



V. Informational Items

1. Updates from Commissioner Brown's office – County Liaison 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

VI. Planning and Zoning

10/07/20 BCC

1. **DR-20-0352-GOLD ROSE CONSTRUCTION, LLC: DESIGN REVIEW** to increase finished grade in conjunction with a single family residential subdivision on a portion of 4.2 acres in an R-E (RNP-I) Zone. Generally located on the east side of Conquistador Street, the south side of Severence Lane, and the north side of Solar Avenue within Lone Mountain. LB/jt/jd (For possible action)

10/20/20 PC

2. **CP-20-900381**: Conduct a public hearing for an update to the Lone Mountain Land Use Plan, and after considering requests for changes to the plan, forward a recommendation to the Clark County Planning Commission. (For possible action)
3. **NZC-20-0374-T AND T VENTURE PARTNERS, LLC: ZONE CHANGE** to reclassify 22.1 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) street landscaping; 2) modified driveway design standards; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increase finished grade. Generally located on the north side of Grand Teton Drive and the east side of Rainbow Boulevard within Lone Mountain. MK/md/jd (For possible action)
4. **UC-20-0370-PLUTO CIRCLE, LLC: USE PERMITS** for the following: 1) allow an accessory building to exceed one half the footprint of the principal dwelling; and 2) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling. **WAIVER OF DEVELOPMENT STANDARDS** to increase height of an accessory building on 2.1 acres in an R-E (RNP-I) Zone. Generally located 670 feet south of Elkhorn Road, approximately 1,230 feet west of Rebecca Road on Night Street within Lone Mountain. MK/rk/jd (For possible action)

10/21/20 BCC

5. **DR-20-0368-MONARREZ MANUEL A: DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) single family residential development on 1.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Fisher Avenue within Lone Mountain (description on file). LB/bb/jd (For possible action)
6. **UC-20-0376-NEVADA READY MIX CORPORATION: USE PERMIT** for pre-cast concrete production in conjunction with a previously approved batch plant and gravel pit facility. **WAIVER OF DEVELOPMENT STANDARDS** eliminating the requirement for pre-cast concrete operations in conjunction with a batch plant to be adjacent to a railroad. **DESIGN REVIEW** for pre-cast concrete operations in conjunction with a previously approved batch plant and gravel pit facility on 98.7 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Washburn Road and the west side of the CC 215 within Lone Mountain. LB/md/jd (For possible action)
7. **VS-20-0380-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: VACATE AND ABANDON** easements of interest to Clark County located between Michelli Crest Way and Alpine Ridge Way, and between El Campo Grande Avenue and La Mancha Avenue within Lone Mountain. LB/rk/jd (For possible action)

8. **WS-20-0379-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) waive full off-site improvements. **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade on 5.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

9. **TM-20-500132-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: TENTATIVE MAP** consisting of 8 single family residential lots and a common lot on 5.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

VII. General Business

1. Review / finalize budget request(s). (For possible action)

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: October 13, 2020

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  
Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130  
Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128  
<https://notice.nv.gov>

INCREASE FINISHED GRADE  
(TITLE 30)

SEVERENCE LN/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-20-0352-GOLD ROSE CONSTRUCTION, LLC:**

**DESIGN REVIEW** to increase finished grade in conjunction with a single family residential subdivision on a portion of 4.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Conquistador Street, the south side of Severence Lane, and the north side of Solar Avenue within Lone Mountain. (LB/jt/jd) (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-18-401-006 ptn

**DESIGN REVIEW:**

To increase finished grade up to 7 feet (84 inches) where 1.5 feet (18 inches) is the maximum per Section 30.32.040 (a 366% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9775 Severence Lane
- Site Acreage: 4.2 (portion)
- Number of Lots/Units: 4
- Minimum/Maximum Lot Size (square feet): 20,037/22,215
- Project Type: Single family residential

**Request**

This application is a request to increase finished grade up to 7 feet in conjunction with a 4 lot single family subdivision. Increasing finished grade will result in a 13 foot high wall along the east property line, and the 13 foot high wall will consist of 7 feet of retaining wall, 2 feet of CMU, and 4 feet of wrought iron.

### Site Plan

The site plan depicts a 4 lot single family subdivision with a cul-de-sac on the southern portion of the site. The entrance to the subdivision is from Solar Avenue to the south. A single family residence is located on the north side of the parcel, which will remain.

Per the approved trails map for Clark County, the east side of Conquistador Street is designated for a multi-use equestrian trail. As a result, this application includes a condition to provide the multi-use equestrian trail, which will connect to the existing trail to the north along Severence Lane and extend the trail network to the south.

### Applicant's Justification

According to the applicant, the increased fill is necessary due to the existing topography of the site, to allow for proper drainage, to conform with the drainage study, and to connect with the elevation of existing sewer that will service the site. More specifically, the total elevation fall across the site is 12 feet from west to east, and the location of the cul-de-sac on Solar Avenue will provide drainage to the south and connect to the existing sewer service in Solar Avenue.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-20-0314	Vacate and abandon government patent easements	Approved by PC	August 2020
ZC-0296-01	Reclassified a variety of sites, including the subject parcel, to R-E (RNP-I) zoning	Approved by BCC	August 2001

### **Surrounding Land Use**

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

#### **Current Planning**

Standards of approval for a design review include demonstrating that a development is compatible with adjacent development, building and landscape materials (including buffer walls) are appropriate for the area, and design characteristics are not unsightly, undesirable, or obnoxious in appearance. Staff finds that increasing the finished grade of the site up to 7 feet will create an undue burden on adjacent, existing residences to the east by necessitating a 13 foot high wall. A 9 foot high wall (7 foot retaining and 2 foot CMU) plus 4 feet of wrought iron will create a negative visual impact on adjacent properties. Although Title 30 allows up to a 9 foot high retaining wall with up to a 6 foot maximum 90% open decorative fence under certain

circumstances, this is intended for sites with dramatic existing grade differences. Existing grade of the subject site along the eastern boundary is approximately only 1 foot higher than the existing grade of the residences to the east. Therefore, adding 7 feet of fill is excessive and does not meet the intent of Title 30 nor the standards of approval of a design review. Staff recommends that the applicant explore design alternatives that are harmonious and compatible with adjacent development.

### **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:

- Developer shall construct trails and landscaped corridor (as per the trail policies and development standards) along the priority equestrian trail alignment on Conquistador Street, trails and landscaping must closely match existing/adjacent County or City of Las Vegas trail segments/profiles ensuring a consistent and continuous trail alignment.
- Applicant is advised that 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.
- 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 to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located near the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: WOOD ROGERS**

**CONTACT: GOLD ROSE CONSTRUCTION, LLC, 9775 SEVERENCE LANE, LAS VEGAS, NV 89149**

DRAFT

**LONE MOUNTAIN CITIZENS ADVISORY COUNCIL**

**ZONING / SUBDIVISIONS / LAND USE**

**AGENDA ITEM**

<b>PETITIONER:</b>	Nancy A. Amundsen, Director, Department of Comprehensive Planning
<b>RECOMMENDATION:</b>	<b>CP-20-900381:</b> Conduct a public hearing for an update to the Lone Mountain Land Use Plan, and after considering requests for changes to the plan, forward a recommendation to the Clark County Planning Commission. (For possible action)

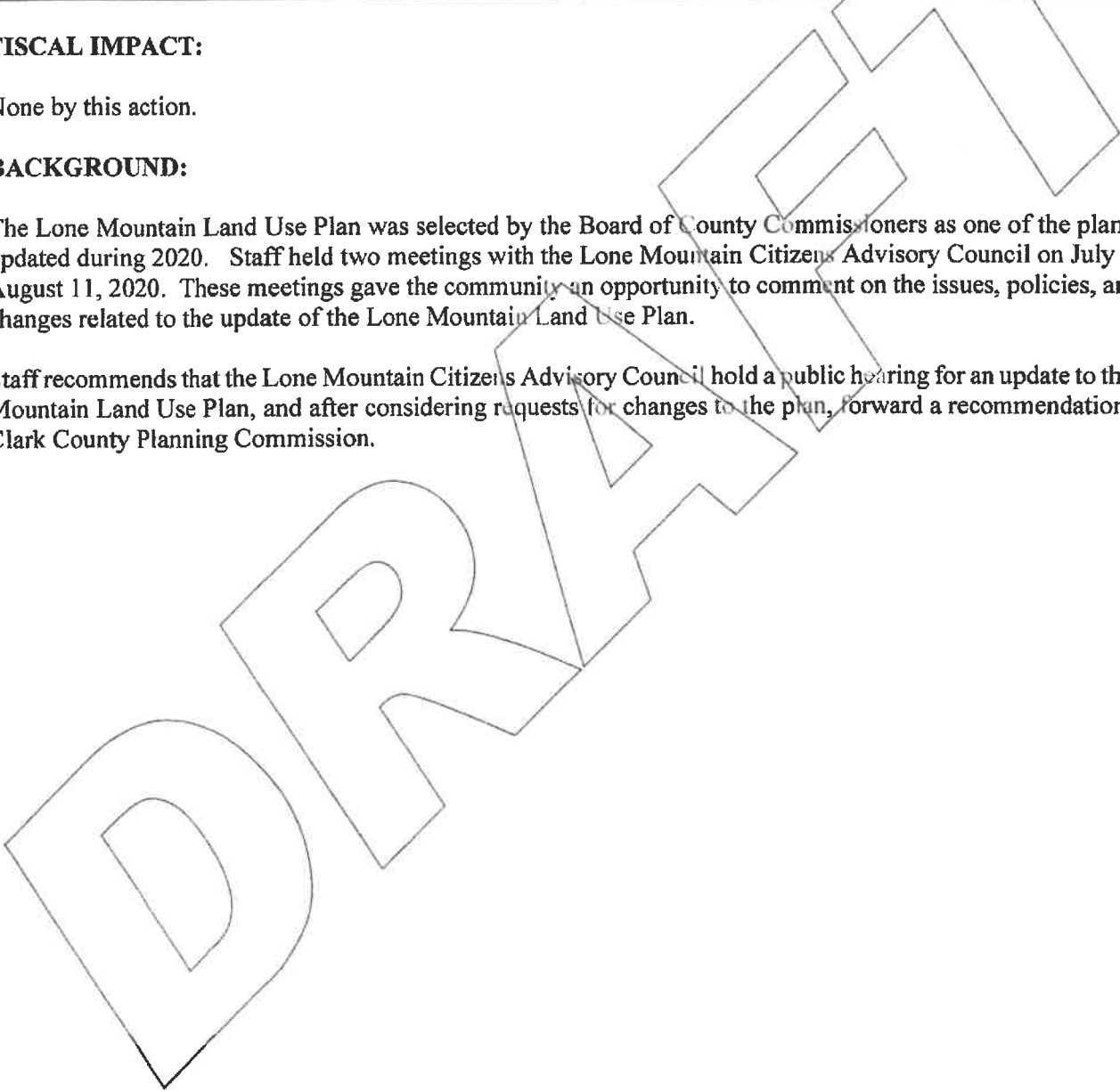
**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

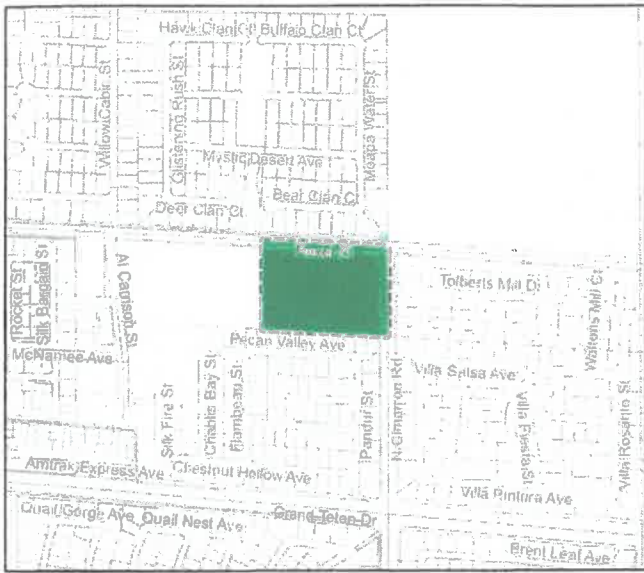
The Lone Mountain Land Use Plan was selected by the Board of County Commissioners as one of the plans to be updated during 2020. Staff held two meetings with the Lone Mountain Citizens Advisory Council on July 14 and August 11, 2020. These meetings gave the community an opportunity to comment on the issues, policies, and map changes related to the update of the Lone Mountain Land Use Plan.

Staff recommends that the Lone Mountain Citizens Advisory Council hold a public hearing for an update to the Lone Mountain Land Use Plan, and after considering requests for changes to the plan, forward a recommendation to the Clark County Planning Commission.

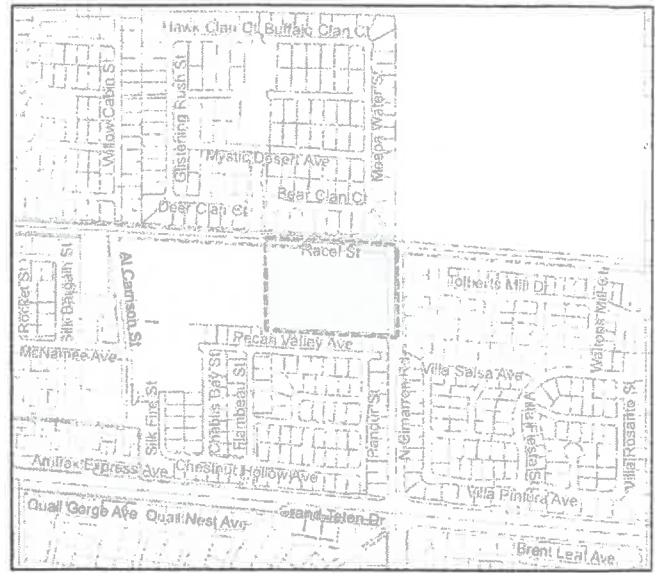








**Adopted**  
Public Facilities (PF)



**Requested**  
Institutional (IL)

# Comprehensive Planning

## Lone Mountain Planned Land Use

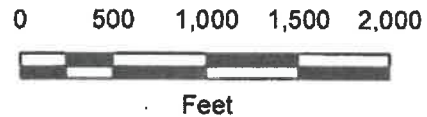
### CP-20-900381

### Staff Change # 1

### Commission District B



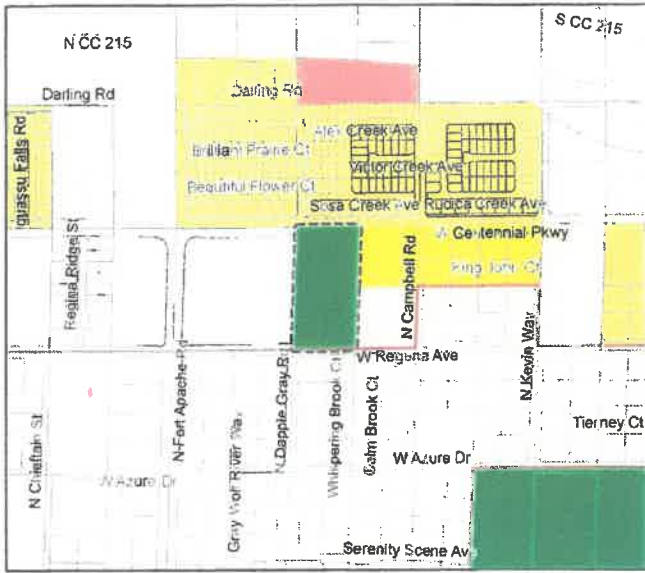
Note: This map reflects parcels as they are currently configured.



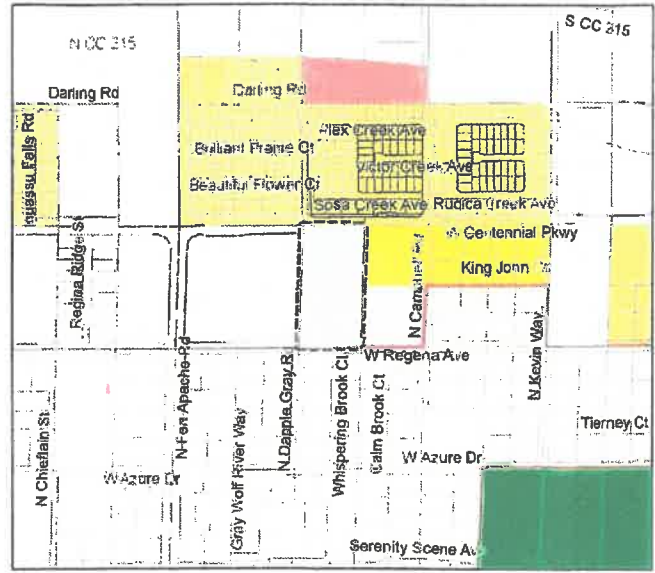
This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Map created on: August 25, 2020





**Adopted**  
Public Facilities (PF)



**Requested**  
Institutional (IL)

# Comprehensive Planning

## Lone Mountain Planned Land Use

**CP-20-900381**  
**Staff Change # 2**  
**Commission District C**

- |   |  |
|---|--|
| Open Lands  | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac                     | Agricultural   |
| Residential Agricultural Up to 1 du/1 ac                | Office Professional                                  |
| Rural Neighborhood Preservation Up to 2 du/1 ac         | Commercial Neighborhood                              |
| Rural Neighborhood Up to 2.5 du/1 ac                    | Commercial General                                   |
| Residential Low Up to 3.5 du/1 ac                       | Commercial Tourist                                   |
| Residential Suburban Up to 8 du/1 ac                    | Business and Design Research Park                    |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac        | Industrial   |
| Residential High Up to 8 du/1 ac to 18 du/1 ac          | Heavy Industrial                                     |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities                                    |
|   | Institutional  |
|   | Major Development Projects                           |

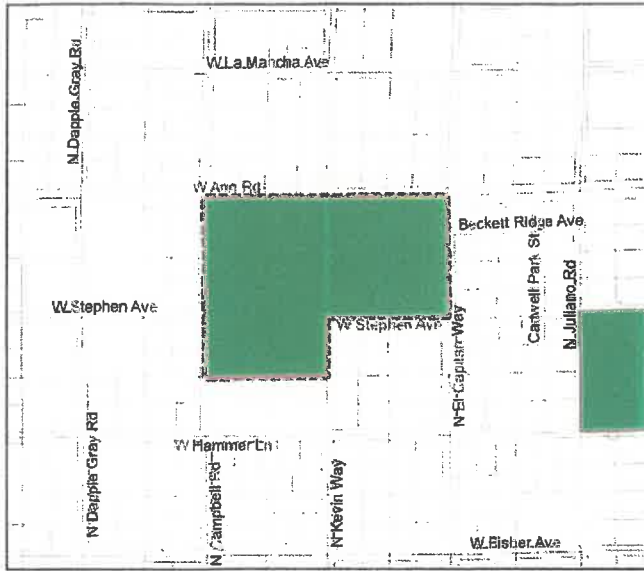
Note: This map reflects parcels as they are currently configured.



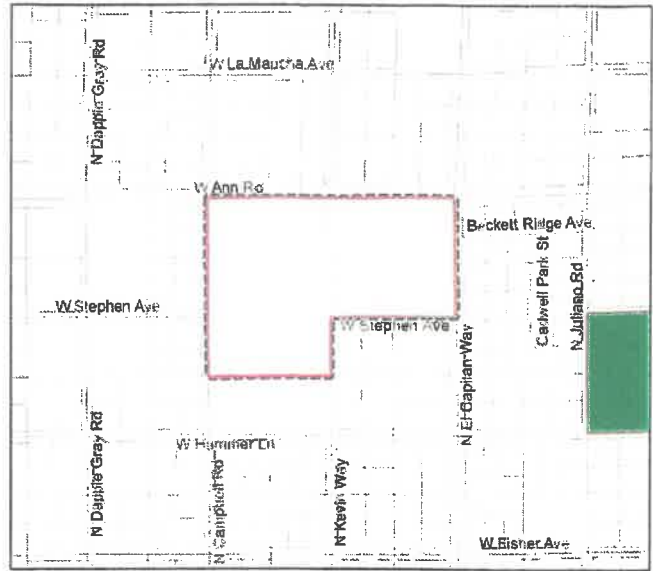
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**Map created on: August 25, 2020**





**Adopted**  
Public Facilities (PF)



**Requested**  
Rural Neighborhood Preservation (RNP)

# Comprehensive Planning

## Lone Mountain Planned Land Use

### CP-20-900381

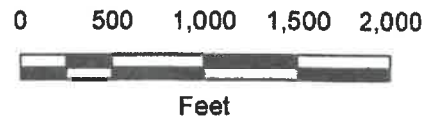
### Staff Change # 3

### Commission District C



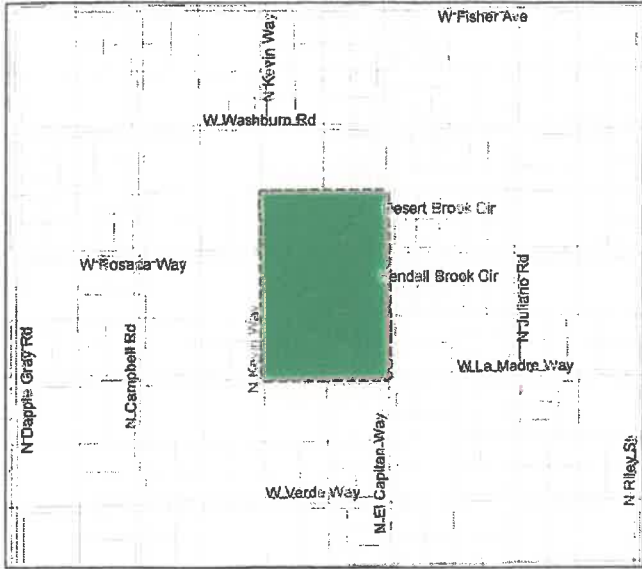
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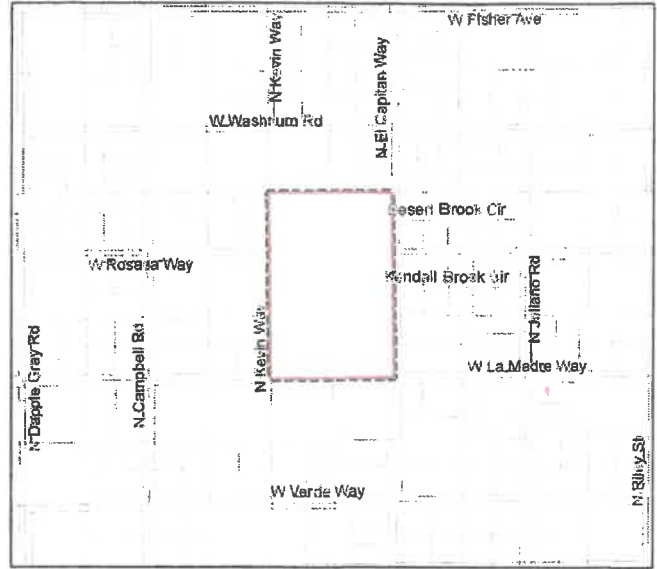
Map created on: August 25, 2020





**Adopted**

Public Facilities (PF)



**Requested**

Rural Neighborhood Preservation (RNP)

**Comprehensive Planning**  
**Lone Mountain Planned Land Use**  
**CP-20-900381**  
**Staff Change # 4**  
**Commission District C**

- |  |   |
|--|---|
|  Open Lands   |  Residential High Rise Center<br>Greater than 32 du/1 ac |
|  Residential Rural<br>Up to 0.5 du/1 ac                     |  Agricultural  |
|  Residential Agricultural<br>Up to 1 du/1 ac                |  Office Professional                                     |
|  Rural Neighborhood Preservation<br>Up to 2 du/1 ac         |  Commercial Neighborhood                                 |
|  Rural Neighborhood<br>Up to 2.5 du/1 ac                    |  Commercial General                                      |
|  Residential Low<br>Up to 3.5 du/1 ac                       |  Commercial Tourist                                      |
|  Residential Suburban<br>Up to 8 du/1 ac                    |  Business and Design<br>Research Park                    |
|  Residential Medium<br>Up to 3 du/1 ac to 14 du/1 ac        |  Industrial  |
|  Residential High<br>Up to 8 du/1 ac to 16 du/1 ac          |  Heavy Industrial  |
|  Residential Urban Center<br>Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities                                       |
|  |  Institutional   |
|  |  Major Development Projects                              |

Note: This map reflects parcels as they are currently configured.

0 500 1,000 1,500 2,000

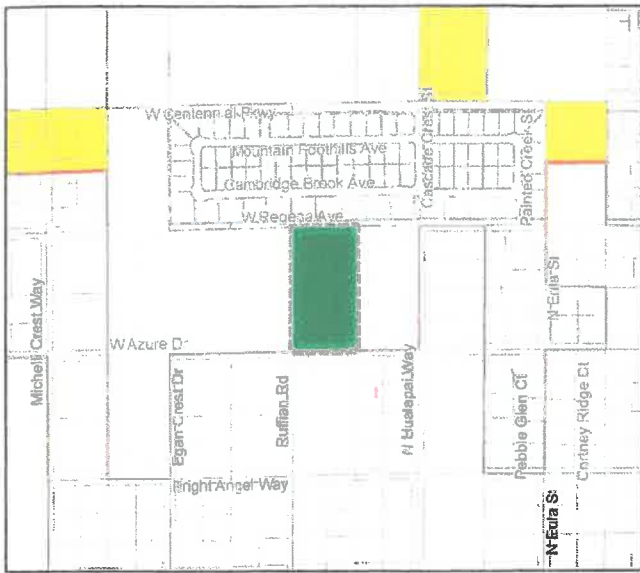


Feet

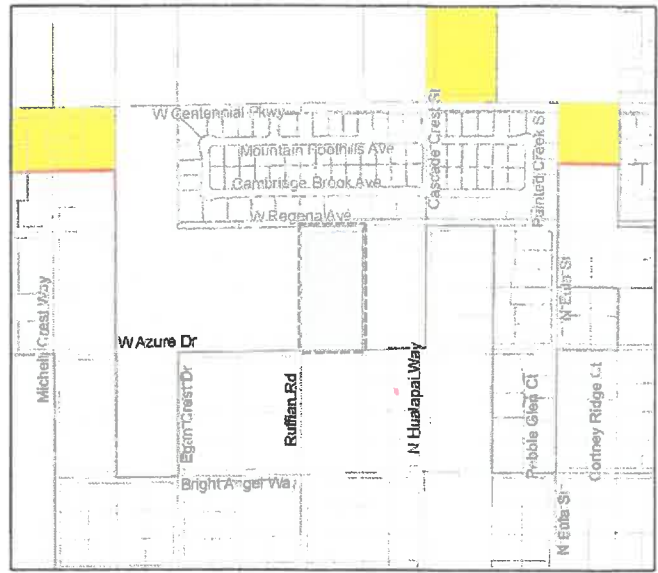
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**Map created on: August 25, 2020**





**Adopted**  
Public Facilities (PF)



**Requested**  
Institutional (IL)

# Comprehensive Planning

## Lone Mountain Planned Land Use

### CP-20-900381

### Staff Change # 5

### Commission District C



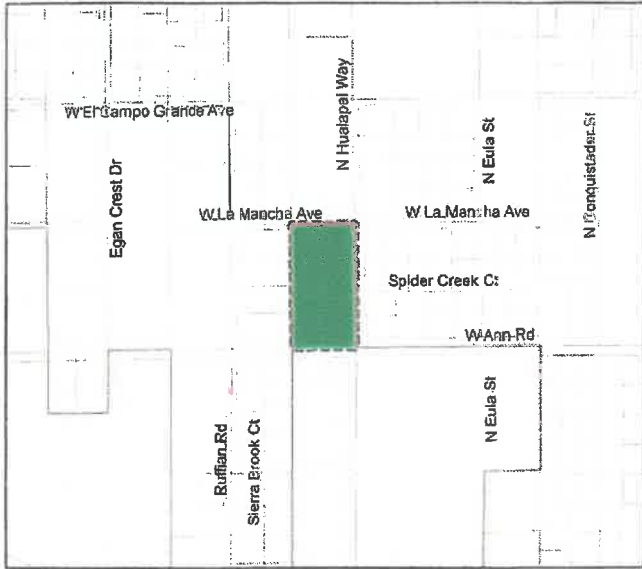
Note: This map reflects parcels as they are currently configured.



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Map created on: August 25, 2020





**Adopted**

Public Facilities (PF)



**Requested**

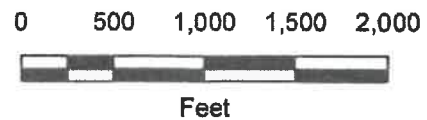
Rural Neighborhood Preservation (RNP)

**Comprehensive Planning**  
**Lone Mountain Planned Land Use**  
**CP-20-900381**  
**Staff Change # 6**  
**Commission District C**

- |   |  |
|---|--|
| Open Lands  | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac                     | Agricultural   |
| Residential Agricultural Up to 1 du/1 ac                | Office Professional                                  |
| Rural Neighborhood Preservation Up to 2 du/1 ac         | Commercial Neighborhood                              |
| Rural Neighborhood Up to 2.5 du/1 ac                    | Commercial General                                   |
| Residential Low Up to 3.5 du/1 ac                       | Commercial Tourist                                   |
| Residential Suburban Up to 8 du/1 ac                    | Business and Design Research Park                    |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac        | Industrial   |
| Residential High Up to 8 du/1 ac to 18 du/1 ac          | Heavy Industrial                                     |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities                                    |
|   | Institutional  |
|   | Major Development Projects                           |

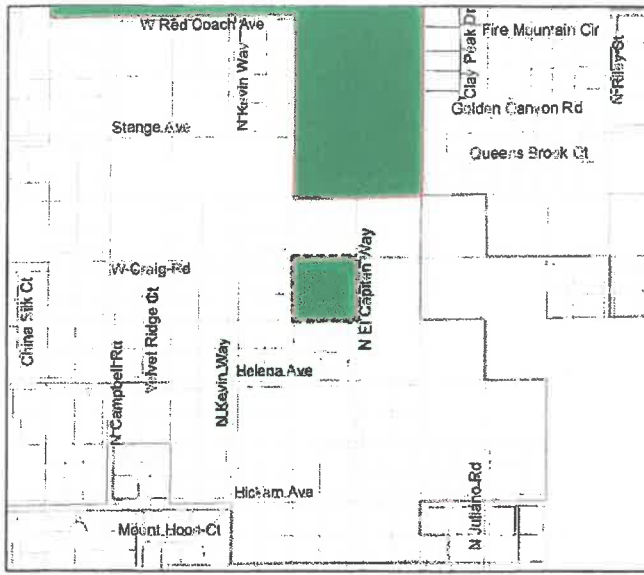
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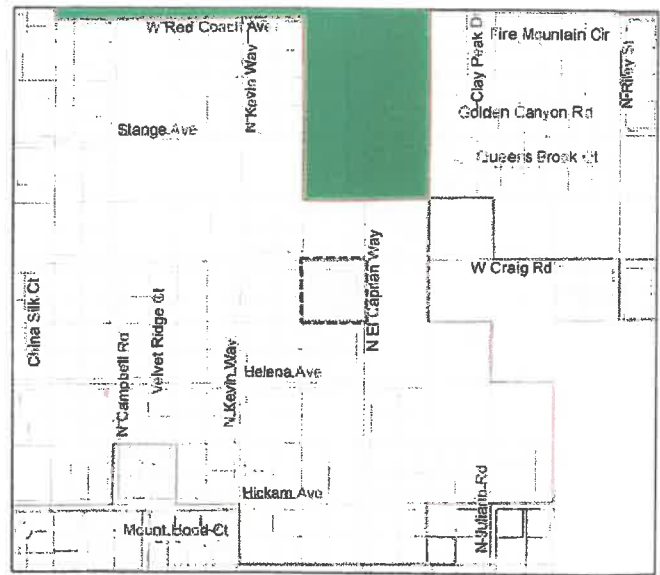


Map created on: August 25, 2020





**Adopted**  
Public Facilities (PF)



**Requested**  
Institutional (IL)

# Comprehensive Planning

## Lone Mountain Planned Land Use

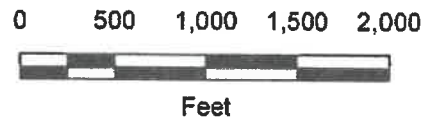
### CP-20-900381

### Staff Change # 7

### Commission District C

- |  |   |
|--|---|
|  Open Lands   |  Residential High Rise Center<br>Greater than 32 du/1 ac |
|  Residential Rural<br>Up to 0.5 du/1 ac                     |  Agricultural  |
|  Residential Agricultural<br>Up to 1 du/1 ac                |  Office Professional                                     |
|  Rural Neighborhood Preservation<br>Up to 2 du/1 ac         |  Commercial Neighborhood                                 |
|  Rural Neighborhood<br>Up to 2.5 du/1 ac                    |  Commercial General                                      |
|  Residential Low<br>Up to 3.5 du/1 ac                       |  Commercial Tourist                                      |
|  Residential Suburban<br>Up to 8 du/1 ac                    |  Business and Design<br>Research Park                    |
|  Residential Medium<br>Up to 3 du/1 ac to 14 du/1 ac        |  Industrial  |
|  Residential High<br>Up to 8 du/1 ac to 18 du/1 ac          |  Heavy Industrial  |
|  Residential Urban Center<br>Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities                                       |
|  |  Institutional   |
|  |  Major Development Projects                              |

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Map created on: August 25, 2020





10/20/20 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

RAINBOW BLVD/GRAND TETON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
NZC-20-0374-T AND T VENTURE PARTNERS, LLC:

**ZONE CHANGE** to reclassify 22.1 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) street landscaping; 2) modified driveway design standards; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

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

Generally located on the north side of Grand Teton Drive and the east side of Rainbow Boulevard within Lone Mountain (description on file). MK/md/d (For possible action)

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RELATED INFORMATION:

**APN:**

125-11-401-001; 125-11-401-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Permit alternative landscaping along a street frontage (Grand Teton Drive), including an attached sidewalk, where a 15 foot wide landscape area with a detached sidewalk is required along an arterial street per Figures 30.64-17 and 30.64-18.
- b. Waive the street landscaping requirement along local streets (Gilbert Lane and Racel Street) where landscaping per Figure 30.64-13 is required.
2. Reduce the throat depth to the call box to 75 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
3. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Gilbert Lane where required per Chapter 30.52.
- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Racel Street where required per Chapter 30.52.

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase finished grade up to 30 inches (2.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 67% increase).

## **LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Acreage: 22.1
- Number of Lots: 66
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 10,510/18,234 (gross), 9,000/18,234 (net)
- Project Type: Single family residential development
- Number of Stories: 1 & 2+
- Building Height (feet): 18 (1 story)/26-27 (2 story)
- Square Feet: 3,059 (1 story)/3,573-4,011 (2 story)

#### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify approximately 22.1 acres from R-E zoning to an R-D zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting at the Mountain Crest Community Center on July 8, 2020, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 of the project site. Forty people attended the meeting and voiced concerns over density, lot sizes, site design, proposed off-site improvements, 1 story versus 2 story residences, contemporary architectural design of the residences, lack of open space within the development, school capacity and the interlocal agreement. Some residents offered support for the proposed development, while other residents offered objections.

#### **Site Plans**

The plans depict a single family residential development consisting of 66 lots on 22.1 acres at a density of 3 dwelling units per gross acre. The minimum and maximum (gross) lot sizes are 10,510 square feet and 18,234 square feet. The minimum and maximum net lot sizes are 9,000 square feet and 18,234 square feet. The development will be a gated community, with access to the site granted via a single entrance/exit along Rainbow Boulevard. A waiver of development standards is requested at the entrance/exit to reduce the throat depth for the gate setback. Lot 66, located at the northeastern corner of the site at the intersection of Gilbert Lane and Racel Street is located outside of the gated community. This lot is developed with 3 previously approved communication towers and a communication building. Access to Lot 66 will be granted via proposed driveways along Racel Street and Gilbert Lane. The interior of the project site is serviced by a series of 39 foot wide private streets, featuring a 5 foot wide attached sidewalk along the perimeter of Lots 40 through Lots 65. A 5 foot wide detached sidewalk is proposed along Rainbow Boulevard, while a 5 foot wide attached sidewalk is proposed along Grand Teton Drive necessitating the request for alternative landscaping along a street frontage. A waiver of full off-site improvements is proposed along Racel Street and Gilbert Lane, located along the north and east boundaries of the project site, respectively.

### Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Rainbow Boulevard. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, will be planted along the street. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, are planted within a 6 foot wide landscape area along Gilbert Lane and Racel Street. Lot 66 features existing mature landscaping, which will be utilized in lieu of the required Code landscaping, necessitating a waiver request. A 25 foot wide landscape area, which includes a 10 foot wide meandering equestrian trail, is proposed along Grand Teton Drive in addition to a 5 foot wide attached sidewalk. Twenty-four inch box trees, including shrubs and groundcover, are planted on the north and south sides of the equestrian trail. A waiver is required for alternative landscaping along the street frontage, due to the proposed trail configuration which matches the existing trail to the east of the proposed development, along Grand Teton Drive.

### Elevations

The plans depict 1 single story model and two, 2 story residential models. The single story model measures 18 feet in height while the 2 story models range between 26 feet to 27 feet in height. The single story model consists of a contemporary design featuring a flat roof with a stucco exterior, stucco reveals, stone veneer accents, foam trim and a steel garage door. The 2 story models feature 2 different elevations, contemporary and traditional. The contemporary model consists of a flat roof, a stucco exterior, foam trim, brick and woodstone veneer accents, and a steel garage door. The traditional 2 story model features a pitched, concrete tile roof, a stucco exterior, foam trim, and a steel garage door. All elevation models consist of neutral, earth tone colors.

### Floor Plans

The single story model consists of 3,059 square feet featuring a 473 square foot attached garage. This model includes 3 bedrooms, a foyer area, den, great room with kitchen area, laundry room, restrooms, and a powder room. The 2 story, contemporary model features an overall area measuring 3,573 square feet with a 537 square foot attached garage. A side loaded garage, consisting of 245 square feet, is also included with this model. The floor plan includes 3 bedrooms, den, great room with kitchen area, laundry room, restrooms, and a powder room. The traditional 2 story model has a floor plan measuring 4,011 square feet with a 535 square foot attached garage. A side loaded garage, consisting of 291 square feet, is also featured with this model. The floor plan includes 3 bedrooms, den, great room with kitchen area, laundry room, restrooms, and a powder room.

### Applicant's Justification

Lot 66 is located outside the gated portion of the proposed single family residential project and is currently developed as a Communications Facilities site. The area within and around Lot 66 is currently surrounded with existing mature trees which were planted as a condition of approval for the Communications Facility on the site. The existing mature landscaping will be maintained within and around the perimeter of the lot.

The alternative landscape design along Grand Teton Drive is requested due to the placement of the landscaping in conjunction with the meandering trail. As designed the trail area is located

behind the attached 5 foot wide sidewalk with landscaping of varying widths depicted on both sides of the 10 foot wide meandering equestrian trail. The alternative design allows the trail area to match that of the adjacent single family residential development to the east. The alternative design will ensure a consistent trail area along this portion of Grand Teton Drive.

Per the queuing analysis submitted with the plans and, based on the number of units and density proposed for this development, no more than 2 vehicles will queue at the gate at the same time. Two vehicles even at a length of 25 foot will require a 50 foot storage at any 1 time. The proposed 75 foot throat depth will accommodate up to 3 vehicles which is more than the minimum that should be required for this type of development.

Racel Street and Gilbert Lane are currently developed to rural street standards. The request to waive full off-site improvements will allow a consistent design and improvement in the area. The existing subdivisions in the area to the north of Racel Street and to the east across Gilbert Lane were approved to allow rural street standards. Therefore, providing full off-site improvements for Racel Street and Gilbert Lane will create an uneven and incompatible street design in the area. Furthermore, the residents in the adjacent subdivision requested and prefer the existing rural street standards to maintain the character of the neighborhood.

The design of the subdivision and residences are intended to blend in with the surrounding neighborhood and complete development within this section of the area. The project is a viable in-fill development which is compatible and fits well into the neighborhood by providing a development with a diversity of lot sizes in the surrounding area. The density and intensity of the proposed development is close to those of the existing developments in the adjacent area. The residential design consisting of both contemporary and traditional elevations is compatible with the adjacent developments and appropriate in this area. The natural elevation surrounding the site is mostly flat, therefore, the finished floor elevation of most of the lots and the site will comply with Code requirements to allow for required drainage. The request to increase the finished floor elevation occurs on the eastern portion of the site to allow for drainage in this area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-1043-07	Reduced separation between communication towers and reduced setback from a residential development for a communications tower	Approved by BCC	January 2008
UC-0651-07	Child care institution with a school and dormitory, reduced parking, increased fence height, and off-site improvements - expired	Approved by PC	July 2007
UC-0062-07	Communications building	Approved by PC	February 2007
UC-1900-05	Communications tower	Approved by BCC	March 2006
UC-0311-03	Reduced setback for a communications tower	Approved by PC	April 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood (up to 2 du/ac) and Rural Neighborhood Preservation (up to 2 du/ac)	R-E and R-E	Single family residential
South	Rural Neighborhood (up to 2 du/ac) and Rural Neighborhood Preservation (up to 2 du/ac)	R-E and R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
West	City of Las Vegas	R-PD3	Single family residential & golf course

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

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

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

According to the applicant, the entire Las Vegas Valley has seen a large demand for housing, and the area is already planned for residential uses. This request is for an in-fill development which will implement a stated Goal of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, age, and affordability levels. Additionally, the project complies with and implements the intent of Goal 2 and policies 2.3 and 2.4 which allows this development as a proposed transition and buffer between a higher density development to the west and the lower density and larger lot developments to the north, south, and east.

Per the applicant, in the last 25 years this area of the Lone Mountain has been developed with range of residential zones, intensity and densities from low density residential developments on R-E lots to R-E (PUD) with less than 10,000 square foot lots in the County or less than 4,000 square foot lots such as R-PD3 in the City. Additionally, large acres of farmland such as portions of the Gilcrease Orchard, private and public lands have been rezoned to accommodate schools and residential developments with higher densities than the typical 20,000 square feet to 40,000

square foot lots in this area. The proposed development is appropriate and compatible in this area because this will be a transition and buffer between the higher density to the west in the City and the lower densities in the County. The design and lot layout takes into consideration the larger lots to the north, south, east, and the much smaller lot to the west.

Staff finds that to the north and east of the proposed development are existing single family residential developments zoned R-E and R-E (RNP-I) with planned land uses of Rural Neighborhood and Rural Neighborhood Preservation. To the south of the proposed development are undeveloped parcels zoned R-E and R-E (RNP-I) with planned land uses of Rural Neighborhood and Rural Neighborhood Preservation. To the west of the project site, across Rainbow Boulevard, is a single family residential development with a golf course located within the jurisdiction of the City of Las Vegas. The predominant trend in this area is for low density, single family residential development that does not exceed 2 dwelling units per gross acre. The proposed zone change is not consistent and compatible with the existing single family residential development in the surrounding area.

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

The applicant states the request from 2 dwelling units to an acre to 3 dwelling units to an acre is an appropriate and compatible transition and buffer in this area and is 0.5 units more than the 2.5 dwelling units per acre that is allowed with the RN designation for a planned unit development. The density, intensity and lot sizes of the proposed project is less than the development to the immediate west where lots in the residential development zoned R-PD3 in the City of Las Vegas are less than half the size of the proposed lots. The width and depth of the lots along Racel Street and Gilbert Lane are designed to be as close as possible to those of the subdivisions across these streets to ensure that the lots complement and provide a transition and buffer between the existing subdivisions. Additionally, because the existing development on the subject site was a group home development at an existing higher intensity than proposed with this application, the development will not negatively impact the area but is a viable in-fill which is compatible and fits well into the neighborhood. The development provides a diversity of lot sizes in the surrounding area. The density and intensity of the proposed development is close to those of the existing developments in the adjacent area and is, therefore, compatible with and appropriate for the area.

Staff finds that the 2 existing single family residential developments to the north of the project site, across Racel Street, are located within R-E and R-E (RNP-I) zoning districts. The first development consists of 9 lots on 5.5 acres with a density of 1.6 dwelling units per gross acre. The second development consists of 60 lots on 32.6 acres with a density of 1.8 dwelling units per gross acre. To the east of the proposed development, is a single family residential development zoned R-E (RNP-I) consisting of 80 lots on 43.7 acres with a density of 1.8 dwelling units per gross acre. To the southeast of the project site, across Grand Teton Drive, is a single family residential development zoned R-E (RNP-I) consisting of 25 lots on 12.8 acres with a density of 2 dwelling units per gross acre. Based on the densities of the existing single family residential development within close proximity to the project site, staff finds the proposed development is not compatible with the existing and planned land uses in the surrounding area.

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

According to the applicant, there will be no substantial adverse effect on existing public facilities and infrastructure in the area, because the area is mostly developed and planned for single family residential uses both by the Lone Mountain Land Use Plan and the Interlocal Agreement between the County and the City of Las Vegas. Infrastructure and public utilities already exist in the area surrounding the site and within the site and will be completed and upgraded as required to service the project.

Staff finds that various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant. The Clark County Water Reclamation District does not provide sanitary sewer service in this portion of the unincorporated county. Per the Lone Mountain Land Use Plan, Clark County does not have sewage collection or treatment facilities in the Lone Mountain planning area. The school district has indicated that this development would generate 13 additional elementary school students, 7 middle school students, and 9 high school students. Ward Elementary School, Saville Middle School, and Shadow Ridge High School are currently over capacity.

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

Per the applicant's letter, one of the goals of the Comprehensive Master Plan is to provide housing alternatives to meet a range of lifestyle choices, ages and affordability levels. This proposed development satisfies that goal by offering a range of housing types on 10,000 square foot lots which are typically accepted per the Lone Mountain land use plan and the Comprehensive Master Plan as a buffer between higher density residential developments and lower density developments in established neighborhoods. This proposed development is a typical example of a transitional and buffer development in an established neighborhood.

Furthermore, per the applicant's letter, Growth Management Policy 1 in the Comprehensive Master Plan states that development of vacant parcels within serviced areas should be encouraged. Although, portions of the acreage included in this project are currently developed and undeveloped this policy applies because the project will redevelop the site and serve as an in-fill project to complete this quadrant of this established and thriving neighborhood. This development also upholds Urban Specific Policy 43 for single family residential to promote projects that provide varied neighborhood design and innovative architecture first by providing both modern elevations and contemporary southwestern designs for the proposed houses, along with designs and materials that will complement and help enhance the curb appeal of the neighborhood as a whole. This project allows a residential development adjacent to an existing rural estate residential area to transition and buffer the higher density development at an appropriate density (3 dwelling units per acre) and lot sizes (10,000 square feet or greater) and be of similar heights in accordance with the Urban Specific Policy 38 for Estate Residential. Additionally, the project complies with and implements Goal 2 and policies 2.3 and 2.4 which allows this development as a proposed transition and buffer between a higher density

development to the west and the lower density and larger lot developments to the north, south, and east.

Staff finds that the developments to the north, south, and east of the project site are zoned for low density, single family residential development. While the proposed development does provide a lower density transition and buffer from the higher density single family residential development to the west, across Rainbow Boulevard, staff finds the project site can be configured in a manner that is similar to the lower density development within the surrounding area. Furthermore, this is a request for a nonconforming zone change, which conflicts with Urban Specific Policy 8 of the Comprehensive Master Plan, which discourages nonconforming zone changes.

## **Summary**

### Zone Change

Staff finds that there has been no change in law, policies, and trends that make this request appropriate for the area. Developed parcels containing single family residences, with planned land uses of Rural Neighborhood and Rural Neighborhood preservation are located immediately to the north and east of the project site. The reclassification of this site to R-D zoning would allow the proposed single family residential development in a zoning district with a density that is not compatible with the existing and planned land uses in the area. Staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to R-D zoning; therefore, staff recommends denial.

### Waivers of Development Standards

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

### Waiver of Development Standards #1a and #1b

The intent of street landscaping is to enhance the perimeter of the project site and to improve the aesthetics of the site along public rights-of-way. Staff has no objection to the alternative street landscaping along Grand Teton Drive, consisting of a 25 foot wide landscape area that features a 10 foot wide meandering equestrian trail. Staff also does not object to the 5 foot wide attached sidewalk along Grand Teton Drive.

Staff does not object to waive the street landscaping requirement for the 3 existing communication towers on Lot 66, located at the southwest corner of Racel Street and Gilbert Lane. There are multiple, existing mature trees that assist in screening the towers from the abutting single family residences. Furthermore, the existing trees along the right-of-way were planted as a condition of approval for UC-1043-07. However, since staff does not support the zone change and design review requests; staff cannot support the waiver requests for landscaping.



### Design Review #1

Although the design of the elevations and floor plans meet Urban Specific Policy 43 of the Comprehensive Master Plan by providing a variety of elevations with articulating building facades, staff is concerned that the contemporary design of the 2 residential models is not consistent or compatible with the existing single family residences in the area. Therefore, since staff does not support the zone change and waivers of development standards requests for this project, staff cannot support the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth for the Rainbow Boulevard driveway. There are only 66 lots in the subdivision and Rainbow Boulevard terminates just north of this site. Therefore, staff does not anticipate any traffic safety issues related to the reduced throat depth. However, since Planning cannot support the application in its entirety, staff cannot support this request.

#### Waiver of Development Standards #3a

Staff has no objection to the request to not install full off-site improvements on Gilbert Lane. The parcels along east side Gilbert Lane, from Racel Street to Grand Teton Drive, are in the RNP-I overlay district, resulting in the existing non-urban standards for the roadway.

#### Waiver of Development Standards #3b

Staff cannot support this request to not install full off-site improvements on Racel Street when there are existing full improvements on the north side of the street. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

### Design Review #2

This design review represents the maximum grade difference along 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 cannot support the application in its entirety, staff cannot support this request.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2020 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- Resolution of Intent to complete in 3 years.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard and Grand Teton Drive;
- Right-of-way dedication to include 10 feet for Grand Teton Drive;
- Vacate unnecessary rights-of-way and easements;
- 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 and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

### **Building Department - Fire Prevention**

- Applicant is advised that all fire hydrant coverage and distribution must comply with the Fire Code.

### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there are 5 active septic permits on APN 125-11-401-002; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.

### **Clark County Water Reclamation District (CCWRD)**

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

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

**APPLICANT:** KRIS TEMPLETON

**CONTACT:** LEBENE OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (N2C) 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"/> 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 #)	<b>STAFF</b>	DATE FILED: <u>8/24/20</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$3,650.50</u> CHECK #: <u>PAID VIA INTERNET</u> COMMISSIONER: <u>KIRK PATRICK</u> OVERLAY(S)? <u>RNP-I</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>
	<b>PROPERTY OWNER</b>	APP. NUMBER: <u>N2c-20-0374</u> TAB/CAC: <u>LOVE MOUNTAIN 6:30</u> TAB/CAC MTG DATE: <u>9/29</u> TIME: _____ PC MEETING DATE: <u>10/20/20 7:00</u> BCC MEETING DATE: <u>11/18/20 9:00</u> ZONE / AE / RNP: <u>R-E/RNP-T/NONE</u> PLANNED LAND USE: <u>LMRN</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>APPLICANT</b>	NAME: <u>T and T Venture Partners, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd., Ste 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700 x123</u> CELL: <u>702-807-1109</u> E-MAIL: <u>KT@ktri.biz</u>
	<b>CORRESPONDENT</b>	NAME: <u>Kris Templeton</u> ADDRESS: <u>3311 S. Rainbow Blvd., Ste 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700 x123</u> CELL: <u>702-807-1109</u> E-MAIL: <u>KT@ktri.biz</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-11-401-001 & 125-11-401-002

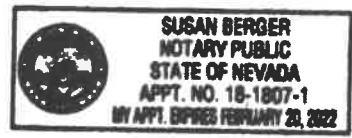
PROPERTY ADDRESS and/or CROSS STREETS: 8050 and 8131 Flanagan Dr., LV, NV 89131

PROJECT DESCRIPTION: Single family residential development

(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.

\_\_\_\_\_  
 Kristoffer Templeton  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 7/10/2020 (DATE)  
Kristoffer Templeton  
Susan Berger



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

LAW OFFICE

*Jay H. Brown, Ltd.*

A PROFESSIONAL CORPORATION  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSIMILE: (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

August 13, 2020

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

PLANNER  
COF /

**RE: Boys Town Estates (Grand Teton Drive & Rainbow Boulevard  
Project Description and Compelling Justification Letter (Revision 4)  
Assessors' Parcel Numbers: 125-11-401-001 & 125-11-401-002**

**To Whom It May Concern:**

On behalf of our client, T & T Venture Partners LLC., we respectfully submit this application package for a non-conforming zone change from R-E zoning to R-D Zoning for a proposed single-family residential subdivision. The project is on a total of 22.01 gross acres at a density of 3.0 dwelling units per acre. The proposed project is located on the northeast corner of Grand Teton Drive and Rainbow Boulevard, specifically between Grand Teton Drive and Racel Street and between Rainbow Boulevard and Gilbert lane. The current zoning of the site is Rural Estates Residential (R-E) with a Planned Land Use designation of Rural Neighborhood (RN). The project site is surrounded by other developed residential subdivisions/developments in Clark County (Steeplechase Phase I and Phase II and the City of Las Vegas (Silverstone). North, across Racel Street is a residential subdivision with private streets with a variety of lot sizes zoned R-E and designated as RN and Rural Neighborhood Preservation (RNP) in the Land Use Plan. South, across Grand Teton Drive are developed and undeveloped parcels and a subdivision zoned R-E and designated in the Land Use Plan as RN and RNP. East, across Gilbert Lane is a residential subdivision with private streets with a variety of lot sizes zoned R-E and designated as RNP in the Land Use Plan. West, across Rainbow Boulevard is the Silverstone planned development zoned R-PD3 located in the City of Las Vegas.

**Project Description:**

**Site Plan:**

## PLANNER COPY

The future residential development will consist of 66 single family residential lots of varying sizes: from a minimum of 9,000 square feet (net), and 10,510 square feet (gross) to 18,234 square feet (net and gross) square feet and an average of 9,459 square feet (net) and 11,258 (gross). Note: The specific net and gross square footage information is shown on each lot. A 60 foot wide gated entry private road provides access into the development from Rainbow Boulevard. The internal private streets are 39 foot wide (to the back of curb) and provides to access the residential lots. The gross lot sizes are designed to the centerline of the private street and included in the gross lot area. The net lot area excludes the private streets and depicts the buildable lot area. Grand Teton Drive and Rainbow Boulevard will be developed to full off-site standards. Racel Street and Gilbert Lane are currently developed to rural street standards and are proposed to remain as currently developed. Flanagan Drive which traverses a portion of the site will be vacated in the future to accommodate the project. The vacation of Flanagan Drive will not impact the existing area because the street only traverses the interior of the existing development on the site (former Boys Town Group Home Facility). Existing utilities and infrastructure within Flanagan Drive and the site will be demolished or relocated accordingly. The existing residential buildings (former group homes/residences) on the site will be demolished to accommodate the proposed development. A Tentative Map and Vacation applications are not companion or related applications with this submittal.

The Sixty-Five (65) proposed residential lots located within the gates of the development will be accessed from a gated entry located on Rainbow Boulevard. Only one of the lots (#66), located on the northeastern corner of the site at the intersection of Racel Street and Gilbert Lane is located outside the gates and will be accessed from the adjacent public streets. An approved communications tower site is developed on a portion of lot #66 outside the gates to the development. This lot will be walled and gated in conjunction with the future development of portions within the gate. All the lots will comply with the minimum setbacks allowed for R-D zone including the front setback alternative allowed by Code which allows for an enhanced streetscape with a variation in the front setback and building placement/layouts along the streets in the development. A six-foot-high minimum wall with retaining walls along some sections is proposed around the gated portion of the development.

### **Landscaping:**

A twenty-five (25) foot wide landscaping area including a detached sidewalk and required trail is provided along Grand Teton Drive. A fifteen (15) foot wide area

including a five (5) foot wide detached sidewalk along Rainbow Boulevard. Six (6) foot wide landscaping areas are provided along Racel Street and Gilbert Lane.

**Elevations:**

The proposed architecture of the residences includes a one, 1 story design which is up to 18 foot high. Two, 2 story design styles are proposed that range in height from 18 feet up to 28 feet high. The three design options proposed show a combination of architectural styles including modern, contemporary, and desert contemporary (southwestern) designs. The building materials and finishes include stucco in complementing colors, flat roofs for the modern southwestern designs and concrete tile roofing for the desert contemporary southwestern design with steel garage doors in contrasting colors. The elevation designs depict a myriad of enhancements including chimneys, vents, stucco finishes, form trims along the eaves, pop outs, a variety of stone veneer, simulated wood veneer and brick veneer accents on the various elevations; window fenestration including trims around the windows.

**Floor Plans:**

The plans depict the total square footage for the one-story design is a minimum of 3,099 square feet with options to include patios on different elevations, garage options and additions which will increase the overall square footage and footprint of the residences. The single-story plan is a modern architectural design. The two-story plans depict floor areas from a minimum of 3,573 square feet up 4,011 square feet with options to include patios on different elevations, layouts, garage options and additions which will increase the overall square footage and footprint of the residences. The two story designs are contemporary and desert contemporary designs.

**We respectfully request approval of the following application for the proposed single-family residential development:**

**A Non-Conforming Zone Change:**

A request for a non-conforming zone change application from R-E to R-D for a proposed residential subdivision consisting of 66 lots (65 residential lots and one lot with a communication facility). The project is on 22.01 acres at a density of 3.0 dwelling units per acre. The lot sizes proposed are a minimum of 10,000 square feet (gross) and 9,000 square feet (net). Some of the subdivisions in the area have net lot sizes of similar sizes as the proposed subdivision. On the west side of the

proposed development is the Silverstone residential development in the City of Las Vegas zoned R-PD3 with lots sizes of 4,000 square feet or less (gross). The lot sizes for the R-E zoned subdivisions to the north and east have larger lots with some at 0.5 acres or less with similar private streets layouts as proposed with this application.

**Compelling Justification:**

- 1) A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed amendment appropriate; and**

The entire Las Vegas Valley has seen a large demand for housing, and the area is already planned for residential uses. This request is for an infill development which will implement a stated Goal of the Comprehensive Plan to provide housing alternatives to meet a range of lifestyle choices, age, and affordability levels. Additionally, the project complies with and implements the intent of Goal 2 and policies 2.3 and 2.4 which allows this development as proposed as a transition and buffer between a higher density development to the west and the lower density and larger lot developments to the north, south and east.

In the last 25 years or more this area of the Lone Mountain Land Use Area has been developed with range of residential zones, intensity and densities from low density residential developments on R-E lots to R-E (PUD) with less than 10,000 square foot in the County or less than 4,000 square feet such as R-PD3 in the City. Additionally, large acres of farmlands such as portions of the Gilcrease Orchard, private and BLM lands have been rezoned to accommodate schools and residential developments with higher densities than the typical 20,000 to 40,000 square foot plus lots in this area. This proposed development is appropriate and compatible in this area because this will be transition and buffer between the higher density to the west in the City and the lower densities in the County. The design and lot layout takes into consideration the larger lots to the north, south and east and the much smaller lot to the west. Although the project is within the Planning Area A1 in the Interlocal Agreement between Clark County and the City of Las Vegas which requires developments of 2 dwelling units per acre the proposed development is appropriate and compatible on this specific site because the existing development on the site known as "Boys Town" was a group home development at an existing higher density than proposed with this application and the project meets the intent



as a transition and buffer as allowed by the land use plan in an established neighborhood.

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

The proposed development requires a non-conforming zone change from R-E to R-D. The request from 2 dwelling units to an acre to 3.0 dwelling units to an acre is an appropriate and compatible transition and buffer in this area is 0.5 units more than the 2.5 dwelling units acre that will be allowed with the RN designation for a planned unit development requiring a special use permit. The density, intensity and lot sizes of the proposed project is less than the development to the immediate west where lots in the Silverstone development zoned R-PD3 in the City of Las Vegas are less than half the size of the proposed lots. The lot depths and widths along Racel and Gilbert Street are designed to be as close as possible to those of the subdivisions across the streets to ensure that the lots complement and provide a transition and buffer between the existing subdivisions. Additionally, because the existing development on the subject site known as "Boys Town" was a group home development at an existing higher intensity than proposed with this application the development will not negatively impact the area but is a viable infill which is compatible and fits well into the neighborhood by providing a development with a diversity of lot sizes in the surrounding area. The density and intensity of the proposed development is close to those of the existing developments in the adjacent area and is, therefore, compatible with and appropriate for the area.

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

There will be no substantial adverse effect on existing public facilities and infrastructure in the area, because the area is mostly developed and planned for single family residential uses both by the Lone Mountain Land Use Plan and the Interlocal Agreement between the County and the City of Las Vegas. Technical Studies and Analysis will be performed for public services and infrastructure needs including drainage and water facilities before the Civil Improvement Plans are submitted and approved. The required RISE Report includes information from the Police Department, School District and Fire Department services and the other

departments and agencies in the preparation of the reports which are required for a non-conforming zone change. The zone change will also provide the communities with an opportunity to have a greater positive impact on sustainable practices while decreasing adverse effects on public facilities and services. Infrastructure and public utilities already exist in the area surrounding the site and within the site and will be completed and upgrades as required to service the project.

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

One of the goals of the Clark County Comprehensive Plan is to “Provide housing alternatives to meet a range of lifestyle choices, ages and affordability levels”. This proposed development satisfies that goal by offering a range of housing types on (10,000 square foot) third acre lots which are typically accepted per the Lone Mountain land use plan and the Comprehensive plan as a buffer between higher density residential developments and lower density developments in established neighborhoods. This application is a typical example of a transitional and buffer development in an established neighborhood.

Growth Management Policies item #1 in the Comprehensive Plan states that “Development of vacant parcels within services areas should be encouraged”. Although, portions of the acreage included in this project are currently developed and undeveloped this policy applies because the project will redevelop the site and serve as a great in-fill project to complete this quadrant of this established and thriving neighborhood. This development also upholds the Urban Specific Policy for Single Family Residential item #43 to “promote projects that provide varied neighborhood design and innovative architecture” first by providing both modern elevations and contemporary southwestern designs for the proposed houses, along with designs and materials that will complement help enhance the curb appeal of the neighborhood as a whole. This project allows a residential development adjacent to an existing rural estate residential area to transition and buffer the higher density development at an appropriate density (3.0 du/ac) and lot sizes (10,000 square feet or greater) and be of similar heights” in accordance with the Urban Specific Policies for Estate Residential #8. Additionally, the project complies with and implements Goal 2 and policies 2.3 and 2.4 which allows this development as proposed as a transition and buffer between a higher density development to the west and the lower density and larger lot developments to the north, south and east.

**Waivers of Development Standards:**

- 1) **Title 30.52.050/Clark County Uniform Drawing 222.1**: Reduce the required throat depth for the entrance (gated access) to the development to 75 feet where 100 feet is required.

**Justification:**

Per the submitted queuing analysis (attached) based on the number of units and the density proposed for this development no more than two vehicles will queue at the gate at the same time. Two vehicles even at a length of 25 foot will require a 50 foot storage at any one time. The proposed 75 foot throat depth will accommodate up to three vehicles which is more than the minimum that should be required for this type of development.

- 2) **Title 30.52.040: Waive full off-sites (curb, gutter, sidewalk, streetlights, and partial paving) for Racel Street and Gilbert Lane to maintain both streets as currently exists with rural standards.**

**Justification:**

This request is to maintain the existing rural standard development of both streets. Racel Street and Gilbert Lane are currently developed to rural standard, therefore, maintaining the standards will maintain an existing condition. Additionally, this request will allow a consistent design and improvement in the area. The existing subdivisions in the area Steeplechase (Phase II) to the north of Racel and (Steeplechase Phase) to the east were approved to allow rural standards. Therefore, providing full off-sites for the portions of the streets adjacent to the subject which are south and west of the streets will create an uneven and incompatible street design and standard in the area. Furthermore, the residents in the adjacent subdivision and requested and will prefer the existing rural standards to maintain the character of the neighborhood.

- 3) **Table 30.64-1: Waive Code required landscaping but maintain existing trees along the portions of Racel Street and Gilbert Lane adjacent to Lot #66.**

**Justification:**

Lot #66 is located outside the gated portion of the proposed single-family residential project and is currently developed as a Communications Facilities site.

Although, this is a request to waive the Code required landscaping in this area this the intent of the request is to maintain existing landscaping in the area. The area within and around Lot #66 is currently surrounding with existing mature trees which were planted as a condition of approval for the Communications Facility on the site. This request is to maintain the existing mature landscaping within and around the perimeter of the lot.

- 4) **Figure 30.64-17 or 30.64-18: Allow an Alternative Design including an attached sidewalk, landscaping and required equestrian required along Grand Teton Drive.**

**Justification:**

This request is to offer an alternative design for the twenty-five (25) foot wide landscaping and equestrian trail area. The landscaping and required trail area is a total of twenty-five (25) foot wide and consists of a total of 15 feet of landscaping and the required 10 foot wide equestrian trail. The alternative design requested is because of the placement of the landscaping in conjunction with the meandering trail. As designed the trail area is located behind the attached five (5) foot wide sidewalk with landscaping of varying widths depicted on both sides of the 10 foot wide meandering equestrian trail. The justification is that this alternative design allows the trail area to match that of the adjacent development to the east (Steeplechase Phase I). This basically relates to the placement of trees and shrubs between the attached sidewalk and also ensures that the required trees and other plantings are in wide enough areas to allow the landscaping to grow and mature as required without impacting the sidewalk and trail. The trail area complies with Code requirements and the alternative design will ensure a consistent trail area along this portion of Grand Teton Drive.

**Design Reviews:**

- 1) For a residential subdivision and the architectural design of the residences with the elevation plans and description submitted above.

**Justification:**

The design of the subdivision and residences is intended to blend in with the neighborhood and complete development of this section on the area. The project is a viable infill which is compatible and fits well into the neighborhood by providing a development with a diversity of lot sizes in the surrounding area. The density and intensity of the proposed development is close to those of the existing

developments in the adjacent area. The residential design consisting of both contemporary and traditional design is compatible with the adjacent developments and appropriate in this area.

- 2) Increase the finished floor elevation for a portion of the site up to 30 inches (2 feet 6 inches) where 18 inches (1 foot 6 inches) is allowed

**Justification:**

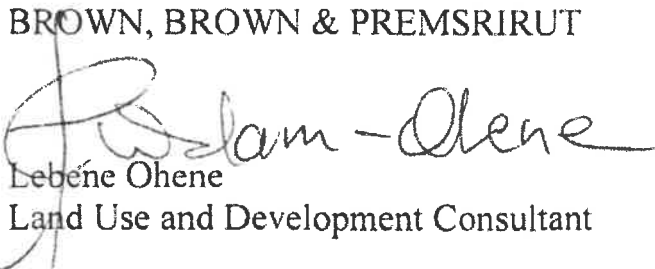
The natural elevation surrounding the site is mostly flat, therefore, the finished floor elevation of most of the lots and the site will comply with Code requirements of 18 inches above the adjacent streets to allow for required drainage. The request to increase the finished floor elevation occurs of the eastern portion of the site to allow for drainage in this area. The required technical study (Drainage Study) which will be submitted later will address and confirm the need for this request.

We appreciate your review, consideration, and positive recommendation of the proposed land use application for the development.

Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebéne Ohene  
Land Use and Development Consultant

PLANNER  
COPY

ACCESSORY STRUCTURE  
(TITLE 30)

ELKHORN RD/REBECCA RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0370-PLUTO CIRCLE, LLC:**

**USE PERMITS** for the following: 1) allow an accessory building to exceed one half the footprint of the principal dwelling; and 2) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling.

**WAIVER OF DEVELOPMENT STANDARDS** to increase height of an accessory building on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 670 feet south of Elkhorn Road, approximately 1,230 feet west of Rebecca Road (alignment) on Night Street within Lone Mountain. MK/rk/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-23-111-006

**USE PERMITS:**

1. Increase the area of a proposed accessory building (private recreation building) to 9,540 square feet where an accessory building with a maximum area of 3,892 square feet (50% of the footprint of the primary residence) is permitted per Table 30.44-1 (a 145% increase).
2. Increase the cumulative area of all accessory structures to 9,540 square feet where a maximum area of 7,784 square feet (100% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 23% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase accessory building height (private recreation building) to 31 feet 8 inches where a maximum of 25 feet is permitted per Table 30.40-1 (a 27% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7040 Night Street
- Site Acreage: 2.1
- Project Type: Accessory structure (private recreation building)

- Number of Stories: 1
- Building Height: 31 feet, 8 inches
- Square Feet: 9,540

#### Site Plan

The proposed detached recreational building is located near the northeast corner of the subject site, 30 feet from the rear property line and 16 feet from the north property line. The single family residence (7,784 square feet) and a detached casita (881 square feet) are located near the front western portion of the property. This request is to allow the recreational building to exceed 1 half the footprint of the principal dwelling and also to allow the total square footage of all the accessory structures to exceed the footprint of the residence. Access to the property is from Night Street to the west.

#### Landscaping

Landscaping is not proposed or required as part of this application.

#### Elevations

The 31 foot 8 inch high recreational building will be constructed of similar materials as the principal dwelling which includes stucco finished walls, stone cladding, and standing seam metal roof. The roof pitch of the proposed accessory building will be 4:12 which is similar to the roof pitch of the house.

#### Floor Plans

The plans show a 9,540 square foot private recreational building which will have a full court basketball floor, rock climbing wall, play room, 2 restrooms, storage rooms, service area, and a covered outside patio which is located along the south side of the building. Also shown within close proximity of the recreational building is an outside BBQ and brick pizza oven.

#### Applicant's Justification

According to the applicant the subject lot is 1 of 9 lots that are part of a private family subdivision and all the owners are family members within the community. Aside from the perimeter community wall there are no fences or walls separating each of the lots. The proposed recreational building is privately owned; however, there will be several connecting pedestrian paths that cross the various properties. The primary purpose of the recreational building is to house a full court "home" basketball court. The height and footprint of the building is dictated by the recommended basketball court size. Furthermore, the applicant indicates a drainage easement traverses the middle of the lot and prohibits the structure from being connected to the residence. However, if considered as 1 structure, its height and footprint are within the requirements for a principal dwelling.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0356-15	Reclassified 10.7 acres which included this site and the surrounding properties from R-A (RNP-I) to R-E (RNP-I) for a single family residential development	Approved by BCC	July 2015
TM-500103-15	A map for 10 single family residential lots and common element lots on 10.7 acres	Approved by BCC	July 2015

### Surrounding Land Use

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current 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 Comprehensive 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.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The proposed accessory structure will be compatible and consistent with the residence and casita proposed on the property. The design of the accessory structure incorporates proper building placement on the site with required setbacks. Staff finds the proposed building to be in scale with the size of the property. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Additionally, the subject lot is 1 of 9 lots that are part of a private family subdivision and all the owners are family members within the community.

#### 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.



The applicant is requesting a 27 percent increase in building height or 6 feet. This increase in building height is to allow a roof pitch that will be compatible with other buildings on the property and the height and footprint of the building is dictated by the recommended basketball court size. The building elevations are substantially enhanced with architectural detailing and treatments that make this structure more compatible with the residential dwelling within the subdivision; therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver.

### **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 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.

#### **Building Department - Fire Prevention**

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

#### **Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ELEMENT BUILDING COMPANY, LLC

**CONTACT:** ELEMENT BUILDING COMPANY, LLC, 1671 W. HORIZON RIDGE PKWY,  
SUITE 100, HENDERSON, NV 89012



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

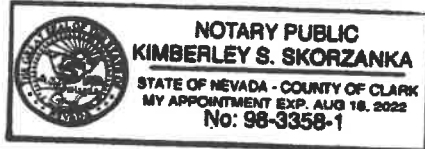
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input 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 #)	<b>STAFF</b>  APP. NUMBER: <u>UC-20-0370</u> DATE FILED: <u>8/20/20</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>9/29/20</u> PC MEETING DATE: <u>10/20/20</u> R-E / RNP / RNPI BCC MEETING DATE: _____      No overlays FEE: <u>\$1,150.00</u> MK ZC 0356.15
	<b>PROPERTY OWNER</b>  NAME: <u>PLUTO CIRCLE L L C</u> ADDRESS: <u>7040 NIGHT STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>ELEMENT BUILDING COMPANY</u> ADDRESS: <u>1671 W HORIZON RIDGE PKWY #100</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-685-4440</u> CELL: <u>702-743-3335</u> E-MAIL: <u>permit@elementbuildingcompany.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>STANFORD RICHINS</u> ADDRESS: <u>1671 W HORIZON RIDGE PKWY #100</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-720-1922</u> CELL: _____ E-MAIL: <u>permit@elementbuildingcompany.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-23-111-006  
 PROPERTY ADDRESS and/or CROSS STREETS: Elkhorn Road & Jones Blvd  
 PROJECT DESCRIPTION: Private Residence with Casita and Recreation/Home Gymnasium 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.

[Signature]      Ronald H. Reynolds, Myr.  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 7/29/20 (DATE)  
 By Ronald H. Reynolds  
 NOTAR 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.

August 14, 2020

Comprehensive Planning  
CLARK COUNTY  
4701 W. Russell Road  
Las Vegas, NV 89118  
702-455-8287

RE:  
Justification Letter for Land Use Application  
BD20-25547  
Private Residence – Recreation Building  
7040 Night Street  
Las Vegas, Nevada 89131

Dear Staff and Commissioners,

**Issue:**

Per Title 30, the recreation building exceeds accessory structure footprint limits (use permit) and height limits (waiver).

**Information:**

Lot 6 is one of nine lots that are part of a private family community/subdivision. All the owners are family member within the community. The portion of the lot with the recreation building borders most of the surrounding lots. Aside from the perimeter community wall there are no fences or walls separating each of the lots. The proposed building is privately owned however there will be a several connecting pedestrian paths that cross the lot. The intention is for the lots to be connect through the landscape and not divided by property walls.

The proposed recreation building is one of three buildings on lot 6. The main residence and casita are located on the west side of the lot and face Night Street. The recreation building is located toward the rear of the lot on the east side, which is also central to the community.

There are two separate landscape wall enclosures which screen the mechanical condenser units, trash, and pool equipment. These are located on the east and west side of structure and will be five-foot-high walls finished with stucco to match the residence. Along the east side there is an outdoor pizza oven enclosure, approximately six feet by six feet and seven feet and four inches high. No landscape vegetation has been proposed at this phase of the project for the areas surrounding the recreation building.

The residence (primary structure) has a footprint area of 7,784 s.f..  
The recreation building has a footprint of 9,540 s.f..  
The casita has a footprint of 881 s.f..

Per table 30.44-1, the cumulative area of all accessory buildings cannot exceed the footprint of the residence. total footprint of the recreation building (9,540 s.f.) and the casita (881 s.f.) is 10,421 s.f.. The accessory structures exceed the total footprint limit by 881 s.f..

Per table 30.44-1, any accessory buildings cannot exceed half the footprint of the residence. The recreation building exceeds the footprint limit of 3,892 s.f., which is half the footprint of the primary structure ( $7,784/2 = 3,892$  s.f.). The recreation building exceeds the footprint limit by 5,648 s.f..

Per Table 30.40-1, its height of 31'-8" also exceeds the height limit (25').

The recreation building will not be built before the residence. I prefer the residence and casita permits continue to move forward as we seek a resolution for the recreation building.

**Justification:**

The primary purpose of the recreation building is to house a full court "home" basketball court. The height and footprint of the building is dictated by the recommended basketball court size. A drainage easement divides the lot and prohibits the structure from being connected to the residence. Because of this separation it is classified by planning as an accessory structure. However, if considered one structure, its height and footprint are within the requirements for primary structures for a lot of this size (2.11 acres). Its location is also within the more restrictive setback requirements for primary structures.

Architectural language of the recreation building is also the same as the residence, primarily stucco with stone clad accents and a standing seam metal roof.

**Request:**

I am requesting a special use permit for the recreation building footprint and a height waiver of the development standards. Please see the tables below for quantities:

<b>Cumulative Footprint Limit (Per Table 30.44-1)</b>	
Recreation Bldg. footprint	9,540 s.f.
Casita footprint	881 s.f.
Total Accessory footprint	10,421 s.f.
Residence	7,784 s.f.
<b>Exceeds limit</b>	<b>2,637 s.f.</b>

<b>½ Footprint Limit (Per Table 30.44-1)</b>	
Recreation Bldg. footprint	9,540 s.f.
Residence	7,784 s.f.
Residence (half)	3,892 s.f.
<b>Exceeds limit</b>	<b>5,648 s.f.</b>

<b>Height Limit (Per Table 30.40-1)</b>	
Accessory Structures	25'
Recreation Bldg. Height	31'-8"
<b>Exceeds limit (±1 foot)</b>	<b>6'-8"</b>

Respectfully,



Stanford Richins, AIA, NCARB, LEED AP

INCREASED FINISHED GRADE  
(TITLE 30)

FORT APACHE RD/FISHER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-20-0368-MONARREZ MANUEL A:**

**DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) single family residential development on 1.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Fort Apache Road and the south side of Fisher Avenue within Lone Mountain (description on file). LB/bb/jd (for possible action)

---

**RELATED INFORMATION:**

**APN:**

125-32-205-001

**DESIGN REVIEWS:**

1. Increase the finished grade up to 5 feet (60 inches) where 1.5 feet (18 inches) is the standard per Section 30.32.040 (a 333% increase).
2. Single family residential development.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 1.9
- Number of Lots/Units: 2
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 28
- Density (du/ac): 1.05
- Minimum/Maximum Lot Size (square feet): 39,712/42,632

**Site Plan**

The site plan depicts a 1.9 acre parcel subdivided into 2 lots with proposed access from Fisher Avenue. The eastern lot will be approximately 40,000 square feet and the western lot will be approximately 42,600 square feet. The applicant is requesting to increase finished grade up to 5 feet in conjunction with a single family development. Increasing finished grade will result in a

maximum 9 foot high wall along the east property line, starting 15 feet south of Fisher Avenue. The wall will consist of up to 3 feet of retaining wall and 6 feet of CMU. Internal pad sites will include up to 6 feet of fill.

**Elevations**

The applicant provided home elevations for the proposed western lot of the 1.9 acres. The plans depict a 2 story, 28 foot high flat roof structure with stone veneer, stucco siding, and earth colors. The future home on the eastern property will be a custom design at the time of construction and will be required to meet current Code requirements.

**Floor Plans**

The plans depict a 4 bedroom, 4,970 square foot custom 28 foot high home with 2 attached garages.

**Applicant's Justification**

The applicant is proposing to exceed the 18 inch maximum allowable fill with up to 60 inches of fill where needed. The maximum amount of retaining wall fill proposed along the east property line will be 36 inches. The applicant intends to subdivide the property into 2 lots with a new property line oriented north to south through the middle of the existing 1.9 acres. Both proposed building pad sites are approximately 5 feet higher than the homes to the east and south.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Rural Neighborhood Preservation (up to 2 du/acre)	R-E	Single Family Residential
West	Rural Neighborhood Preservation (up to 2 du/acre)	R-E	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**

**Design Review**

This design review represents the maximum grade difference along 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 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;
- Coordinate with Public Works - Design Division for the Fort Apache Road improvement project;
- Dedicate any right-of-way and easements necessary for the Fort Apache Road improvement project.
- 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)**

- No comment.

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

**APPLICANT:** CVL NEVADA

**CONTACT:** ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 452 E. SILVERADO RANCH #186, LAS VEGAS, NV 89183





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 #)	<b>STAFF</b>  APP. NUMBER: <u>DR-20-0368</u> DATE FILED: <u>8-19-2020</u> PLANNER ASSIGNED: <u>BRS</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>9-29 6:30 p.m.</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-21-2020 9am</u> FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>MONARREZ MANUEL A</u> ADDRESS: <u>3521 GLOUCESTER GATE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>702.355.3842</u> CELL: <u>702.355.3842</u> E-MAIL: <u>amonarrez@cvivegas.com</u>
	<b>APPLICANT</b>  NAME: <u>CVL Nevada</u> ADDRESS: <u>631 N Stephanie Street #518</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702.355.3842</u> CELL: <u>702.355.3842</u> E-MAIL: <u>amonarrez@cvivegas.com</u> REF CONTACT ID #: <u>192366</u>
	<b>CORRESPONDENT</b>  NAME: <u>Angela Baca/ Blue Diamond Civil Engineering</u> ADDRESS: <u>452 E. Silverado Ranch, #186</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-287-8914</u> CELL: <u>702-472-1898</u> E-MAIL: <u>abaca@bdce-lv.com</u> REF CONTACT ID #: <u>192366</u>

ASSESSOR'S PARCEL NUMBER(S): 125-32-205-001

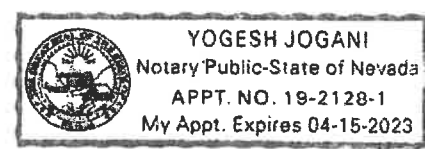
PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache / Fisher

PROJECT DESCRIPTION: Design Review for excessive fill for 2 lot parcel map -Single Family Residential lots

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

[Signature]      MONARREZ MANUEL A  
Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON JUN 22, 2020 (DATE)  
By MONARREZ MANUEL A  
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 17, 2020

Clark County  
Department of Comprehensive Planning

**Re: Justification Letter for Fort Apache & Fisher Design Review**

Dear Planner,

CVL Nevada, Inc. formally requests Clark County review and accept the enclosed application for Design Review (DR). The request is required because the fill on the site will exceed the maximum allowed of 18-inches per Title 30.32.040(9). This application is requesting that the maximum fill allowed be 60-inches. The site consists of 1.93 acres in a rural residential zone. Once developed, the site will be split into two (2) approximately one acre single family residential lots. During drainage study review, it was noted that finish floor elevation has to be set 18-inches above the crown of the street at Fisher Ave. Historically the lot area is lower than Fisher Ave, and in order to comply with Drainage Design Manual requirements the site has to be filled to the proposed elevation. Although the maximum proposed fill is requested at 60-inch, the retaining against the property to the east will be a maximum of 36-inches.

Should you have any questions please call me at (702) 355-3842.

Sincerely,  
CVL Nevada, Inc.

Armando Monarrez, PE  
President

DR-20-0368

PLANNER  
COPY

PERMANENT BATCH PLANT  
(TITLE 30)

WASHBURN RD/CC 215

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0376-NEVADA READY MIX CORPORATION:**

**USE PERMIT** for pre-cast concrete production in conjunction with a previously approved batch plant and gravel pit facility.

**WAIVER OF DEVELOPMENT STANDARDS** eliminating the requirement for pre-cast concrete operations in conjunction with a batch plant to be adjacent to a railroad.

**DESIGN REVIEW** for pre-cast concrete operations in conjunction with a previously approved batch plant and gravel pit facility on 98.7 acres in an R-U (Rural Open Land) Zone.

Generally located on the south side of Washburn Road and the west side of the CC 215 within Lone Mountain. LB/md/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

126-36-301-003

**LAND USE PLAN:**

LONE MOUNTAIN - INSTITUTIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10815 W. Washburn Road
- Site Acreage: 98.7
- Project Type: Pre-cast concrete operations in conjunction with a previously approved batch plant and gravel pit facility
- Parking Required/Provided: 75/80

**History and Request**

The subject property was approved for a batch plant and gravel pit facility by the Board of County Commissioners (BCC) in January 1998 via ZC-2138-97. ET-0632-02, the first extension of time to review the facility, was approved and made permanent by the BCC in February 2003. UC-1621-01 was approved by the BCC in March 2002 for a second batch plant operation located on the southeastern portion of the project site, which is not a part of this application. The applicant is now requesting a use permit for pre-cast concrete operations in conjunction with the existing facility, as this request was not included with the previously approved entitlements. A waiver of development standards is also requested as the pre-cast concrete operations are not

adjacent to a railroad, in addition to a design review depicting the overall site layout of the facility operations.

#### Site Plans

This is a project of regional significance as defined by Title 30 as the development proposal is located within 500 feet of a local government's jurisdiction (City of Las Vegas). The plans depict an overall project site consisting of 98.7 acres; however, the total area encompassing the existing batch plant site, including the pre-cast concrete production and storage area is 11.3 acres. The facility is serviced by an internal paved access road measuring between 30 to 40 feet in width. The existing facility and proposed pre-cast concrete production area is located on the western portion of the site. The area designated for the pre-cast concrete production and storage consists of 2.3 acres. More specifically, 17,500 square feet is allocated toward the pre-cast equipment area while 84,440 square feet is designated as a storage area. The batch plant equipment area, located immediately to the west of the pre-cast production area, consists of 26,250 square feet. The batch plant storage area, consisting of 48,750 square feet, is located to the south of the equipment area. An existing concrete mixer washout area is located directly south and east of the pre-cast storage and batch plant storage areas, respectively. The pre-cast production and storage area accounts for 25.7 percent of the total batch plant area, below the maximum permissible area of 50 percent as specified within the Development Code. There are 2 existing paved parking areas located within the project site, located to the south and east of the overall pre-cast concrete production and storage areas. Approximately 75 parking spaces are required for the project site, where 80 spaces are provided. Access to the project site is granted via an existing driveway along Washburn Road. Interior parking lot landscaping is not required for the existing and proposed use.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The existing batch plant is buffered from any residential development to the east by the existing CC 215, which has been constructed east of the gravel pit and by the BLM gravel quarry and Lone Mountain Road to the south. The nearest dwelling is located over 2,000 feet away to the south of the batch plant site, across Lone Mountain Road. As a result, these buffers serve to isolate the batch plant site from any other uses by adjacent land owners.

By allowing the applicant, Nevada Ready Mix, to have on-site pre-cast concrete work performed near its batch plant site, the overall truck trips per day to and from the site should decrease. The reason for this decrease is that it will take fewer truck trips to haul away the finished pre-cast concrete products on flatbed truck trailers, than to haul away the equivalent amount of fresh wet concrete materials in concrete mixer trucks. In other words, concrete mixer trucks will only need to travel a few hundred feet in order to transport the fresh wet concrete ready mix materials from the batch plant to the site where the pre-cast concrete forms will be set up, and into which the concrete will be discharged from the trucks in order to manufacture pre-cast concrete products. As such, many concrete mixer trucks will not leave the site, and the pre-cast concrete products will thereafter be transported from the pre-cast storage site (which is located on the batch plant site within a few hundred feet of the principal concrete batching equipment) to the construction

site on flatbed truck trailers, which have a larger weight hauling capacity than concrete mixer trucks. Hence, instead of having concrete mixer trucks with an average net payload carrying capacity of 40,000 pounds transporting materials from the batch plant site to the construction site, those same materials, after being manufactured into pre-cast products, will be transported to the construction site on flatbed truck trailers that have a net payload carrying capacity of approximately 48,000 pounds, such that the actual truck trips per day will be decreased.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0329	Vacated portions of right-of-way being Stephen Avenue, Hammer Lane, Egan Crest Drive, and Washburn Road - Recorded	Approved by BCC	July 2019
VS-0166-13	Vacated a portion of right-of-way being La Madre Way - Recorded	Approved by PC	May 2013
UC-0627-05	Communications facility with tower, antennas, and ground mounted equipment	Approved by PC	June 2005
WS-0816-04	Modified design standards in conjunction with a metal storage building	Approved by PC	July 2004
UC-0210-03	Communications facility with tower, antennas, and ground mounted equipment	Approved by PC	April 2003
UC-1621-01 (ET-0033-03)	First extension of time subject to two years to commence – commenced	Approved by BCC	March 2003
UC-1621-01	Batch plant facility and waived off-site improvements	Approved by BCC	March 2002
ZC-2138-97 (ET-0362-02)	First extension of time to review – time limit for review removed	Approved by BCC	February 2003
ZC-2138-97	Reclassified the subject property from R-E to an R-U zoning for a batch plant and gravel pit facility, variance for a temporary office trailer, and a waiver for off-site improvements	Approved by BCC	January 1998
UC-230-89	Gravel pit – first extension of time to continue use	Approved by BCC	April 1995
UC-131-85	Gravel pit and a watchman's trailer – second extension of time	Approved by BCC	April 1995
UC-230-89	Gravel pit	Approved by PC	July 1989
UC-131-85	Gravel pit and a watchman's trailer	Approved by BCC	October 1985

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-V, R-C-L	Undeveloped, Transportation Facility (CCSD School Buses)
South	City of Las Vegas	U(PCD)	Gravel pit facility

## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	City of Las Vegas, Residential Low (up to 3 du/ac) and Rural Neighborhood Preservation (up to 2 du/ac)	U(PCD), R-U	Concrete batch plant and gravel pit facility*
West	Open Land (open space/grazing/vacant land; residential up to 1 du/10 ac)	R-U	Concrete batch plant and gravel pit facility

\*The existing use is adjacent to the east and west of the CC 215, within the jurisdictions of the City of Las Vegas and Unincorporated Clark County.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

#### Use Permit and Design Review

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 Comprehensive 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 proposed use of pre-cast concrete production is consistent and compatible with the existing batch plant operations at the project site. The overall truck trips per day to and from the site should decrease due to fewer truck trips to haul away the finished pre-cast concrete products on flatbed truck trailers than to haul away the equivalent amount of fresh wet concrete materials in concrete mixer trucks. The existing facility and proposed use will continue to be buffered from any existing residential development as the batch plant operations are located below grade, down in the gravel pit area, where the facility is not visible from any residences. Furthermore, the site is buffered from any residential development to the east by the CC 215, and by the BLM gravel quarry to the south. The nearest existing residence is located 2,000 feet to the south, across Lone Mountain Road; therefore, staff recommends approval of the use permit and design review requests.

#### 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.

Although the proposed pre-cast concrete production is not adjacent to an existing railroad, Staff finds this waiver request should have minimal to no impact on the surrounding land uses and

properties. The existing batch plant is located in the northwest Las Vegas Valley where no railroads are currently present. In lieu of railroad transportation, the pre-cast concrete products will be hauled away from the project site utilizing larger capacity flatbed truck trailers. It is anticipated that only 10 or fewer trucks per day will leave the batch plant site carrying pre-cast concrete products. This is a smaller number of truck trips than the number that would be required if the same materials, while still in their fresh wet form, were carried to the construction site in concrete mixer trucks. Staff finds the applicant has provide sufficient justification for the waiver request; therefore, recommends 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 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.

#### **Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

#### **Clark County Water Reclamation District (CCWRD)**

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

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

**APPLICANT:** NEVADA READY MIX CORPORATION  
**CONTACT:** WILLIAM STODDARD, LAS VEGAS, 801 S. RANCHO DRIVE, SUITE D-4,  
LAS VEGAS, NV 89106

DRAFT





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

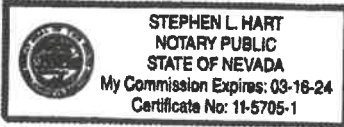
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>8/25/20</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,375 PRS</u> CHECK #: <u>PAID VIA INTERNET</u> COMMISSIONER: <u>BROWN</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> <u>Y/N</u> TRAILS? <input type="checkbox"/> <u>Y/N</u> PFNA? <input checked="" type="checkbox"/> <u>Y/N</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>UC-20-0376</u> TAB/CAC: <u>ONE MOUNTAIN</u> TAB/CAC MTG DATE: <u>9/29</u> TIME: <u>6:30</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>10/21/20</u> ZONE / AE / RNP: <u>R-U / NONE</u> PLANNED LAND USE: <u>LMMDF</u> NOTIFICATION RADIUS: <u>750</u> SIGN? <input checked="" type="checkbox"/> <u>Y/N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Nevada Ready Mix Corporation</u> ADDRESS: <u>151 Cassia Way</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-458-1115</u> FAX: <u>702-457-9070</u> CELL: <u>702-429-4436</u> E-MAIL: <u>lmiller@nevadareadymix.com</u>	
	<b>APPLICANT</b>	NAME: <u>Nevada Ready Mix Corporation</u> ADDRESS: <u>151 Cassia Way</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-458-1115</u> FAX: <u>702-457-9070</u> CELL: <u>702-429-4436</u> E-MAIL: <u>lmiller@nevadareadymix.com</u>	
	<b>CORRESPONDENT</b>	NAME: <u>William H. Stoddard, Sr., Esq. (Albright Stoddard) 202904</u> ADDRESS: <u>801 S. Rancho Drive, Suite D4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>(702) 384-7111</u> FAX: <u>(702) 384-0605</u> CELL: <u>(702) 595-6414</u> E-MAIL: <u>see justification letter</u>	

ASSESSOR'S PARCEL NUMBER(S): 126-36-301-003  
 PROPERTY ADDRESS and/or CROSS STREETS: 10815 West Washburn Road, Las Vegas, NV 89166  
 PROJECT DESCRIPTION: Concrete Batch Plant Operation: Amend to include Pre-Cast Concrete Work

(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.

Nevada Ready Mix Corporation, a Delaware corporation  
 By: [Signature] Darrell E. Thornton, President  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON July 22, 2020 (DATE)  
 By Darrell E. Thornton  
 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.

LAW OFFICES

**Albright, Stoddard, Warnick & Albright**

A PROFESSIONAL CORPORATION

QUAIL PARK I, SUITE D-4

801 SOUTH RANCHO DRIVE

LAS VEGAS, NEVADA 89106

(702) 384-7111 ♦ FAX: (702) 384-0606

E-MAIL: [whs@albrightstoddard.com](mailto:whs@albrightstoddard.com)

ESTABLISHED IN 1970

G. VERN ALBRIGHT  
1929 - 2017

WILLIAM H. STODDARD

WHITNEY B. WARNICK  
*Also Licensed In Utah*

G. MARK ALBRIGHT

D. CHRIS ALBRIGHT

WILLIAM H. STODDARD, JR.  
*Also Licensed In California*

JORGE L. ALVAREZ

DANIEL R. ORMSBY

HAYDEN R. D. SMITH

August 6, 2020

Clark County Department of  
Comprehensive Planning  
500 South Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155-1744

**PLANNER  
COPY**

Re: **UC-2138-97 (Application to Amend "Use Permit")**  
APN: **126-36-301-003**  
Applicant: **Nevada Ready Mix Corporation**  
Owner: **Nevada Ready Mix Corporation**  
Subject: **Application to (1) Amend Concrete Batch Plant Use Permit to Include "Pre-cast Concrete Work," (2) for a Waiver of Development Standards, and (3) for a Design Review.**

**FIRST REVISED JUSTIFICATION LETTER**

Ladies and Gentlemen:

This is the Justification Letter for the Application of Nevada Ready Mix Corporation (hereinafter "NRM") in connection with its application for an amendment to its permanent concrete batch plant Use Permit UC-2138-97 (hereinafter the "Use Permit"), for the purpose of including "Pre-cast Concrete Work" as part of the authorized work permitted to be performed on the west 60 acres of APN 126-36-301-003. This Application is made in light of Clark County's "Global Use Table" 30.44-1, at page 19, relating to the requirements for a "Permanent Batch Plant," which provides in Condition No. 8 as follows:

Pre-cast concrete may be permitted provided the use is specified in the special use permit, the production and storage does not exceed 50% of the area used for the batch plant, and the batch plant is adjacent to a railroad.

Hence, in addition to requesting an amendment to Use Permit UC-2138-97, to include "Pre-cast Concrete Work," the Applicant also requests a "Waiver of Development Standards" because the existing concrete batch plant is not adjacent to a railroad, but rather is located in the northwest

PLANNER  
COPY

Las Vegas Valley, where no railroads are present. It should be noted that the production and storage of any pre-cast concrete material will not exceed 50% of the area used for the concrete batch plant, which has now been in operation since early 1998.

Moreover, the Applicant is also requesting a "Design Review" in connection with this Application to assure that the Site Plan and related documents are in conformity with County requirements.

The original Application for Use Permit UC-2138-97 was approved by the Clark County Board of County Commissioners on January 7, 1998. Thereafter, this Use Permit was made permanent by the Clark County Board of County Commissioners at its regular meeting of February 5, 2003 as set forth in the letter from the Department of Development Services, Current Planning Division, dated February 27, 2003, addressed to this law firm, Albright, Stoddard, Warnick & Albright. (See Exhibit A attached).

The concrete batch plant authorized by Use Permit UC-2138-97, is known as the "Lone Mountain Batch Plant." This plant has now been in operation for 23 years, is located deep in the heart of NRM's 410 acre gravel pit at Lone Mountain, which gravel pit has been granted a Permanent Use Permit for the operation of a gravel pit mining operation by the Clark County Board of County Commissioners on April 20, 1995, under UC-230-89 and UC-131-85, as shown by a letter dated May 2, 1995 to the undersigned, William H. Stoddard, Esq., from the Department of Comprehensive Planning, Current Planning Division. (See Exhibit B attached).

The Lone Mountain Batch Plant is buffered from residential development by the Las Vegas Beltway (the "Beltway"), which was constructed several years ago, located east of NRM's gravel pit mining operation. Access to NRM's gravel mining operation and to the Lone Mountain Batch Plant continues to be provided by the Beltway, which is the existing truck haul route serving the entire gravel pit area, including other gravel mining operations on BLM land in the Lone Mountain area.

Additionally, the Lone Mountain Batch Plant site will continue to be buffered from residential development by (1) being located down in the gravel pit where it is not visible to residential development, as well as by (2) the existing Beltway located east of the current Lone Mountain Batch Plant site, and by (3) the BLM gravel quarry to the south thereof. The nearest dwelling/residence to the Lone Mountain Batch Plant is located over 3,600 feet away to the south, across Lone Mountain Road.

NRM's justification for requesting this amendment to its permanent Lone Mountain Batch Plant Use Permit UC-2138-97, and for the accompanying Waiver of Development Standards as set forth above, is as follows:

1. **The Owner.** The Owner of the existing Lone Mountain Batch Plant site area, as well as the subject 410-acre Lone Mountain gravel pit is Nevada Ready Mix Corporation, a

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Delaware corporation ("NRM"), which has been conducting its gravel mining operation at its Lone Mountain gravel pit site since August 1, 1989—31 years.

2. **The Applicant.** The Applicant is also the Owner (as described above), which is NRM.
3. **Assessor's Parcel Number.** The Assessor's Parcel Number for the real property where the Lone Mountain Batch Plant is located is 126-36-301-003. This particular parcel now consists of 98.63 acres; however, the westerly 60 acres thereof is where the Lone Mountain Batch Plant is located.
4. **Legal Description for the Lone Mountain Batch Plant Site.** The Lone Mountain Batch Plant site is located in the westerly 60 acres of APN 126-36-301-003, also known as Charleston Mining Claims 17, 18 and 19, consists of approximately 11.26 acres as shown on the Site Plan submitted herewith, and is more particularly located within the following described property in Clark County, Nevada:  
  
COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M., THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 724 FEET, THENCE SOUTH 140 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 660 FEET, THENCE EAST 622 FEET, THENCE NORTH 131 FEET, THENCE EAST 151 FEET, THENCE NORTH 337 FEET, THENCE EAST 279 FEET, THENCE NORTH 142 FEET, THENCE WEST 1053 FEET, TO THE TRUE POINT OF BEGINNING.  
(Containing 11.26 acres, more or less).
5. **Current Zoning.** The current Zoning for the above referenced 60 acres of real property where the Lone Mountain Batch Plant and certain accompanying gravel mining operations of NRM are located, is R-U (Rural Open Land).
6. **Time Period Requested.** The Applicant/Owner already has a Permanent Use Permit for the Lone Mountain Batch Plant, as shown in Exhibit A attached hereto. This Permanent Use Permit applies to both the Lone Mount Batch Plant operations and the gravel mining operations located thereon. Therefore, the added "Pre-Cast Concrete Work" use should also be permanent.
7. **Justification is as follows (i) for an Amendment of Use Permit UC-2138-97 to include Pre-cast Concrete Work, and (ii) for a Waiver of Development Standards relating to Condition No. 8 relating to Clark County's "Global Use Table" 30.44-1, at Page 19, which requires that a "permanent batch plant" be adjacent to a railroad (which the Lone Mountain Batch Plant is not):**

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- A. **Permanent Use Already in Place.** Use Permit UC-2138-97 granted a Permanent Use Permit to NRM for its Lone Mountain Batch Plant, which permanent use permit has been in effect for 17 years, i.e., since February 5, 2003 (See Exhibit A).
- B. **Site is Buffered by Beltway.** The Lone Mountain Batch Plant is buffered from any residential development located to the east thereof by the existing Las Vegas Beltway, which has been constructed east of the gravel pit property and by the BLM gravel quarry and Lone Mountain Road to the south thereof. The nearest dwelling is located over 3,600 feet away to the south of the Lone Mountain Batch Plant site, across Lone Mountain Road. As a result, these buffers serve to isolate the Lone Mountain Batch Plant site from any other uses by adjacent land owners.
- C. **Reduction in Overall Truck Traffic.** By allowing NRM to have onsite pre-cast work performed near its Lone Mountain Batch Plant site, the overall truck trips per day to and from the site should decrease. The reason for this decrease is that it will take fewer truck trips to haul away the finished pre-cast concrete products on "flatbed truck trailers," than to haul away the equivalent amount of fresh wet concrete materials in concrete mixer trucks. In other words, concrete mixer trucks will not need to travel onto the streets and highways in the area because the mixer trucks will only need to travel a few hundred feet in order to transport the fresh wet concrete ready mix materials from the batch plant to the site where the pre-cast forms will be set up, and into which the concrete will be discharged from the trucks in order to manufacture pre-cast concrete products. As such, many concrete mixer trucks will not leave the site, and the pre-cast concrete products will thereafter be transported from the pre-cast storage site (which is located on the batch plant site within a few hundred feet of the principal concrete batching equipment) to the construction site on flatbed truck trailers, which latter trucks have a larger weight hauling capacity than concrete mixer trucks. Hence, instead of having concrete mixer trucks with an average net payload carrying capacity of 40,000 pounds transporting materials from the batch plant site to the construction site, those same materials, after being manufactured into pre-cast products, will be transported to the construction site on flatbed truck trailers having a net payload carrying capacity of approximately 48,000, such that the actual truck trips per day will be decreased. It should also be noted that it is anticipated that the larger capacity flatbed truck trailers which will haul the pre-cast products away from the batch plant site will be limited in number such that only approximately ten or fewer trucks per day will leave the batch plant site carrying pre-cast concrete products. This is a smaller number of truck trips than the number that would be required if the same materials, while still in their fresh wet form, were carried to the construction site in concrete mixer trucks.
- D. **Adequate Pre-cast Production and Products Storage is Available.** Condition No. 8 in the aforementioned Global Use Table 30.44-1, at page 19, states that production and storage must not exceed 50% of the area used for the batch plant. This site has

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more than enough additional space for pre-cast production and storage activities, such that the production and storage of pre-cast materials will come nowhere close to exceeding 50% of the area used for the batch plant. Please refer to the Site Plan for the areas depicted for the batch plant, for parking, and for areas designated for the production and storage of pre-cast materials, showing that (1) the total batch plant site area, including the pre-cast production and storage area is 11.26 acres, (2) the total pre-cast production and storage area alone is 2.3 acres, (3) the batch plant area not including the pre-cast production and storage area is 8.96 acres, such that (4) the pre-cast production and storage area only encompasses 20.43% of the area used for the total batch plant site area, including the pre-cast production and storage area, and (5) the pre-cast production and storage area only encompasses 25.67% of the batch plant area not including the pre-cast production and storage area. Hence, the percentage, whichever way it is calculated, is well under the County's 50% maximum area limitation requirement.

- E. **Utilities Exist at the Site.** The Applicant/Owner already has sufficient water supplies from its own two water wells to operate the Lone Mountain Batch Plant and any pre-cast operations, and NRM has already paid for and installed "grid" power from NV Energy to operate both its gravel mine and Lone Mountain Batch Plant facilities, thereby eliminating any need to install additional high voltage power lines, or the need to operate the equipment using diesel generators, thereby eliminating any fear that additional pollutants would be emitted from the addition of concrete pre-cast operations at the Lone Mountain Batch Plant site.
- F. **Paved Access to the Site.** Access to the Lone Mountain Batch Plant and to the area where the concrete pre-cast materials would be manufactured and stored, all are already paved with concrete.
- G. **Adequate Parking Provided.** The Lone Mountain Batch Plant already has adequate parking for trucks and equipment as has been demonstrated by the past operation of that batch plant for the last 22 years—i.e., since early 1998. Please refer to the Site Plan for the areas depicted for truck and other vehicle parking, which shows 2.28 acres of parking for 40 commercial vehicles and 40 private vehicles, for a total of 80 parking spaces, where only 75 parking spaces are required. The analysis set forth on the Site Plan provides as follows:

### **PARKING ANALYSIS**

#### **A. Manufacturing and Industrial Uses:**

1. Parking requirements – 1.5 spaces per 1,000, square feet occupied by equipment only.

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2. Parking Required Data and Calculations:

- (a) **Pre-cast Equipment Area (M1):**  
 $50' \times 350' = 17,500$  square feet
- (b) **Batch Plant Equipment Area (M2):**  
 $150' \times 175' = 26,250$  square feet
- (c) **Total Square Feet:**  $17,500 + 26,250 = 43,750$
- (d) **Parking Calculation:**  $43,750 \div 1000 = 43.75 \times 1.5 = 65.63$ , rounded to 66 spaces.
- (e) **Parking spaces required:** 66 spaces.

**B. Material and Product Storage Uses:**

1. Parking requirements – 1 space per 7,000 square feet up to 42,000 square feet, and 1 space for every 42,000 square feet additional

2. Parking Required Data and Calculations:

- (a) **Pre-cast Storage Area (M3):**  
 $(50' \times 66' \div 2) + (170' \times 487') = 84,440$  square feet
- (b) **Batch Plant Storage Area (M4):**  
 $325' \times 150' = 48,750$  square feet
- (c) **Total Square Feet:**  $84,440 + 48,750 = 133,190$  square feet
- (d) **Parking Requirement Calculation:** 6 for first 42,000,  $+ 91,190 \div 42,000 = 2.17$ , rounded to 3. So,  $6+3 = 9$  spaces.
- (e) **Parking spaces required:** 9 spaces.

**C. Parking Requirement Summary:**

(a) Required for Manufacturing and Industrial Uses	66
(b) Required for Storage Uses	<u>9</u>
Total parking spaces required:	75

**D. Parking Provided Summary:**

(a) Spaces for Commercial Vehicles	40
(b) Spaces for Private Vehicles	<u>40</u>
Total parking spaces provided:	80

**SUMMARY**

It is respectfully requested that the Clark County Board of County Commissioners approve NRM's Application to amend UC-2138-97 to specifically state that pre-cast concrete work is permitted at the Lone Mountain Batch Plant site, since the production and storage will not exceed 50% of the area to be used for the Lone Mountain Batch Plant, and to also approve the Waiver of Development Standards relating to Condition No. 8 as set forth in Clark County's "Global Use Table" 30.44-1, at page 19, relating to the requirement of being "next to a railroad," since the Lone Mountain Batch Plant is not located adjacent to a railroad.

In the event you have any further questions concerning the foregoing items, please do not hesitate to contact William H. Stoddard, Sr., Esq., who is the contact person in connection with this Application. His telephone number is 702-348-7111, and his email address is [whs@albrightstoddard.com](mailto:whs@albrightstoddard.com).

Sincerely,

**ALBRIGHT, STODDARD, WARNICK & ALBRIGHT**



William H. Stoddard, Sr.  
Attorney for the Applicant/Owner

WHS:av

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10/21/20 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

MICHELLI CREST WY/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0380-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Michelli Crest Way and Alpine Ridge Way, and between El Campo Grande Avenue and La Mancha Avenue within Lone Mountain (description on file). LB/rk/jd (For possible action)

RELATED INFORMATION:

**APN:**

126-25-801-001; 126-25-801-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of 33 foot wide patent easements located on portions of the perimeter of the subject parcels, excepting out the easterly 30 feet for Michelli Crest Way, the westerly 40 feet for Alpine Ridge Way, and the northerly 30 feet for El Campo Grande Avenue. The applicant indicates that the easements are no longer needed and approval of this application will allow the residential development of these parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0608-05 (WC-0034-06)	Waived condition of a tentative map requiring specific off-site improvements to be constructed on El Campo Grande Avenue, Michelli Crest Way, Alpine Ridge Way, and La Mancha Avenue	Approved by BCC	March 2006
VS-1687-05	Vacated and abandoned 33 foot wide patent easements on the site – expired	Approved by PC	December 2005
TM-0608-05	12 single family residential lots on 8.3 acres – expired	Approved by PC	December 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac); & City of Las Vegas	R-D & R-E	Single family residential
South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed and undeveloped single family residential
West	City of Las Vegas	R-D	Single family residential

### Related Applications

Application Number	Request
WS-20-0379	Waiver of development standards for full off-site street improvements on Alpine Ridge Way, wall height, and a design review to increase finished grade is a companion item on this agenda.
TM-20-500132	A map for 8 single family residential lots on 5.1 acres 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 the 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 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 additional 5 feet for the spandrel in the northwest corner of the site at the intersection of Alpine Ridge Way and El Campo Grande Avenue for an overall radius of 20 feet;
- If required, grant all necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PINNACLE HOMES**

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



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> <b>VACATION &amp; ABANDONMENT</b> (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> <b>EXTENSION OF TIME</b> (ET) (ORIGINAL APPLICATION #): _____	<b>STAFF</b>	DATE FILED: <u>8-26-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>1310510</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>-</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-20-0380</u> TAB/CAC <u>Lone Mtn.</u> TAB/CAC DATE: <u>9/29/20</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>10/21/20</u> ZONE / AE / RNP: <u>R-E/RNPT</u> PLANNED LAND USE: _____
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<b>PROPERTY OWNER</b>	NAME: <u>Lauren DePiero Helfman, Trustee of the Survivor's Trust of the Helfman Family Trust</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
-----------------------	--

<b>APPLICANT</b>	NAME: <u>Pinnacle Homes, Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 126-25-801-001, 003

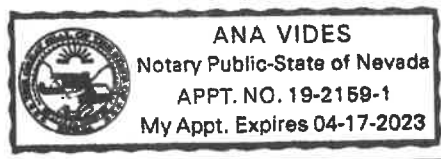
PROPERTY ADDRESS and/or CROSS STREETS: El Campo Grande and Alpine Ridge

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.

Lauren Helfman  
 Property Owner (Signature)\*

Lauren Helfman DePiero  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON March 12, 2020 (DATE)  
 By Lauren Helfman DePiero  
 NOTARY PUBLIC: Anna Mills



\*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

July 07, 2020

Robert Kaminski, Principal Planner  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**RE: El Campo Grande & Alpine Ridge: Patent Easement Vacations**  
**APN: 126-25-801-001, & -003**

Dear Mr. Kaminski,

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for Patent Easement Vacations with our concurrent submittal of a Tentative Map, Design Review, and a Waiver of Development Standards for a residential subdivision.

Patent Vacation:

The purpose is to vacate a portion of the patent easements reserved by the United States of America per that certain patent number. 1197292, recorded September 28, 1959, in Book 215 of Official Records, as Instrument No. 174583; and patent number 1202486, recorded July 21, 1972, in Book 251 of Official Records, as Instrument No. 210504

As the parcels are being developed with this 8-lot residential subdivision, any additional right of way will be dedicated to Clark County where necessary and the patent easements will no longer be necessary. Adjacent right of ways for Alpine Ridge, El Campo Grande, and Michelli Crest have been previously dedicated.

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

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Robert Cunningham, P.E.

OFF-SITE STREET  
IMPROVEMENTS  
(TITLE 30)

MICHELLI CREST WY/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0379-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) waive full off-site improvements.

**DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

126-25-801-001; 126-25-801-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall height to 12 feet (up to 6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (6 foot retaining with 3 foot screen wall) is permitted per Section 30.64.050 (a 33% increase).
2. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Alpine Ridge Way where required per Section 30.52.050.

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade for a proposed single family residential development to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 500% 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: 5.1

- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 21,301/25,231 (gross); 18,040/21,145 (net)
- Project Type: Single family development
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,540/4,260

### Site Plans

The plans depict an 8 lot single family residential development on approximately 5.1 acres for an overall density of 1.6 dwelling units per acre. A cul-de-sac provides access to the development shown from Michelli Crest Way. This request includes waivers of development standards to increase the height of retaining walls within the subdivision and to construct non-urban street standards for Alpine Ridge Way with 32 feet of pavement instead of the full pavement, curb, gutter, sidewalk, and streetlights normally required for a collector street. The plans also depict that the finished grade of the site will be increased up to 5 feet along the southerly portions of the development.

### Landscaping

Street landscaping consists of an approximate 10 foot wide landscape area along Michelli Crest Way and a 6 foot wide landscape area along El Campo Grande Avenue and Alpine Ridge Way.

### Elevations

This development will offer 1 story homes with a maximum height of up to 23 feet. All the homes incorporate modern architecture with varied rooflines. The homes consist of stucco with vertical and horizontal articulation and additional façade relief on select portions of the houses. The building materials generally consist of siding and trim elements including stone veneer and color treatments. There are 4 different models with 3 distinct elevation plans.

### Floor Plans

The plans depict homes from 3,540 square feet to 4,260 square feet with options for 3 to 5 bedrooms. All models will have 3 car garages (front and side loaded) with options for detached casitas.

### Applicant's Justification

The applicant indicates this request is a low density, upscale residential development which will be a great fit within the northwest portion of the Las Vegas valley. Furthermore, the requests to increase retaining wall height and excess grade is due to the site having a 25 foot of elevation change from west to east. The project will utilize as much sloping and scarping in order to minimize any impacts on existing adjacent development.

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-0608-05 (WC-0034-06)	Waived condition of a tentative map requiring specific off-site improvements to be constructed on El Campo Grande Avenue, Michelli Crest Way, Alpine Ridge Way, and La Mancha Avenue	Approved by BCC	March 2006
VS-1687-05	Vacated and abandoned 33 foot wide patent easements on the site -- expired	Approved by PC	December 2005
TM-0608-05	12 single family residential lots on 8.3 acres expired	Approved by PC	December 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac); & City of Las Vegas	R-D & R-E	Single family residential
South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed and undeveloped single family residential
West	City of Las Vegas	R-D	Single family residential

### Related Applications

Application Number	Request
TM-20-500132	A map for 8 single family residential lots on 5.1 acres is a companion item on this agenda.
VS-20-0380	Vacation and abandonment of patent easements on the site 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

#### 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

Portions of the perimeter retaining wall heights along the southerly portions of the site are increased to accommodate street drainage, natural topography, and corresponding pad heights. Staff finds that the existing topography of the site is distinctive enough to warrant approval of the request to increase the height of proposed walls.

### Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Alpine Ridge Way is developed with full off-site improvements, excluding streetlights, to the north and west of the subject site. The development directly north of the subject site is in the RNP-I overlay district, like the subject site, yet full improvements were installed. Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

### Design Review #2

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

### **Staff Recommendation**

Approval of waiver of development standards #1 and the design reviews; denial of waiver of development standards #2.

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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include additional 5 feet for the spandrel in the northwest corner of the site at the intersection of Alpine Ridge Way and El Campo Grande Avenue for an overall radius of 20 feet;
- If required, grant all necessary easements;
- 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.

**Building Department - Fire Prevention**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

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

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



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 #)	<b>STAFF</b>	DATE FILED: <u>8-26-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$ 4,150.00</u> CHECK #: <u>1310507/1310508</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / N TRAILS? Y / <input checked="" type="checkbox"/> PFNA? Y / <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0379</u> TAB/CAC: <u>Lowie Mtn.</u> TAB/CAC MTG DATE: <u>9/29/20</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/21/20</u> ZONE / AE / RNP: <u>R-E/RNPE</u> PLANNED LAND USE: <u>LM RNP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? Y / <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Lauren DePiero Helfman, Trustee of the Survivors Trust of the Helfman family Trust</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>Pinnacle Homes, Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>	

ASSESSOR'S PARCEL NUMBER(S): 126-25-801-001, 003

PROPERTY ADDRESS and/or CROSS STREETS: El Campo Grande & Alpine Ridge

PROJECT DESCRIPTION: 8 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.

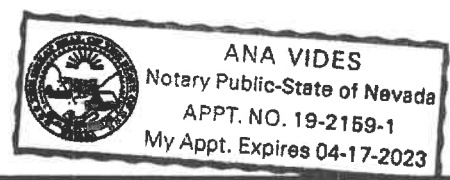
Lauren Helfman \_\_\_\_\_  
 Property Owner (Signature)\*

Lauren Helfman - DePiero  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 12, 2020 (DATE)  
 By Lauren Helfman DePiero

NOTARY PUBLIC: ANA VIDES



\*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 10, 2020

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

WS-20-0379

**Re: El Campo Grande & Alpine Ridge – Justification Letter**  
**APN: 126-25-801-001, 003**

To whom it may concern:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Design Review, Waiver of Standards, and Vacation of Patent Easements for a proposed 5.1 gross acre, 8 lot residential subdivision.

**Project Description:**

The project consists of a 5.15 gross-acre, 8 lot residential subdivision with 1.55 lots per acre located south of El Campo Grande Avenue east of Alpine Ridge Way. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use RNP – Rural Neighborhood Preservation. We are requesting the site to remain zoned R-E.

Our project will consist of high-end estate homes. All public streets abutting the development will remain in the existing rural road conditions and the private cul-de-sac will have 30" modified roll curb. In addition to stylish exteriors, the homes will include full length 20' driveways with 3-car garages and options for larger garages.

The project site is bound by properties with planned land use and zoning as follows:

- Portions of the North, South, and East: R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation
- West and portions of the North: Both located in City of Las Vegas; R-D Single Family Resident – Restricted District; West; R- (Rural – up to 3.59 du/ac) land sue; North; L-(Low – up to 5.49 du/ac) land use

All lots in the subdivision will have access to the site from a gated entrance on Michelli Crest Way. There will be 3-car garages provided for each unit for a total of 24 parking spaces, in addition to full length driveways that can park at a minimum 2 vehicles each. Perimeter landscaping is being provided in excess of code requirements by a 6-ft landscape area between the right of way limits and a decorative cmu wall, each lot owner will maintain the landscaping on their individual lots, rear yard access gates for maintenance have been provided on lots 1 through 5 to access the landscape area.

The subdivision proposes to use cross fall streets with up to a 3% cross slope from north to south. This cross-slope street will aid in reducing the amount of retaining walls needed in the proposed development, by allowing the elevations of the lots across the street from one another to have about a foot of difference in elevation.

The houses will range in size from approximately 3,540 square feet to 4,260 square feet and will consist of one-story homes (height of one-story homes will not exceed 23') with three car garages.



**TANEY ENGINEERING**

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

There are 4 model plans casita option and 3 elevation types. All casita plans (shown in the Floor/Elevation Plans) are chosen, these structures will meet accessory structure setbacks for R-E zoning.

#### **Waiver of Standards – Wall Height**

On behalf of our client, we would like to request waiver of standards for retaining walls. It is requested retaining wall heights of up to 6-ft be allowed, in combination with a 6-ft high cmu wall on top of the 6-ft retaining wall, resulting in up to 12-ft high combination wall height where code allows 9-ft. These walls would be located on portions of the south sides of lot 5, 6, 7, and 8, north side of lot 1, 2, 3, and 4. The site has 25-ft of elevation change from west to east, the proposed site plan is working with the slope of the land by utilizing sloping and scarping in rear and side yards where possible and minimizing the retaining walls.

#### **Waiver of Standards – Offsite Street Improvements (Alpine Ridge)**

On behalf of our client, we would like to request waiver of title 30 development standards requiring full offsite street improvements for Alpine Ridge. The proposed development is located in the RNP – Rural Neighborhood Preservation Area where typically rural standard street improvements exists. Rural street standards exist to the south of the site in Alpine Ridge, we are requesting to keep the same standards, with no curb, gutter, sidewalk, street lights and a paved roadway section of 32-ft in width.

#### **Design Review – Excess Fill**

We would like to apply for a design review for the excess fill at our edge conditions along the north and south boundaries. We believe that the difference in elevation between the proposed and existing grade will be up to 5-ft of fill above the existing elevations on the site. The fill area is at the rear of lots 5, 6, 7, and 8. The impact to the adjacent property to the south is greatest. The adjacent property in this area consists primarily of a horse-riding area and a lighted tennis court located in a rear yard area. Adjacent to lot five is an existing home with an elevation equal or higher than that being proposed on lot 5, so there should be little to no impact to this existing home.

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,  
Taney Engineering

Robert Cunningham, P.E.

10/21/20 BCC AGENDA SHEET

EL CAMPO GRANDE  
& ALPINE RIDGE  
(TITLE 30)

MICHELLI CREST WY/EL CAMPO GRANDE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-20-500132-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST:**

**TENTATIVE MAP** consisting of 8 single family residential lots and a common lot on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

126-25-801-001; 126-25-801-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 21,301/25,231 (gross); 18,040/21,145 (net)
- Project Type: Single family development

The plans depict an 8 lot single family residential development on approximately 5.1 acres for an overall density of 1.6 dwelling units per acre. A cul-de-sac provides access to the development shown from Michelli Crest Way. Street landscaping consists of an approximate 10 foot wide landscape area along Michelli Crest Way and a 6 foot wide landscape area along El Campo Grande Avenue and Alpine Ridge Way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0608-05 (WC-0034-06)	Waived condition of a tentative map requiring specific off-site improvements to be constructed on El Campo Grande Avenue, Michelli Crest Way, Alpine Ridge Way, and La Mancha Avenue	Approved by BCC	March 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1687-05	Vacated and abandoned 33 foot wide patent easements on the site – expired	Approved by PC	December 2005
TM-0608-05	12 single family residential lots on 8.3 acres – expired	Approved by PC	December 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac); & City of Las Vegas	R-D & R-E	Single family residential
South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed and undeveloped single family residential
West	City of Las Vegas	R-D	Single family residential

**Related Applications**

Application Number	Request
WS-20-0379	Waiver of development standards for full off-site street improvements on Alpine Ridge Way. wall height, and a design review to increase finished grade is a companion item on this agenda.
VS-20-0380	Vacation and abandonment of patent easements on the site 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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include additional 5 feet for the spandrel in the northwest corner of the site at the intersection of Alpine Ridge Way and El Campo Grande Avenue for an overall radius of 20 feet;
- If required, grant all necessary easements;
- 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.

### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided.

### **Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and to show on-site fire lane, turning radius, and turnarounds.

### **Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PINNACLE HOMES

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





# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>8-26-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>1310509</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>—</u> TRAILS? Y/ <input checked="" type="radio"/> N      PFNA? Y/ <input checked="" type="radio"/> N	APP. NUMBER: <u>TM-20-500132</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC MTG DATE: <u>9/29/20</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/21/20</u> ZONE / AE / RNP: <u>R-E/RNPI</u> PLANNED LAND USE: <u>LM RNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Lauren DePiero Helfman, Trustee of the Survivor's Trust of the Helfman Family Trust</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Pinnacle Homes, Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>
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ASSESSOR'S PARCEL NUMBER(S): 126-25-801-001, 003

PROPERTY ADDRESS and/or CROSS STREETS: El Campo Grande and Alpine Ridge

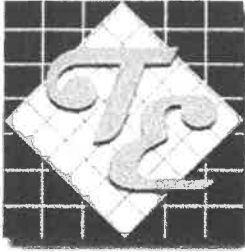
TENTATIVE MAP NAME: El Campo Grande and Alpine Ridge

NUMBER OF LOTS: 8 GROSS/NET ACREAGE 5.15 gross / 4.2 net GROSS/NET DENSITY 55 lots/acre gross

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.

<u>Lauren Helfman</u> Property Owner (Signature)*	<u>Lauren DePiero Helfman</u> Property Owner (Print)	<div style="border: 1px solid black; padding: 5px;"> <p>ANA VIDES            Notary Public-State of Nevada            APPT. NO. 19-2159-1            My Appt. Expires 04-17-2023</p> </div>
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>March 12, 2020</u> (DATE) By <u>Lauren Helfman DePiero</u>		
NOTARY PUBLIC: <u>Amelia</u>		

\*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 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

March 16, 2020  
PNN-20-003

Ty-20-500132

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

**Re: Alpine Ridge & El Camino – Tentative Map**

Dear Mr. Donohue:

Taney Engineering, on behalf of our client, Pinnacle Homes, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Waiver of Development Standards, Design Review, Vacation & Abandonment).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Elisha Scrougm  
Project Coordinator