



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

November 14, 2023

6:30pm

### AGENDA

**Note:**

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

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

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto: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](mailto:jennifer.damico@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

#### I. Call to Order, Pledge of Allegiance, and Roll Call

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

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 October 10, 2023. (For possible action)
- IV. Approval of the Agenda for November 14, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

**11/21/23 BCC**

- 1. **WS-23-0658-LOS PRADOS NV MANAGEMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and allow alternative street landscaping; **2)** increase retaining wall height; **3)** allow a proposed single family residential lot to have direct access to a collector street (Cimarron Road); and **4)** full off-site improvements. **DESIGN REVIEWS** for the following: **1)** single family subdivision; and **2)** finished grade on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Cimarron Road and Hickam Avenue within Lone Mountain. RM/bb/syp (For possible action)

**12/05/23 PC**

- 2. **WS-23-0694-TAXPAYER: WAIVER OF DEVELOPMENT STANDARDS** to reduce interior side setbacks in conjunction with an existing single family residence on a portion of 0.5 acres in an R-E Zone. Generally located on the west side of Rainbow Sky Street, approximately 200 feet south of Running Colors Avenue within Lone Mountain. MK/dd/syp (For possible action)

- VII. General Business  
None

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

- IX. Next Meeting Date: November 28, 2023.

- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129

<https://notice.nv.gov>

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



# Lone Mountain Citizens Advisory Council

October 10, 2023

## MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:32 p.m.
- II. Public Comment  
None
- III. Approval of September 26, 2023, Minutes  
  
**Moved by: CHRIS**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for October 10, 2023  
  
**Moved by: DON**  
**Action: Approved agenda as submitted with items #1-3 held to November 28<sup>th</sup> CAC meeting, per applicant request**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)  
None

### BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

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

VI. Planning & Zoning

10/18/23 BCC

1. **VS-23-0512-TRIPLE TREE: VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Chieftain Street, and between Washburn Road and Fisher Avenue within Lone Mountain. RM/lm/syp (For possible action)  
**Action: Item HELD to November 28<sup>th</sup> CAC meeting per applicant request**
2. **WS-23-0511-TRIPLE TREE: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and allow alternative street landscaping; 2) increase retaining wall height; and 3) reduce street intersection off-set. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)  
**Action: Item HELD to November 28<sup>th</sup> CAC meeting per applicant request**
3. **TM-23-500107-TRIPLE TREE: TENTATIVE MAP** consisting of 7 single family residential lots on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)  
**Action: Item HELD to November 28<sup>th</sup> CAC meeting per applicant request**

11/7/23 BCC

4. **VS-23-0645-GRUSHKOWSKY ELIRAN: VACATE AND ABANDON** easements of interest to Clark County located between Egan Crest Drive and Gray Horse Street and between Bath Drive and Deer Springs Way within Lone Mountain. RM/nai/syp (For possible action)  
**Action: APPROVED as submitted, subject to all staff conditions**  
**Moved By: CHRIS**  
**Vote: 3/0 Unanimous**

VII. General Business  
None

VIII. Public Comment  
None

IX.. Next Meeting Date  
The next regular meeting will be November 14, 2023

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

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

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

11/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

CIMARRON RD/HICKAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0658-LOS PRADOS NV MANAGEMENT, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and allow alternative street landscaping; **2)** increase retaining wall height; **3)** allow a proposed single family residential lot to have direct access to a collector street (Cimarron Road); and **4)** full off-site improvements.

**DESIGN REVIEWS** for the following: **1)** single family subdivision; and **2)** finished grade on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Cimarron Road and Hickam Avenue within Lone Mountain. RM/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

138-04-705-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate sidewalk and allow alternative street landscaping along Cimarron Road where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
- b. Eliminate sidewalk and allow alternative street landscaping along Hickam Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Increase the retaining wall height to 4 feet where a maximum of 3 feet is permitted per Section 30.56.080 (a 33% increase).
3. Allow direct access and frontage to a collector street (Cimarron Road) for a proposed single family residential lot where not permitted per Section 30.56.080.
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Chapter 30.52.

**DESIGN REVIEWS:**

1. Single family residential subdivision.
2. Increase finished grade to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 66% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots: 4
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 20,401/30,541 (gross)/19,614/29,741 (net)
- Project Type: Single family development
- Number of Stories: Custom homes
- Building Height (feet): Custom homes
- Square Feet: Custom homes
- Parking Required/Provided: 8/8

Site Plan

The plan depicts a 2.1 acre parcel that is proposed to be developed as a 4 lot subdivision with 3 lots accessing Hickam Avenue and 1 lot accessing Cimarron Road, a collector street. The proposed development complies with the Lone Mountain Interlocal Agreement. A 6 foot high block wall with a 7 foot high gate was approved with WS-0413-16 and built on the property. A Hickam Avenue access gate is located approximately 200 feet east of Cimarron Road. The applicant owns the property to the north of this subdivision with a gate located at the midpoint of the wall on the north property line. Lot 4 has sole access from Cimarron Road, a collector street, requiring approval of a waiver for access. A maximum 4 foot high retaining wall will be located on Lot 4 at the north property line. A screen wall will not exceed 6 feet at the north property line.

Landscaping

The plans depict 6 feet of landscaping adjacent to Cimarron Road on the west side of Lot 3. Landscaping is not proposed along the remaining frontage on Cimarron Road or Hickam Avenue.

Elevations

The applicant is proposing custom homes. No elevations were submitted with the plans.

Floor Plans

The applicant is proposing custom homes. No floor plans were submitted with the plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to develop a 4 lot subdivision at the northeast corner of Cimarron Road and Hickam Avenue on 2.1 acres. Three of the 4 lots will have direct access to Hickam Avenue, with the fourth lot having direct access to Cimarron Road, a collector street. The proposed density is 1.9 dwelling units per acre for future construction of custom homes. The minimum net lot size is depicted as 19,614 square feet, meeting the minimum requirements of the Lone Mountain Interlocal Agreement. Landscaping is provided on the west side of Lot 3 adjacent to Cimarron Road. Lot 4 has direct access from Cimarron Road with no landscaping provided. Lots 1, 2, and 3 have direct access from Hickam Avenue and no landscaping adjacent to Hickam Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0413-16	Allowed block wall and gate prior to development	Approved by PC	August 2016
ZC-0296-01	Reclassified various parcels to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Wavier of Development Standards #1a & #1b

W. Wayne Bunker Family Park is located less than 1 mile from this property and is a potential destination for pedestrians using Hickam Avenue or Cimarron Road. Pedestrian access and sidewalks are an important part of the built environment along collector streets and provide a safe place for pedestrian movement. Master Plan Policy LM-2.3, City Services and Amenities, supports connectivity from unincorporated areas to City of Las Vegas Parks, and public

facilities. A wall was constructed along Cimarron Road and Hickam Avenue as a result of the approval of WS-0413-16. WS-0413-16 required large trees be planted every 30 feet inside the wall. The trees were never planted after the wall was constructed. A 6 foot wide landscape strip with trees is required to provide a visual buffer from expanses of block walls. Therefore, staff cannot support this request.

#### Waiver of Development Standards #2

The proposed 4 foot high retaining wall at the north property line of the development will not create a significant increase above the 3 feet normally allowed during development. A combination of a 6 foot high screen wall and retaining wall would be approximately 10 feet in height. However, because staff cannot support the other waivers and design of the site, staff cannot support this request.

#### Waiver of Development Standards #3

Direct access to a collector street will require a half circle driveway for added safety and to ensure that no vehicles back out onto Cimarron Road. Direct access to a collector street creates a hazardous condition for the traveling public on Cimarron Road and for those accessing and leaving the subject site. Therefore, staff cannot support this request.

#### Design Review #1

The design of the 4 lot subdivision meets the density requirements of Title 30 and the Lone Mountain Interlocal Agreement for lot size and compatibility with the surrounding RNP residential areas. However, with direct access to a collector street and insufficient landscaping, staff cannot support the design review for the 4 lot subdivision.

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

##### Waiver of Development Standards #4

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. Furthermore, there is curb and gutter along Hickam Avenue just east of Valadez Street. 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 within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since staff cannot support waiver #4, staff cannot support this design review.

#### **Staff Recommendation**

Denial.



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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**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:** HORIZONTE HOME, LLC

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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS/DR-23-0658</u> DATE FILED: <u>9-26-2023</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>10-31-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-21-2023 1PM</u> FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Los Prados NV Management LLC, Attn: Manuel Rodriguez</u> ADDRESS: <u>7975 Helena Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-234-9355</u> CELL: _____ E-MAIL: <u>manny@desertplastering.com</u>
	<b>APPLICANT</b>  NAME: <u>Horizonte Home LLC, Attn: Manuel Rodriguez</u> ADDRESS: <u>7975 Helena Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-234-9355</u> CELL: _____ E-MAIL: <u>manny@desertplastering.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 #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-04-705-004

PROPERTY ADDRESS and/or CROSS STREETS: Hickam Ave & Cimarron Rd

PROJECT DESCRIPTION: \_\_\_\_\_

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

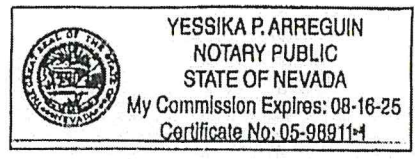
Property Owner (Signature)\* Manuel Rodriguez      Property Owner (Print) Elva Rodriguez

STATE OF NV  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10th Feb., 2023 (DATE)

By Manuel Rodriguez & Elva Rodriguez

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.



## TANEY ENGINEERING

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

September 6, 2023

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

WS-23-0658

**Re: Hickam & Cimarron  
APR-23-100349  
APN: 138-04-705-004  
Justification Letter (Revised)**

To whom it may concern:

Taney Engineering, on behalf of Horizonte Home, LLC, is respectfully submitting justification for Waivers of Development Standards and a Design Review for a proposed single-family residential subdivision.

### Project Description

This project is a 2.13 gross-acre, 4 lot single-family residential subdivision with 1.87 dwelling units per acre, located on the northeast corner of Hickam Avenue and Cimarron Road. The site is currently zoned R-E (Rural Estates Residential), with a planned land use of Estate Neighborhood (up to 2.5 du/acre), within an RNP-I (Rural Neighborhood Preservation) Overlay District. The site is within Planning Area A1 of the Lone Mountain Interlocal Agreement, requiring a maximum gross density of 2 dwelling units per acre and a minimum net lot area of 18,000 square feet, with a 18,500 square foot goal for buildable net lot area. The proposed development complies with requirements outlined in the interlocal agreement and we are not requesting any changes to the existing zoning or land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North, East, and West: R-E (Rural Estates Residential); EN (Estate Neighborhood); Developed
- South: R-1 (Single Family Residential); L (Low Density Residential); Developed

The homes will be custom-built and have not yet been designed.

Perimeter landscaping is provided in accordance with Section 30.64-5. A 6-foot landscape buffer will be located along Cimarron Road.

Lots 1-3 will have direct access to Hickam Avenue, a 60-foot local street, and lot 4 will have direct access to Cimarron Road, an 80-foot collector street.

### Waiver of Development Standards – Detached Sidewalk

This request is to waive Section 30.64.030 requiring detached sidewalks along Hickam Avenue and Cimarron Road. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. Except for the sidewalks on the south side of Hickam Avenue, within the City of Las Vegas jurisdiction, no other sidewalks currently exist adjacent to the subject parcel.



## TANEY ENGINEERING

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

### **Waiver of Development Standards – Off-Site Improvements**

This request is to waive Section 30.52.040 requiring full off-site improvements along Cimarron Road. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, streetlights, and a minimum paved roadway of 32-feet.

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

This request is to waive Section 30.64-50 (a)(4) to allow for a total 4-foot retaining wall where 36 inches is allowed. The retaining walls above 3 feet will be located along the north and east property lines and are necessary for the site to maintain adequate drainage and to allow for the proposed 5-foot drainage easement to function.

### **Waiver of Development Standards – Sole Access to a Collector Street**

This request is to waive Section 30.56.080 (f) prohibiting single-family residential lots from having sole access to a collector street. Lot 4 is proposed to be the only lot with sole access from Cimarron Road, an 80-foot collector street. To meet the desired density and comply with R-E (Rural Estate Residential) standards, it is not feasible to design the site around an internal street and cul-de-sac. Requests of this nature have been previously approved and properties with similar access exist along Cimarron Road. As most of Cimarron Road is currently improved to rural street standards north and south of the site, it is not believed that this waiver will have an adverse effect on traffic or public safety.

### **Design Review – Excess Fill**

This request is for a design review to allow for an excess fill of 4 feet where a 3-foot maximum is allowed per Section 30.32.040-9. The excess fill is needed on lot 4 so that the site maintains adequate drainage and better matches the existing grade of Hickam Avenue and Cimarron Road.

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

Sincerely,

Susan Florian  
Land Planner

12/05/23 PC AGENDA SHEET

ATTACHED GARAGE SETBACK  
(TITLE 30)

RAINBOW SKY ST/RUNNING COLORS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0694-TAXPAYER:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce interior side setbacks in conjunction with an existing single family residence on a portion of 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Rainbow Sky Street, approximately 200 feet south of Running Colors Avenue within Lone Mountain. MK/dd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-11-310-011

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the interior side setback for a principal structure to 5 feet where a minimum of 10 feet is required per Table 30.40-1 (a 50% decrease).
- b. Reduce the interior side setback for a principal structure roof overhang to 3 feet where a minimum of 10 feet is required per Table 30.40-1 (a 70% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8347 Rainbow Sky Street
- Site Acreage: 0.5
- Project Type: Attached RV garage
- Number of Stories: 2
- Building Height (feet): 23
- Square Feet: 3,780 (principal residence)/1,325 (RV garage addition)/5,105 (total)

Site Plan

The site plan depicts a new recreational vehicle (RV) garage addition to an existing single family residence. The proposed garage is attached to the southern portion of the home, and will be 53 feet long and 25 feet wide. The total square footage of the garage addition will be 1,325 square feet. The garage will be set back 24 feet from Rainbow Sky Street, approximately 50 feet from

the front property line extending out into the middle of the street, and will be set back 5 feet from the southern property line.

Additionally, the plans depict the roof overhang of the proposed addition will extend an additional 2 feet into the required setback. This eave intrusion will reduce the setback on the southern side of the property to 3 feet.

Landscaping

No changes to the front yard landscaping along Rainbow Sky Street are proposed with this application.

Elevations

Elevation plans for the garage addition show the structure at 23 feet above finished grade. Additionally, a 2 foot roof overhang is shown around the addition. French doors are shown as an entry to the garage from the rear yard, and a roll-up garage door faces the front (east) of the property. The garage is shown on plans to match the existing paint color and stucco of the house.

Floor Plans

The proposed garage will be comprised of 2 stories, the first story will be used for RV parking, while the second story is only made up of a small mezzanine for personal storage. There are 3 proposed points of entry into the garage; one entry on the west side of the building from the rear yard, one entry from the existing residence, and the garage door facing Rainbow Sky Street.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed garage will be used for the storage of a recreational vehicle. Additionally, the applicant states that the property meets parking standards for single family residences, that the garage will match the existing residence, and notes that the landscaping will not change with this project.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	City of Las Vegas	R-PD3	Public right-of-way & single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

The homes in the neighborhood are custom-built and sit upon large lots, many of which contain sport courts, casitas, and other structures. The addition of an attached RV garage fits with the character of the neighborhood, and the architectural compatibility of the addition will help the addition blend with the rest of the property. For these reasons, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- No comment.

**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:** ENRIQUE BINYONS

**CONTACT:** GABRIEL RODRIGUEZ DE HARO RODRIGUEZ, AMERICAN  
SOUTHWEST ELECTRIC, 4485 RIVIERA RIDGE AVE, LAS VEGAS, NV 89115

DRAFT





# 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 (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WIS-23-0694</u> DATE FILED: <u>10/2/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>11/14/2023</u> PC MEETING DATE: <u>12/5/2023</u> BCC MEETING DATE: _____ FEE: <u>\$475.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Enrique Binyons</u> ADDRESS: <u>8347 Rainbow Sky</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-</u> CELL: <u>702-738-5669</u> E-MAIL: <u>rsbinyons@cox.net</u>
	<b>APPLICANT</b>  NAME: <u>American Southwest Electric</u> ADDRESS: <u>4485 Riviera Ridge Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-643-2900</u> CELL: <u>702-569-1942</u> E-MAIL: <u>Gabriel@asev.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Gabriel Rodriguez De Haro</u> ADDRESS: <u>4485 Riviera Ridge Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-643-2900</u> CELL: <u>702-569-1942</u> E-MAIL: <u>Gabriel@asev.com</u> REF CONTACT ID #: <u>251692</u>

ASSESSOR'S PARCEL NUMBER(S): 125-11-310-011  
 PROPERTY ADDRESS and/or CROSS STREETS: 8347 Rainbow Sky  
 PROJECT DESCRIPTION: Garage Attached Addition

(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.

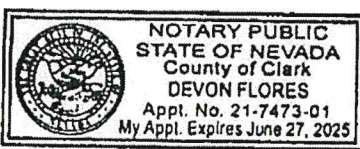
[Signature]  
 Property Owner (Signature)\*

Enrique Binyons  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 16, 2023 (DATE)

By Enrique Binyons  
 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.

115 95044

Enrique and Silvia Binyons  
8347 Rainbow Sky Street  
Las Vegas, NV 89131

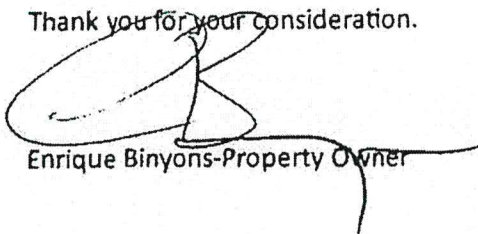
Attn: RE-3 Lone MTN

Permit- 23-101148, BD23-31563

Parcel- 1125-11-310-011

We are seeking a waiver request (5 feet set back in lieu of 10 feet setback from property line) to the above-mentioned address of our single-family home, to build an attached RV garage to our primary residence the existing landscaping will not change, the single-family residence require two parking spaces. If the above request is granted it would allow us to better utilize our land to appropriately fit a recreational vehicle for our family to utilize. The new addition will match the same materials and colors of the principal residence.

Thank you for your consideration.



Enrique Binyons-Property Owner

**PLANNER  
COPY**