



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

October 11, 2022

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at 702-289-0196.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Chris Darling, Chairperson
 Dr. Sharon Stover, Vice Chairperson
 Kimberly Burton
 Carol Peck
 Allison Bonnano

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

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

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

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

III. Approval of Minutes for September 27, 2022. (For possible action)

IV. Approval of the Agenda for October 11, 2022, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Lone Mountain Citizens Advisory Council for a two-year (2-year) term beginning January 2023.

VI. Planning and Zoning

1. **VS-22-0507-FUNSTON, STEVEN L. SEPARATE PROPERTY TRUST & FUNSTON, STEVEN L. TRS: VACATE AND ABANDON** easements of interest to Clark County located between Jensen Street and Conquistador Street, and between Tropical Parkway and Bright Angel Way within Lone Mountain (description on file). RM/bb/syp (For possible action) **11/01/22 PCC**
2. **UC-22-0520-FUNSTON, STEVEN L. SEPARATE PROPERTY TRUST & FUNSTON, STEVEN L. TRS: USE PERMIT** to allow an accessory building to exceed one half the footprint of the principal building. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** to reduce street landscaping along a collector street; and **2)** reduce access gate setback along a collector street in conjunction with an existing single family residence on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the north side of Tropical Parkway, 130 feet west of Jensen Street within Lone Mountain. RM/rk/syp (For possible action) **11/01/22 PCC**
3. **ET-22-400097 (DR-18-0413)-BEARD FAMILY TRUST & BEARD JOHN M & SUSAN M TRS: DESIGN REVIEW SECOND EXTENSION OF TIME** for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Azure Drive and the east side of Campbell Road within Lone Mountain. JJ/dd/syp (For possible action) **11/02/22 BCC**

VII. General Business

- Review previous year budget requests and take public input regarding requests for the next fiscal year. (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 25, 2022.

X. Adjournment.

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



Lone Mountain Citizens Advisory Council

September 27, 2022

MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of September 13, 2022 Minutes

Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for September 27, 2022, with both items to be heard together

Moved by: SHARON
Action: Approved agenda as submitted
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WC-22-400099 (UC-21-0363)-JOLLEY, TYSON & RABITO, JACLYN: WAIVER OF CONDITIONS** of a use permit requiring therapists and patients shall only be allowed at the residence Monday through Thursday between 8:00 a.m. and 6:00 p.m. with no more than 2 patients at a time and no more than 12 patients on any given day in conjunction with a home occupation on 2.0 acres in an R-A (RNP-II) Zone. Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/lm/syp (For possible action)

Action: APPROVED subject to staff conditions

Moved By: KIM

Vote: 3/0 Unanimous

2. **AR-22-400098 (UC-21-0363)-JOLLEY, TYSON & RABITO, JACLYN: USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) allow customers to the residence; 2) allow employees to the residence; and 3) allow a home occupation to be conducted outside in conjunction with a home occupation on 2.0 acres in an R-A (RNP-II) Zone. Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/lm/syp (For possible action)

Action: APPROVED subject to staff conditions

Moved By: KIM

Vote: 3/0 Unanimous

IX. Next Meeting Date

The next regular meeting will be October 11, 2022

X. Adjournment

The meeting was adjourned at 6:37 p.m.

11/01/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

TROPICAL PKWY/JENSEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0507-FUNSTON, STEVEN L. SEPARATE PROPERTY TRUST & FUNSTON, STEVEN L. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Jensen Street and Conquistador Street, and between Tropical Parkway and Bright Angel Way within Lone Mountain (description on file). RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-202-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate a 33 foot patent easement on the west side of APN 125-30-202-012 and will combine the lot with APN 125-30-202-028 for construction of a detached garage. The west property line will be eliminated with the recordation of a map which is combining the single family residential lot to the west with the subject undeveloped lot. Additionally, the CMU wall that is currently separating the 2 properties will be removed once this project is developed.

Surrounding Land Use

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

Related Applications

Application Number	Request
MSM-22-600018	A minor subdivision map to combine parcels is currently in process.
UC-22-0520	An accessory building to exceed one half the footprint of the principal building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropical Parkway improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SAM DUNNAM

CONTACT: SAM DUNNAM, 4050 S. DEAN MARTIN DR., LAS VEGAS, NV 89103

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0507</u>	DATE FILED: <u>9/6/2022</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>LRK</u>	TAB/CAC DATE: <u>10-11-2022</u>
		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: <u>11-1-2022</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Steven L Funston Separate Property Trust, dated August 17, 2017</u>
	ADDRESS: <u>9770 W Tropical Parkway</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: <u>702.285.1087</u> CELL: <u>702.285.1087</u>
	E-MAIL: <u>tonsfun29@gmail.com</u>

APPLICANT	NAME: <u>Steven L Funston</u>
	ADDRESS: <u>9770 W Tropical Parkway</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: <u>702.285.1087</u> CELL: <u>702.285.1087</u>
	E-MAIL: <u>tonsfun29@gmail.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Sam C Dunnam</u>
	ADDRESS: <u>4050 Dean Martin Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u>
	TELEPHONE: <u>702.682.1715</u> CELL: <u>702.682.1715</u>
	E-MAIL: <u>sam.dunnam@tylin.com</u> REF CONTACT ID #: _____

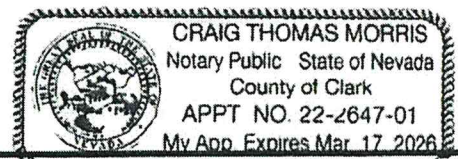
ASSESSOR'S PARCEL NUMBER(S): 125.30.202.028 012

PROPERTY ADDRESS and/or CROSS STREETS: Tropical Pkwy and Jensen

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.

Steven L. Funston Property Owner (Signature)*
Steven L. Funston Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 25th of April, 2022 (DATE)
 By Steve L Funston
 NOTARY PUBLIC _____



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

APR-22-100663

VS-22-0507

PLANNER
COPY

June 14, 2022

Clark County Current Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Patent Easement Vacation
Patent No. 1159983
APN 125-30-202-012

Patent easements exist on the subject property and are no longer required for use by the public. Please accept this letter as justification for vacating these easements.

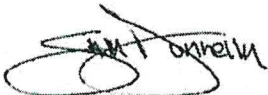
Legal description:

Being a portion of the Southwest Quarter (SW 1/4)
of the Southeast Quarter (SE 1/4)
of the Northwest Quarter (NW 1/4)
of Section 30, Township 19 South, Range 60 East, M.D.B & M. more particularly

Being the Westerly Thirty-Three feet (S 33')
of Lot 1 of Parcel Map, recorded January 10, 1980 as document no. 1130809, in
File 29 of Parcel Map, page 44, in the Office of the Clark County Recorder,
Nevada.

Please call if you have any questions or need additional information.

Respectfully submitted,



Sam C. Dunnam, P.E., QSD/QSP
(702) 682.1715

11/01/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

TROPICAL PKWY/JENSEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0520-FUNSTON, STEVEN L. SEPARATE PROPERTY TRUST & FUNSTON, STEVEN L. TRS:

USE PERMIT to allow an accessory building to exceed one half the footprint of the principal building.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to reduce street landscaping along a collector street; and 2) reduce access gate setback along a collector street in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Tropical Parkway, 130 feet west of Jensen Street within Lone Mountain. RM/rk/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-202-028; 125-30-202-012

USE PERMIT:

Increase the area of a proposed accessory building (detached garage) to 3,000 square feet where an accessory building with a maximum area of 1,882 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 63% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping to 5 feet where a minimum of 6 feet is required along a collector street per Table 30.64-1 and Figure 30.64-8.
2. Reduce access gate setback to 5 feet where a minimum of 18 feet from property line is required along a collector street per 30.64.020(6) (a 72% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9770 W. Tropical Parkway
- Site Acreage: 1
- Project Type: Accessory structure

- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,000

Site Plan

The proposed detached garage is located near the east side of the subject parcel. The accessory structure is proposed on an undeveloped lot which is currently in the process of being combined with the owner's residential lot directly to the west. The detached garage will be set back 6 feet from the east property line, 46 feet from the north property line, and 40 feet from the south property line (Tropical Parkway). The west property line will be eliminated with the recordation of a map which is combining the single family residential lot with the subject undeveloped lot. Additionally, the CMU wall that is currently separating the 2 properties will be removed once this project is developed. The property is enclosed by an existing 6 foot high CMU wall except for the front of the property line along Tropical Parkway. This request is to modify the wall and screening requirements along Tropical Parkway. Trees will be placed behind the wall and shrubs, and groundcover will be installed in a 5 foot wide landscape element in front of the wall. The block wall will be located directly behind a 5 foot wide power easement along Tropical Parkway. The garage doors on the accessory structure will face the west or toward the main residence. Access to the garage will be from two, 16 foot wide double gates located along Tropical Parkway.

Landscaping

Street landscaping in front of the proposed block wall will consist of shrubs and groundcover (no trees) within the 5 foot easement. Behind the wall, 24 inch box trees will be planted 20 feet apart. No other landscaping is proposed or required with this application.

Elevations

The plans depict a 1 story, 23 foot high, detached garage constructed of stucco siding, and a decorative metal seamed roof. The siding and colors will match the existing residence. The overhead roll-up door for vehicle access is located on the west elevation of the accessory structure facing towards the main residence.

Floor Plans

The plans show a 3,000 square foot proposed accessory structure which will be used for vehicle storage.

Applicant's Justification

The applicant indicates the proposed detached garage is needed for storage. The proposed siding and colors of the garage will match the existing residence. Furthermore, the landscape planter will consist of shrubs and groundcover, and behind the wall, 24 inch box trees will be planted 20 feet apart.

Surrounding Land Use

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

Related Applications

Application Number	Request
MSM-22-600018	A minor subdivision map to combine parcels is currently in process.
VS-22-0507	A vacation of patent easements on the property 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

Use Permit

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

Staff reviews use permit requests to ensure compatibility with existing and planned developments in the area. The proposed accessory structure will be compatible and consistent with the existing principal structure. The design of the detached garage 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, especially since both properties are being combined into a larger property. Therefore, staff can support this portion of the request.

Waivers of Development Standards

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

Staff finds the proposed landscaping still meets the intent of the County required landscaping; however, the trees will be provided behind the wall and the planter is 1 foot short of the required width for landscaping along a collector street. Additionally, the gate setback from the property line is 5 feet; however, the actual pavement of Tropical Parkway is an additional 20 feet from the property line; therefore, the gates will be set back a total of 25 feet from the roadway and will not cause any safety concerns. Therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropical Parkway improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, 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: STEVEN FUNSTON

CONTACT: JASON MAHEU, 652 MIDDLEGATE ROAD, SUITE B, HENDERSON, NV 89011



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-22-0520</u> DATE FILED: <u>9-7-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC DATE: <u>10-11-22</u> PC MEETING DATE: <u>11-1-22</u> BCC MEETING DATE: <u>—</u> <u>VS. 22-0507</u> FEE: <u>\$1150.00</u> <u>R-E/RNP-I R.M.</u> <u>Ranch Estate Neigh.</u>
		PROPERTY OWNER NAME: <u>STEVEN FUNSTON</u> ADDRESS: <u>9770 W. TROPICAL PKWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>702-285-1087</u> E-MAIL: <u>tonsfun29@gmail.com</u>
	APPLICANT	NAME: <u>STEVEN FUNSTON</u> ADDRESS: <u>9770 W. TROPICAL PKWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>702-285-1087</u> E-MAIL: <u>tonsfun29@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>JASON MAHEU</u> ADDRESS: <u>652 MIDDLEGATE RD #B</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89011</u> TELEPHONE: <u>702-262-7955</u> CELL: _____ E-MAIL: <u>JAMDESIGN2@GMAIL.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-30-202-012

PROPERTY ADDRESS and/or CROSS STREETS: 9770 W TROPICAL PKWY

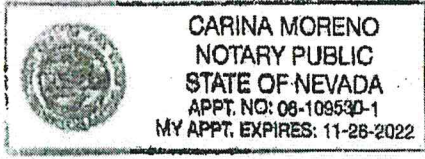
PROJECT DESCRIPTION: VARIANCE FOR SIZE AND 6'-0" TALL CMU FENCE IN FRONT YARD SETBACK

(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.

Steven Funston Steven Funston
 Property Owner (Signature)* Property Owner (Print)

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 15, 2022 (DATE)
 By Steven Funston
 NOTARY PUBLIC: Carina Moreno



*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.



JAM Residential Design & Drafting

JASON MAHEU R.D. LIC # 249-P

JUSTIFICATION LETTER:

Steven Funston
9770 W. Tropical Pkwy
Las Vegas, NV 89149
3-15-2022

To whom it may concern,

This letter is support of 1 waiver of development standards:

WS#1 to allow a solid 6'-0" tall cmu fence within the front setback

And 1 special use permits

UC#1 to allow an accessory building larger than the allowed 50% of the footprint of the main dwelling and Proposed area 3,000 s.f. where 1,882 s.f. is allowed per Table 30.44 (accessory uses and structures).

This is for an accessory building on the property at APN# 125-30-202-028. The lot size is 0.98 acres. The existing dwelling unit footprint is 3,764 S.F. The proposed garage will be located on the Southeast corner of the lot approx 140'-6" from the primary residence and be 3,000 S.F. This new accessory building would match the existing materials and colors of the existing dwelling with stucco walls except for the roof we would like to put hi rib metal roofing panels.

There are many other properties in this area with multiple accessory buildings. This structure will match the main structure and we feel this is compatible with the character of the community being rural.

It is the opinion of this office that the granting of these requests is appropriate and would have no ill effect.

Respectfully requested,
Jason Maheu R.D.

11/02/22 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT/FINISHED GRADE
(TITLE 30)

CAMPBELL RD/AZURE DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400097 (DR-18-0413)-BEARD FAMILY TRUST & BEARD JOHN M & SUSAN M TRS:

DESIGN REVIEW SECOND EXTENSION OF TIME for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Azure Drive and the east side of Campbell Road within Lone Mountain. JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:

125-29-101-013

DESIGN REVIEW

Increase the finished grade for a single family development to 84 inches where a maximum of 36 inches is the standard per Section 30.32.040. (a 133% increase)

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 22,625/22,679 (gross)
- Project Type: Single family residential development

Site Plans

The original plan depicts a proposed 4 lot single family residential development that has access to a 41 foot wide private cul-de-sac street that is accessed from Azure Drive. The proposed development will consist of custom homes. The plans also depict the finished grade of the site will be increased to 7 feet along portions of the east property line. Title 30 has been amended since the original approval of this application and now allows an increase in grade up to 36 inches.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400058 (DR-18-0413):

Current Planning

- Until July 18, 2022 to commence.
- 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

- Compliance with previous conditions

Listed below are the approved conditions for DR-18-0413:

Current Planning

- Applicant to provide a 6 foot retaining wall and 6 foot screen wall on the east side of development, if structurally sound, applicant can use existing wall as part of the configuration, if not, applicant will remove existing wall and construct a new wall, all costs related to the existing and new wall construction will be the responsibility of the applicant.
- 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 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 for any sanitary sewer needs, to contact either the Southern Nevada Health District concerning the use of an individual disposal system, or 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting this extension of time for a 4 lot subdivision for single family homes. The applicant states that due to the pandemic and other health conditions they will need another 2 years for their project.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0611-17 (ET-20-400105)	Second extension of time to vacate and abandon easements	Approved by BCC	November 2020
DR-18-0413 (ET-20-400058)	First extension of time to increase finished grade	Approved by BCC	August 2020
VS-0611-17 (ADET-19-900628)	First extension of time to vacate and abandon easements	Approved By BCC	August 2020
DR-18-0413	Increase finished grade	Approved by BCC	July 2018
VS-0611-17	Vacated and abandoned easements	Approved by PC	September 2017

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. However, approval of the extension of time extends this application 6 years from the initial approval; therefore, this is the last extension of time staff will support.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 18, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SUSAN BEARD

CONTACT: THOMAS HELLUMS, DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

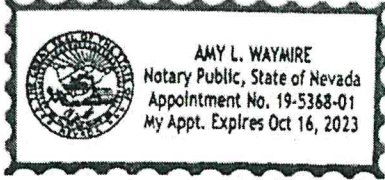
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>DR-18-0413</u> (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>ET-22-400097</u> DATE FILED: <u>08/31/2022</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>10/11/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/02/2022</u> FEE: <u>\$ 300</u>
PROPERTY OWNER	NAME: <u>Beard Family Trust</u> ADDRESS: <u>10281 Bright Angel Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>Susan Beard Trustee of the Beard Family Trs</u> ADDRESS: <u>10281 Bright Angel Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-353-5451</u> CELL: _____ E-MAIL: <u>sbeard@imbconstrc</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Thomas L. Hellums</u> ADDRESS: <u>7310 Smoke Ranch Road, E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> CELL: <u>702-496-5529</u> E-MAIL: <u>thellums@dwvereni</u> REF CONTACT ID #: <u>172158</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-29-101-013
 PROPERTY ADDRESS and/or CROSS STREETS: Campbell & Azure
 PROJECT DESCRIPTION: 4 Lot Parcel Map - MSM -17-600044

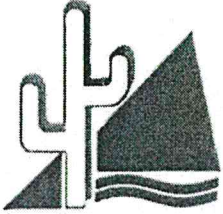
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Susan Beard Susan Beard
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 7/8/22 (DATE)
 BY SUSAN BEARD
 NOTARY PUBLIC: Amy L. Waymire



*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.



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

Clark County Planning Department
P.O. Box 551799
Las Vegas, NV 89155

ET-22-400097

Re: Justification Letter for Extension of Time for DR 18-0413

Dear Planners:

This letter is to justify the request for an Extension of Time for the approved Design Review Application for a 4 Lot Parcel Map at the NEC of Azure Road & North Campbell Avenue, APN: 125-29-101-013.

Due to Covid / Cancer Health conditions beyond their control the developer is respectfully requesting an Extension of Time until personal health conditions improve over the next two (2) years.

On behalf of the applicant, we formally request this Extension of Time be approved.

If you have any questions, please call me at 702-254-2200.

Sincerely,

Thomas L. Hellums, PLS, WRS
Principal