Sincerely,

Baughman & Turner, Inc.

A handwritten signature in black ink, appearing to read 'David Turner', is written over the company name.

David Turner,
President

10/17/23 PC AGENDA SHEET

ACCESSORY USE
(TITLE 30)

MONTE CRISTO WAY/VERDE WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0510-DICELLO DEAN A LIVING TRUST & DICELLO DEAN A TRS:

USE PERMIT to allow the storage of recreational vehicles (accessory use) on a property prior to the establishment of a principal use (single family dwelling) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Verde Way, 150 feet east of Monte Cristo Way within Lone Mountain. RM/al/syp (For possible action)

RELATED INFORMATION:

APN:

125-34-410-072

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.5
- Project Type: Accessory use, storage of recreational vehicles prior to a principal use

Site Plans

The site is an undeveloped parcel located on the north side of Verde Way, approximately 150 feet east of Monte Cristo Way. This site and the adjacent parcel to the west are under the same ownership and the parcel to the west is the home of the applicant. Records show the applicant bought the property to the west (residence) in November 2014 and bought the subject site in January 2021. There is no fence or wall along the common property line of the site and the applicant's residence to the west, which allows for access between the 2 parcels. Prior to 1993, the 2 parcels were 1 lot that was subdivided by a prior owner. There is an existing, approximately 6 foot high block wall along a portion of the eastern property line, and a decorative wrought iron fence along the southern property line. In the central portion of the southern property line there is a gate for access to Verde Way with 4 wrought iron panels on each side of the gate along the southern property line. The plans depict 3 recreational vehicles (campers) located on the northern portion of the site. Aerial photographs show that in the past

additional recreational vehicles and other items have been stored on the site; however, the applicant has been removing items to only have 3 recreational vehicles stored on the site.

Landscaping

Aerial photographs depict shrubs located along the northern property line of the site. No additional landscaping is proposed with this request.

Applicant's Justification

The applicant is the owner of the subject site and the adjacent residence to the west. The request is to allow the storage of 3 recreational vehicles on the subject parcel which is currently undeveloped. There is no wall or fence to separate the 2 parcels, so the 2 parcels currently have the appearance and function as 1 parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Established Residential Neighborhood Preservation Districts (RNP-I & RNP-II) within portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE-22-27743 is an active complaint for the storage of recreational vehicles, a boat, and a trailer on an undeveloped parcel.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The subject site and the adjacent parcel to the west are under the same ownership and the parcel to the west is the residence of the applicant. There are no barriers to separate the 2 parcels from each other, so this gives the appearance that the properties are 1 parcel. Since the 2 parcels are under the same ownership and can be accessed along the common property line, staff in general does not object to the request for accessory uses, the storage of recreational vehicles on the subject site prior to the establishment of a principal use (residence). However, staff is concerned

with the active compliant on file with CCPRO for the storage of recreational vehicles, boat, and utility trailer. The applicant has made progress to remove items to reduce the storage to just 3 recreational vehicles, but staff believes that any approval should include a review period to monitor the property. Additionally, the recreational vehicles are visible from Verde Way. Trees planted along the southern property line would help to screen the storage and appearance of the of the parcel and the streetscape, which would mitigate the impacts of this request on the abutting properties.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 1 year to review as a public hearing;
- Plant a minimum of 8 medium trees along the southern property line, 4 on each side of the gate, with the trees to be selected from the Southern Nevada Regional Planning Coalition Regional Plant List;
- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

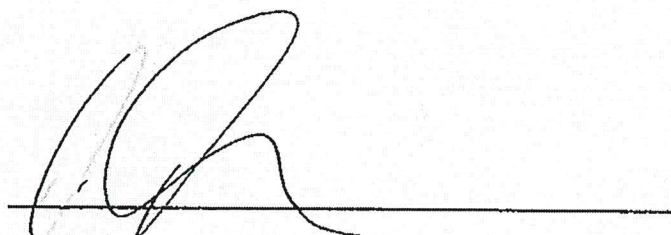
APPLICANT: DEAN DICELLO

CONTACT: DEAN DICELLO, 4916 N. MONTE CRISTO WAY, LAS VEGAS, NV 89149

To whom it may concern,

I am the owner of two properties that are adjacent to each other without a dividing wall to make a continuous property of 1.1 Acres under parcel numbers 125-34-410-073 (house) and 125-34-410-072 (vacant land). I am requesting a use permit to allow accessory use on the parcel (125-34-410-072) prior to the establishment of a principal use. I am requesting the approval for the storage of 3 RV's on this parcel.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dean DiCello', is written over a solid horizontal line. The signature is stylized and cursive.

Dean DiCello

10/17/23 PC AGENDA SHEET

ACCESSORY STRUCTURE (GARAGE)
(TITLE 30)

BRENT LANE/MUSTANG STREET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0596-CROTTS JODY R & DENISE O:

USE PERMITS for the following 1) allow an accessory structure not architecturally compatible with the principal dwelling; and 2) accessory structure size.

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with a single family residence on 2.8 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the south side of Brent Lane and the west side of Mustang Street within Lone Mountain. MK/nai/syp (For possible action)

RELATED INFORMATION:

APN:

125-11-601-009

USE PERMITS

1. Allow an accessory structure not architecturally compatible with the principal dwelling where required per Table 30.44-1.
2. Allow an accessory structure to be 3,580 square feet where 1,825 square feet (half the footprint of the principle dwelling) is the maximum allowed per Table 30.44-1 (a 96% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of an accessory structure to 28 feet 6 inches where 25 feet is the maximum permitted per Title 30.40-1 (a 14% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8785 Mustang Street
- Site Acreage: 2.8
- Project Type: Accessory structure (garage)
- Number of Stories: 1
- Building Height (feet): 28.5

- Square Feet: 3,580

Site Plan

The site plan depicts an existing 1 story single family residence on 2.8 acres. The principal residence is located on the northeast corner of the parcel and has a square footage of 3,650. The site plan also depicts 2 existing barns along the west property line and a shaded pavilion on the southeast corner of the property.

The applicant is proposing a 3,580 square foot detached garage on the northwest corner of the parcel. The garage has a 69 foot separation from the primary residence, 44 foot separation to the smaller barn, a rear setback of 25 feet to the west property line, and a corner side setback of 20 feet to the north property line.

Landscaping

There is no additional landscaping proposed with this request.

Elevations

The elevations show a detached garage that is 28 feet 6 inches tall with an exterior and roof material of corrugated steel. The material of the garage does not match the principal dwelling, yet the plans show that it will be painted a saddle tan color to match the principal dwelling. On the east side of the detached garage, there are 3 overhang sectional garage doors also made from metal. The west elevation shows 3 small windows, while the north and south elevations have a single side door and 2 additional windows.

Floor Plans

The plans depict a 3,580 square foot, 1 story garage with an open floor plan.

Applicant's Justification

The applicant states they would like to build a detached garage on their property. This application is linked with an active building permit BD23-05896. The applicant is applying for a special use permit to allow the detached garage to be more than the primary dwellings' square footage. The applicant also wants to waive the height requirement to 28 feet 6 inches when 25 feet is the maximum allowed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0811	Reduced the area for training, and reduced the front setback and separation of accessory structures	Approved by PC	December 2018
UC-0459-05	Allowed an accessory structure prior to the principal use and waiver for water commitment - expired	Approved by PC	May 2005
ZC-0296-01	Reclassified various parcels within the Lone Mountain area to RNP-I zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Waiver of Development Standards

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

Use Permits and Waiver of Development Standards

The detached garage will be located on the northwest corner of the property. As a result, the garage will be visible along Brent Lane. Also increased height and square footage makes it more noticeable from the adjacent and abutting properties and right-of-way.

Staff found that a similar request was approved for the property to the North. However, the structure is within the rear yard and is not adjacent to the street, landscaping is provided to screen and mitigate the impacts, and the structure meets the size, setback, and height requirements. Also a similar request was approved for a property in the approximate area. However, the structure is architecturally compatible with the principal dwelling, and landscaping is provided to screen and mitigate the impacts, and the structure meets the setback and height requirements.

Staff believes although the detached garage will be painted to match the house and the height increase is only 14%, the requests for increased height and size, along with not being architecturally compatible to the principle residence, is altogether excessive and no mitigation has been provided. Therefore, staff cannot support these requests.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Paint the accessory structure to match the existing dwelling;
- Provide medium Evergreen Trees every 20 feet along the north and west property lines adjacent to the proposed accessory structure;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TIM UNICK

CONTACT: TIM UNICK, 8785 MUSTANG ST, LAS VEGAS, NV 89131



LAND USE APPLICATION

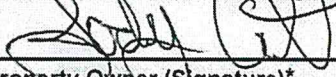
DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>44C-23-0596</u> DATE FILED: <u>8/22/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ONE MOUNTAIN</u> TAB/CAC DATE: <u>9/26/23</u> PC MEETING DATE: <u>10/17/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 4,150</u> <u>6:30pm</u>
	PROPERTY OWNER NAME: <u>Jody & Denise Crofts</u> ADDRESS: <u>8785 MUSTANG ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702.355.3257</u> CELL: _____ E-MAIL: <u>jdCrofts99@Gmail.com</u>
	APPLICANT NAME: <u>Jody Crofts</u> ADDRESS: <u>8785 MUSTANG ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>SEE ABOVE</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Tim Unick</u> ADDRESS: <u>6675 S. Cimarron Rd Suite 100</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>509.220.5867</u> CELL: <u>509.220.5867</u> E-MAIL: <u>Tim@sunwestcustomhomes.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125.11.601.009
 PROPERTY ADDRESS and/or CROSS STREETS: 8785 MUSTANG ST.
 PROJECT DESCRIPTION: Accessory Building

(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.

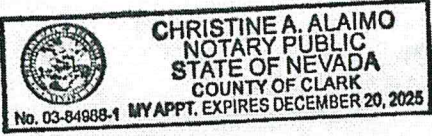
 _____
 Property Owner (Signature)* Jody Crofts
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON APRIL 18, 2023 (DATE)

By Jody Crofts

NOTARY PUBLIC: Christine A. Alaimo



*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.

23-0596

Jody & Denise Crotts
8785 Mustang St
Las Vegas, Nevada 89131

APN: 125-11-601-009

BLDG Permit #: BD23-05896

To whom it may concern.

I am writing to request a waiver of design standards for the following:

1. Request for an increase in allowable Building Height – WS 30.40-1 Building is within 2' of max height and is less than 28' and fits within the neighboring lot designs and community architecture. (WS)
2. We are requesting a waiver of standards for the Building Size as the accessory structure fits in with the surrounding buildings and neighboring properties. The building is approx. 3600 sqft. The main residence is 3545 saft. (UC)

Thank you,

Tim Unick

**PLANNED
COPY**

EASEMENTS
(TITLE 30)

TEE PEE LN/WASHBURN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0512-TRIPLE TREE:

VACATE AND ABANDON easements of interest to Clark County located between Tee Pee Lane and Chieftain Street, and between Washburn Road and Fisher Avenue within Lone Mountain (description on file). RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:
125-31-603-001; 125-31-603-004

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

BACKGROUND:

Project Description

The plans depict the vacation of patent easements along the boundary of the parcel, 3 feet in width along the north, west, and south property lines and 33 feet in width along the east property line. The applicant indicates that the easements are no longer needed lying outside the previously dedicated rights-of-way for Fisher Avenue, Teen Pee Lane, and Washburn Road.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0511	A waiver of development standards to eliminate sidewalks, provide alternative street landscaping, increase retaining wall heights, and reduce street intersection off-set is a companion item on this agenda.
TM-23-500107	A tentative map for a 7 lot subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRIPLE TREE

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-23-0512</u>	DATE FILED: <u>8/3/2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S) OF WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)			PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>9-26-23</u>
			TAB/CAC: <u>LOVE MOUNTAIN</u>	
			PC MEETING DATE: <u>-</u>	
			BCC MEETING DATE: <u>10-18-23</u>	
			FEE: <u>\$875-</u>	

PROPERTY OWNER	NAME: <u>Triple Tree Corp</u>
	ADDRESS: <u>5820 St Laurent Dr.</u>
	CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u>
	TELEPHONE: <u>310-701-1000</u> CELL: <u>310-701-1000</u>
	E-MAIL: <u>parvzd123@gmail.com</u>

APPLICANT	NAME: <u>Triple Tree Corp</u>
	ADDRESS: <u>5820 St Laurent Dr.</u>
	CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u>
	TELEPHONE: <u>310-701-1000</u> CELL: <u>310-701-1000</u>
	E-MAIL: <u>parvzd123@gmail.com</u>
	REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 125-31-603-001 & 125-31-603-004

PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee/Washburn

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 submit 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.

Parviz Damavandi
Property Owner (Signature)

Parviz Damavandi, President
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME ON JULY 14, 2023 (DATE)
BY PARVIZ DAMAVANDI
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

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

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

July 26, 2023

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

VS-23-0518

Re: **APR 22-101439**
APNs 125-31-603-001 and -004

**PLANNER
COPY**

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for excessive fill as defined by Title 30.32.040 (9), Waiver of Development Standards, and a Vacation and Abandonment of Government Patent easements. The site is located at the northeast corner of W. Washburn Road and N. Tee Pee Lane, more specifically identified as APNs 125-31-603-001 and -004. The site is bordered by W Fisher Avenue to the north, W. Washburn Road to the south and N Tee Pee Lane to the west. There is existing rural residential development bordering the east property line and generally in all directions from the site. The two parcels will be developed as a seven-lot residential subdivision map on 3.94 acres.

Design Review for Excess Fill:

The northern parcel has been used as a dumping site for fill. Due to the undulating terrain, there are low spots within the undocumented spoil piles. This creates the points of "excess fill". Neither a Drainage study nor a Grading Plan has been prepared for the site, so the cross sections cut through the property are created as a best guess to the future development. Finished floors have not been established nor approved.

Section 1804.4 of the Clark County Building Code states that the graded swales around the house shall be sloped at 1 percent along the flow line where they are located within 10 ft of the building foundation. The site has been graded using this 1% slope from the proposed cul-de-sac to the high point of each lot. Then the finished floor was set 8" above this high point per Building Code 1804.3. Additionally, per the CCRFCD Design Manual, finished floors must be set a minimum of 18" above the centerline of the street or twice the depth of flow in the street, whichever is highest. The development review requirement is only necessary along the east property line, which is the low side of the site. In this area, there could be excess fill in the amount of 4.75-feet which is about 1.75 ft above the 3 ft maximum allowable requirement.

Vacation and Abandonment of Government Patent Easements:

Per the County's request we are vacating the unnecessary patent easement lying outside the proposed dedicated right-of-way to be recorded by separate document. Any utility and/or drainage easements required will be retained. A 3' Government Patent Easement lies along the westerly property line of both parcels, along the northerly property line of APN 125-31-603-001 and along the southerly property line of APN 125-31-603-004. These patent easements lie outside of the right-of-way of Fisher Avenue, Washburn Road and Tee Pee Lane. There is also a 33' Government Patent Easement along the east property line of both parcels.

Waiver of Development Standards:

In conjunction with the tentative map, we are requesting a Waiver of Development Standards for an increase in retaining wall height and for a detached sidewalk per Title 30.64. We are requesting the Waiver of Title 30.64 pertaining to a detached sidewalk since this development lies within the RNP. As this property lies within the RNP, no curb, gutter or sidewalk is being constructed on any of the perimeter streets nor the interior private drive. Additionally, there are no sidewalks on any development near or adjacent to this site. Therefore, no sidewalk is being proposed, detached or otherwise.

A waiver of Title 30, Section 30.64.050 to allow a 5 ft retaining wall with a 6-foot screen wall where a 3 ft retainer with a 6-ft screen all is allowed is being requested. The additional retaining wall height being requested at the low (east) side of the site. In order to raise the proposed finished floors high enough to meet criteria, the existing wall along the east property line will have too much fill place against it. To protect the existing wall, a retaining wall will be constructed to the necessary height (max. 5ft) and the required six ft screen wall placed above. Once the design of the grading plan and drainage study have begun, every attempt will be made to minimize the height of the retaining walls.

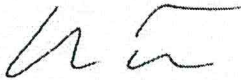
As discussed above, the site has many design constraints making it difficult to grade the property while meeting all the codes. The site grading will endeavor to comply with as many codes as possible.

A Waiver of Development Standards to decrease street intersection off-set to 114.68 ft where 125 ft is required per Section 30.52.052 is being requested. The 10% reduction in off-set is due to the widening of the 40 ft private drive to accommodate a gated entry. Otherwise, the offset right-of-way to private drive is 125 ft or more. Washburn is a 60-ft right-of-way in a RNP area, so traffic is light and speed limits are reduced. There should be no impact to the driving public as a result of the reduced offset.

We hope that this letter has provided the necessary justification to approve the requested Design Review for excessive fill as defined by Title 30.32.040 (9), Waiver of Development Standards, and a Vacation and Abandonment of Government Patent easements. The approval of these request will not have a negative effect on the neighborhood or surrounding areas.

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

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

DST/po

10/18/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL SUBDIVISION
(TITLE 30)

TEE PEE LN/WASHBURN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0511-TRIPLE TREE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalk and allow alternative street landscaping; **2)** increase retaining wall height; and **3)** reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-31-603-001; 125-31-603-004

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate sidewalk and allow alternative street landscaping along Tee Pee Lane where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
 - b. Eliminate sidewalk and allow alternative street landscaping along Washburn Road where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
 - c. Eliminate sidewalk and allow alternative street landscaping along Fisher Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Increase the combined retaining wall height and screen wall to 11 feet (5 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 22% increase).
3. Reduce the street intersection off-set to 114 feet where 125 feet is required per Chapter 30.52 (a 9% decrease).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 66% 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: 3.9
- Number of Lots: 7
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,923 (minimum net)/23,068 (maximum net)/20,065 (minimum gross)/23,067 (maximum gross)
- Project Type: Single family residential

Site Plans

The plans depict a proposed gated 7 lot single family residential subdivision with a density of 1.8 dwelling units per acre. Access to the development is gated from Washburn Road, which leads to a 40 foot wide private street that terminates at a cul-de-sac bulb on the northern portion of the development. The gated entry is 62 feet wide and set back 50 feet from Washburn Road. Thirty feet will be dedicated for public right-of-way along Tee Pee Lane, Washburn Road, and Fisher Avenue. Along the east property line is a 10 foot drainage easement. Streets are developed per the non-urban street standards. The lots range in size from 18,923 square feet (minimum net) to 23,067 square feet (maximum gross).

Landscaping

The plans depict a 5 foot wide landscape area along all street frontages without sidewalks. Combination 6 foot high CMU block screen walls on top of varying height retaining walls are located at the back of the landscape areas along the street frontage and along the east property line. Retaining walls are proposed as follows: Tee Pee Lane up to 2 foot high, Washburn Road up to 2 foot high, Fisher Avenue up to 2.3 feet, and up to 5 feet on the east property line.

Applicant's Justification

The applicant indicates the proposed development is located within an existing Rural Residential Neighborhood (RNP) area with existing single family residential to the east. The northern parcel has been used as a dumping site for fill. Due to the undulating terrain, there are low spots within the site that create points of excess fill, which need to be mitigated with grading and the proposed retaining walls to meet the finished floor requirements for future residences. Additionally, the surrounding RNP has no curb, gutter, sidewalk, or street landscaping on the side or rear yards that face the street. The wider street entry is to allow for the gated development which creates the reduced street intersection off-set reduction, which should not impact the traffic on Washburn Road.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-23-500107	A tentative map for a 7 lot residential subdivision is a companion item on this agenda.
VS-23-0512	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The site is located within a Rural Neighborhood Preservation (RNP-I) overlay where rural street standards remain prevalent. Staff finds that since the parcels to the north, west, and south are not developed, providing landscaping and detached sidewalks are precedents for this neighborhood and the surrounding rights-of-way. Additionally, street landscaping has been provided for a recent residential development 660 feet to the west along Fisher Avenue, within the City of Las Vegas. Staff finds that while similar residential subdivisions have been previously approved, the street landscaping standards were approved to provide improvements throughout the County. Therefore, staff cannot support the request as designed.

Waiver of Development Standards #2

The submitted cross sections show the unique and natural topography of the subject parcel. While staff could support a minimal increase to the retaining walls, there are other design options available to the developer, such as staggered walls along street frontages to reduce the increased grade. Additionally, staff is unable to support the request for reduced street landscaping, which could be designed to provide the required street landscaping with staggered retaining walls; therefore, staff is unable to support this request.

Design Review #1

The subject parcel is located within the Lone Mountain Interlocal Agreement area, and staff does not object to the proposed single family residential development. The proposed development meets the required lot size per Table 30.40-1. However, staff is unable to support other portions of this request; therefore, cannot support this portion of the application.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in street intersection off-set for Guthrie Circle and Tee Pee Lane. With landscaping adjacent to the entry streets, visibility will be improved for those entering the site. However, since Planning is recommending denial of the application in its entirety, staff cannot support this waiver.

Design Review #2

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

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- 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;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRIPLE TREE

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VA) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0511</u> DATE FILED: <u>8/3/2023</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC DATE: <u>9/12/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/2023</u> FEE: <u>\$975-</u>
	PROPERTY OWNER NAME: <u>Triple Tree Corp</u> ADDRESS: <u>5820 St Laurent Dr</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: <u>310-701-1000</u> CELL: <u>310 701 1000</u> E-MAIL: <u>parvizd123@gmail.com</u>
	APPLICANT NAME: <u>Triple Tree Corp</u> ADDRESS: <u>5820 St Laurent Dr</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: <u>310-701-1000</u> CELL: <u>310 701-1000</u> E-MAIL: <u>parvizd123@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Baughman & Turner Inc</u> ADDRESS: <u>1210 Hinson St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8771</u> E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID # <u>137671</u>

ASSESSOR'S PARCEL NUMBER(S): 125-31-603-001 & 125-31-603-004

PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee/Washburn

PROJECT DESCRIPTION: 7 Lot Residential Sub-Division

I, 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, am otherwise qualified to make 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 hearing can be conducted. I, We also authorize the Clark County Comprehensive Planning Department or its designee, to enter the premises and to take any required signs on said property for the purpose of advising the public of the proposed application.

Parviz Damavand
Property Owner (Signature)*

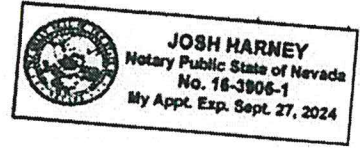
Parviz Damavand, President
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JULY 14, 2023 (DATE)

By Parviz Damavand

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 not an individual.

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

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

July 26, 2023

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

WS-23-0511

Re: APR 22-101439
APNs 125-31-603-001 and -004

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for excessive fill as defined by Title 30.32.040 (9), Waiver of Development Standards, and a Vacation and Abandonment of Government Patent easements. The site is located at the northeast corner of W. Washburn Road and N. Tee Pee Lane, more specifically identified as APNs 125-31-603-001 and -004. The site is bordered by W Fisher Avenue to the north, W. Washburn Road to the south and N Tee Pee Lane to the west. There is existing rural residential development bordering the east property line and generally in all directions from the site. The two parcels will be developed as a seven-lot residential subdivision map on 3.94 acres.

Design Review for Excess Fill:

The northern parcel has been used as a dumping site for fill. Due to the undulating terrain, there are low spots within the undocumented spoil piles. This creates the points of "excess fill". Neither a Drainage study nor a Grading Plan has been prepared for the site, so the cross sections cut through the property are created as a best guess to the future development. Finished floors have not been established nor approved.

Section 1804.4 of the Clark County Building Code states that the graded swales around the house shall be sloped at 1 percent along the flow line where they are located within 10 ft of the building foundation. The site has been graded using this 1% slope from the proposed cul-de-sac to the high point of each lot. Then the finished floor was set 8" above this high point per Building Code 1804.3. Additionally, per the CCRFCD Design Manual, finished floors must be set a minimum of 18" above the centerline of the street or twice the depth of flow in the street, whichever is highest. The development review requirement is only necessary along the east property line, which is the low side of the site. In this area, there could be excess fill in the amount of 4.75-feet which is about 1.75 ft above the 3 ft maximum allowable requirement.

Vacation and Abandonment of Government Patent Easements:

Per the County's request we are vacating the unnecessary patent easement lying outside the proposed dedicated right-of-way to be recorded by separate document. Any utility and/or drainage easements required will be retained. A 3' Government Patent Easement lies along the westerly property line of both parcels, along the northerly property line of APN 125-31-603-001 and along the southerly property line of APN 125-31-603-004. These patent easements lie outside of the right-of-way of Fisher Avenue, Washburn Road and Tee Pee Lane. There is also a 33' Government Patent Easement along the east property line of both parcels.

Waiver of Development Standards:

In conjunction with the tentative map, we are requesting a Waiver of Development Standards for an increase in retaining wall height and for a detached sidewalk per Title 30.64. We are requesting the Waiver of Title 30.64 pertaining to a detached sidewalk since this development lies within the RNP. As this property lies within the RNP, no curb, gutter or sidewalk is being constructed on any of the perimeter streets nor the interior private drive. Additionally, there are no sidewalks on any development near or adjacent to this site. Therefore, no sidewalk is being proposed, detached or otherwise.

A waiver of Title 30, Section 30.64.050 to allow a 5 ft retaining wall with a 6-foot screen wall where a 3 ft retainer with a 6-ft screen all is allowed is being requested. The additional retaining wall height being requested at the low (east) side of the site. In order to raise the proposed finished floors high enough to meet criteria, the existing wall along the east property line will have too much fill place against it. To protect the existing wall, a retaining wall will be constructed to the necessary height (max. 5ft) and the required six ft screen wall placed above. Once the design of the grading plan and drainage study have begun, every attempt will be made to minimize the height of the retaining walls.

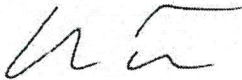
As discussed above, the site has many design constraints making it difficult to grade the property while meeting all the codes. The site grading will endeavor to comply with as many codes as possible.

A Waiver of Development Standards to decrease street intersection off-set to 114.68 ft where 125 ft is required per Section 30.52.052 is being requested. The 10% reduction in off-set is due to the widening of the 40 ft private drive to accommodate a gated entry. Otherwise, the offset right-of-way to private drive is 125 ft or more. Washburn is a 60-ft right-of-way in a RNP area, so traffic is light and speed limits are reduced. There should be no impact to the driving public as a result of the reduced offset.

We hope that this letter has provided the necessary justification to approve the requested Design Review for excessive fill as defined by Title 30.32.040 (9), Waiver of Development Standards, and a Vacation and Abandonment of Government Patent easements. The approval of these request will not have a negative effect on the neighborhood or surrounding areas.

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

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

DST/po

10/18/23 BCC AGENDA SHEET

TEE PEE ESTATES
(TITLE 30)

TEE PEE LN/WASHBURN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500107-TRIPLE TREE:

TENTATIVE MAP consisting of 7 single family residential lots on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:
125-31-603-001; 125-31-603-004

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Number of Lots: 7
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,923 (minimum net)/23,068 (maximum net)/20,065 (minimum gross)/23,067 (maximum gross)
- Project Type: Single family residential

The plans depict a proposed gated 7 lot single family residential subdivision with a density of 1.8 dwelling units per acre. Access to the development is gated from Washburn Road, which leads to a 40 foot wide private street that terminates at a cul-de-sac bulb on the northern portion of the development. The gated entry is 62 feet wide and set back 50 feet from Washburn Road. Thirty feet will be dedicated for public right-of-way along Tee Pee Lane, Washburn Road, and Fisher Avenue. Along the east property line is a 10 foot drainage easement. A 5 foot wide landscape area is located along all street frontages. The lots range in size from 18,923 square feet (minimum net) to 23,067 square feet (maximum gross).

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0511	A waiver of development standards to eliminate sidewalks, provide alternative street landscaping, increase retaining wall heights, and reduce street-intersection off-set is a companion item on this agenda.
VS-23-0512	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;

- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRIPLE TREE

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500107</u> DATE FILED: <u>8/3/2023</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC DATE: <u>9-26-23</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>10-18-23</u> FEE: <u>\$750 -</u>

PROPERTY OWNER	NAME: <u>Triple Tree Corp.</u> ADDRESS: <u>5820 St Laurent Dr.</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: _____ CELL: <u>310-701-1000</u> E-MAIL: <u>parvzd123@gmail.com</u>
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APPLICANT	NAME: <u>Triple Tree Corp.</u> ADDRESS: <u>5820 St Laurent Dr.</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>parvzd123@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Baughman & Turner, Inc.</u> ADDRESS: <u>1210 Hinson St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: _____ E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>
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ASSESSOR'S PARCEL NUMBER(S): 125-31-603-001 & 125-31-603-004

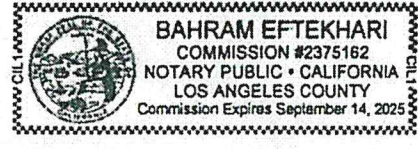
PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee/Washburn

TENTATIVE MAP NAME: Tee Pee Estates

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, ara) 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.

Parviz Damavandi (Signature) Parviz Damavandi, President (Print)
Property Owner (Signature)* Property Owner (Print)

STATE OF California
COUNTY OF Los Angeles
SUBSCRIBED AND SWORN BEFORE ME ON 5/31/2022 (DATE)
By Parviz Damavandi
NOTARY PUBLIC: _____



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

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

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

July 24, 2023

Lorna Phegley

Clark County Current Planning
500 S Grand Central Pky
Las Vegas, NV 89155

Ty-23-500107

Re: Tee Pee Estates Tentative Map


Lorna,

Please let this letter serve as notification that we would like to hold the above-mentioned item from the tentative map meeting cycle. The owners are filing a Design Review, Waiver of Standards, and Vacation & Abandonment applications in conjunction with the tentative map application and would like them to be companion items.

If you should have any questions or require more information, please do not hesitate to call me at 702-870-8771.

Sincerely,

Baughman & Turner, Inc.


Josh Harney
Project Coordinator