



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

December 12, 2023

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will also 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: Don Cape, Chairperson
Kim Burton, Vice Chairperson
Chris Darling
Carol Peck
Allison Bonanno

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

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

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

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state 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 November 28, 2023. (For possible action)
- IV. Approval of the Agenda for December 12, 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

01/02/24 PC

- 1. **UC-23-0753-MT SUNRISE VIEW LTD & GILBERT LADD & ADRIANE TRS: USE PERMIT** to establish a heliport. **WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping in conjunction with an existing single family residence on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Red Coach Avenue and the east side of Grand Canyon Drive within Lone Mountain. RM/hw/syp (For possible action)

01/03/24 BCC

- 2. **ET-23-400162 (UC-21-0324)-CARRIAGE FUNERAL HOLDINGS, INC: USE PERMIT FIRST EXTENSION OF TIME** for a funeral home. **WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for a proposed funeral home on 2.0 acres in an R-E Zone. Generally located on the north side of Lone Mountain Road and the west side of Tenaya Way within Lone Mountain. RM/rp/syp (For possible action)
- 3. **WS-23-0757-COMBS, ELIZABETH & WELDY, TODD JEROME & BRITNI M.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and street landscaping; 2) access to an arterial street; 3) eliminate circular driveway; and 4) full off-sites improvements on 2.1 acres in an R-E Zone. Generally located on the southeast corner of Mustang Street and Iron Mountain Road within Lone Mountain. MK/sd/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: January 9, 2024.
- 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

November 28, 2023

MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of November 14, 2023, Minutes
Moved by: DON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for November 28, 2023
Moved by: Don
Action: Approved agenda with items 3&4 and 5&6 heard together
Vote: 4/0 - Unanimous
- IV. 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

12/05/23 PC

1. **SC-23-0699-COSMIC DEVELOPMENT, LLC: STREET NAME CHANGE** to name a private unnamed cul-de-sac Snowlee Court. Generally located on the north side of Ann Road, 315 feet east of Conquistador Street within Lone Mountain. RM/jud/syp (For possible action)

Action: APPROVED as submitted, subject to all staff conditions

Moved By: ALLISON

Vote: 3/1

(Member opposed stated there were no other small streets off Ann Rd)

12/06/23 BCC

2. **VS-23-0512-TRIPLE TREE: HOLDOVER 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: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 4/0 Unanimous

3. **WS-23-0511-TRIPLE TREE: HOLDOVER 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: APPROVED as submitted, subject to all staff conditions

Moved By: ALLISON

Vote: 4/0 Unanimous

4. **TM-23-500107-TRIPLE TREE: HOLDOVER 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: APPROVED as submitted, subject to all staff conditions

Moved By: ALLISON

Vote: 4/0 Unanimous

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

12/19/23 PC

5. **AR-23-400160 (WC-22-400113 (WS-1156-08))-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS APPLICATION FOR REVIEW** for a waiver of development standards limiting a maximum of 35 guests per museum event in conjunction with a museum on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)

Action: APPROVED as submitted, subject to all staff conditions

Moved By: DON

Vote: 4/0 Unanimous

6. **AR-23-400161 (WC-22-400112 (UC-1674-06))-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS APPLICATION FOR REVIEW** of a use permit limiting to 24 days per calendar year in conjunction with a museum on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side of El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)

Action: APPROVED as submitted, subject to all staff conditions

Moved By: DON

Vote: 4/0 Unanimous

7. **ET-23-400145 (UC-22-0141)-BERGIN DAVID & CHRISTEL: USE PERMIT FIRST EXTENSION OF TIME** to allow an accessory structure (enclosed tennis court with lights) prior to a principal use (residence) on a portion of 0.6 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tioga Way and the north side of Ackerman Avenue (alignment) within Lone Mountain. MK/mh/syp (For possible action)

Action: DENIED as submitted due to applicant's refusal to cease use of the tennis court until properly permitted.

Moved By: DON

Vote: 4/0 Unanimous

8. **WS-23-0738-ESTRADA NOEL VALENZUELA & REYNAGA LORENA ELIZABETH TORRES: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation for an existing accessory structure (storage building and pool water feature) in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Mustang Street and 129 feet south of Fort West Road within the Lone Mountain Planning Area. MK/lm/syp (For possible action)

Action: DENIED as submitted as board feels structure should be in compliance with all setbacks

Moved By: CHRIS

Vote: 4/0 Unanimous

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

12/20/23 BCC

9. **WS-23-0725-MAR PROPERTIES, LLC: WAIVER OF DEVELOPMENT STANDARDS** to eliminate sidewalk and street landscaping. **DESIGN REVIEW** for finished grade on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of La Mancha Avenue and Egan Crest Drive within Lone Mountain. RM/jud/syp (For possible action)

Action: APPROVED as submitted, subject to all staff conditions

Moved By: ALLISON

Vote: 3/0 Unanimous

(Chris Darling abstained due to personal involvement with application)

VII. General Business

1. Approved the 2024 calendar with the following meeting cancellations: November 26th & December 31st.
2. Finalized budget requests for next Fiscal Year to include mitigating excess lighting & fixing metal landscaping.

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be December 12, 2023

X. Adjournment
The meeting was adjourned at 7:50 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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0753-MT SUNRISE VIEW LTD & GILBERT LADD & ADRIANE TRS:

USE PERMIT to establish a heliport.

WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping in conjunction with an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Red Coach Avenue and the east side of Grand Canyon Drive within Lone Mountain. RM/hw/syp (For possible action)

RELATED INFORMATION:

APN:

138-06-601-012

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate perimeter landscaping in conjunction with a heliport adjacent to a less intensive use where landscaping per Figure 30.64-11 is required per Table 30.44-1 and Table 30.64-2.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9585 Red Coach Avenue
- Site Acreage: 2
- Project Type: Private heliport (Helipad)
- Square Feet: 8,836 (overall heliport area)

Site Plan & Request

The site plan depicts an existing, approximately 12,500 square foot single family residence located at the southeast corner of Red Coach Avenue and Grand Canyon Drive. The plans show that a porte cochere is located to the northwest of the residence and a large pool and patio are located to the southeast of the residence. Presently to the south of the pool and patio area are hard surfaced (asphalt) play court areas. The site is accessed by 2 residential gated driveways along Red Coach Avenue and 1 residential gated driveway along Grand Canyon Drive.

The applicant is requesting to construct and maintain a personal heliport, that will exclusively consist of a single helipad, in the southeast corner of the property. The plans show that the helipad Touchdown and Liftoff area (TLOF) will be approximately 50 feet wide by 50 feet long

for a total of 2,500 square feet, and will be set back 24 feet from the eastern property line and 22 feet from the southern property line. The Final Approach and Take-Off (FATO) area is shown to extend an additional 20 feet beyond the edge of the helipad with an additional 12 foot safety area provided beyond the FATO area. The safety area is shown to extend up to the southern and eastern property lines of the site. The overall area of the heliport, including the helipad, FATO area, and safety area is a 94 foot by 94 foot area for a total of 8,836 square feet. No support facilities such as fueling and maintenance facilities are shown and no structures are proposed. The applicant has received a letter of no objections with conditions from the Federal Aviation Administration (FAA) regarding the proposed airspace and traffic pattern, and the site has received a letter of no objection from the Nevada Department of Transportation, Aviation Division after a safety review of the site. Form 740-1 "Notice of Landing Area Proposal" will still need to be submitted to the FAA.

Landscaping

The plans show that any existing landscaping on-site shall remain with no additional landscaping proposed. The applicant indicates that any landscaping within the heliport area will be removed for safety reasons. The existing landscaping on-site primarily consists of various shrubs placed within the front of the residence along Red Coach Avenue and Grand Canyon Drive, and within the backyard of the residence. The existing trees are primarily 13, thirty foot tall Date Palm (*Phoenix dactylifera*) trees spread across the site. A 6 foot high gabion wall is shown approximately 15 feet from the southern property line, and approximately 20 feet from the western property line with an approximately 10 foot high existing rock retaining wall placed along the southern property line and approximately 10 feet from the western property line.

Applicant's Justification

The applicant states that they are requesting this heliport for recreational purposes and that the proposed heliport will be for personal use only. The applicant also states that the heliport will only be active during daylight hours and will be limited to one landing and take-off per day. The applicant indicates that all necessary approvals have been received from NDOT and the FAA. In their planning report, they state that there will be no environmental impacts on the site and all FAA flight regulations will be followed. The applicant states there will be no air traffic control tower on site and there should be no air traffic concerns due to the frequency of flights to the heliport. The report indicates that the aircraft on the site will be limited to one, 40 foot rotor diameter helicopter and operations will be limited to daylight hours with 1 take-off and landing per week. The applicant indicates in the report that the location of the helipad/TLOF has been carefully selected to reduce impacts to the surrounding area and the flight path has been designed to fly over as much open space as possible and to reduce flights over residential areas. The applicant states that noise will be abated by operation time and flight frequency, along with flight altitudes and paths that limit interactions with nearby residents. In addition, the applicant states the aircraft used will have rotor technology that reduces noise and the location of the helipad will be screened by the existing residence to the north and a 6 foot gabion wall to the east and south, which should limit sound spread. Finally, the applicant states that the required landscaping is not needed due to the existing gabion wall and a 20 foot drainage easement to the east of the site. In addition, the applicant states that the existing wall and landscaping should be sufficient and landscaping in direct proximity to the helipad could cause a safety issue.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-528-89	Mobile home as a temporary residence during construction of a residence beyond the 18 month time limit - expired	Approved by PC	November 1989

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that while the area adjacent to the proposed heliport is currently undeveloped, the lots to the east and south both have active land use applications for single family residential developments which would be greatly impacted by flights in and out of the proposed heliport. The heliport is also raised above the surrounding properties by about 10 feet, which would exacerbate any issues caused by the heliport operations on the site. Furthermore, the surrounding neighborhood is heavily residential with several subdivisions within a couple of miles of the proposed site. Staff finds that a heliport in such a heavily residential area would impart undue burdens on both existing residents, but also future residents. In addition, while there are several noise abatement strategies described to limit impacts, staff finds that these are insufficient, and several property owners would still be impacted given the weekly nature of flights into and out of the heliport. Finally, staff finds that approval of this use permit would be contradictory to the policies of Goal 1.5 of the Master Plan, which encourages proper and appropriate development within the Rural Neighborhood Preservation areas of the County. For these reasons, staff cannot support this use permit.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

While staff acknowledges that the existing 6 foot wall is per Figure 30.64-11 and would provide adequate screening, the purpose of landscape buffers for a use such as a heliport is not only for screening, but noise abatement. Staff finds that the addition of landscaping along the eastern and southern boundaries is necessary to screen the heliport, but most importantly to reduce noise impacts. Finally, while staff can understand the impacts such landscaping would have on flight operations, it seems that the helipad could have been placed on the site to allow the planting of this landscaping without impacting heliport operations. For these reasons, staff cannot support this waiver of development standards.

Department of Aviation

The community continues to express concerns regarding any type of helicopter overflight activity throughout the Las Vegas area. The heliport is not located at a Department of Aviation airport facility.

The Department of Aviation does not support helipads/heliports located in this residential neighborhood due to the noise, vibrations, dust, debris, and other issues that residents typically complain about regarding helicopter operations occurring in close proximity.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 07, 2024 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to commence and review as a public hearing;
- The proposed heliport is to be used for private/personal use only and is not to be used for any commercial purposes;
- Any future proposed accessory aircraft buildings shall be reviewed as a public hearing;
- Aircraft operations are limited to daytime hours and one take-off and landing per week;
- No fueling or maintenance of aircraft is permitted on site.

- Applicant is advised the application must commence within the time specified or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157 and receive No Objection;
- Applicant must comply with all FAA requirements and recommendations;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: LADD GILBERT
CONTACT: EMILY SIDEBOTTOM, TANEY ENGINEERING, 6030 S. JONES BLVD.,
SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-23-0753</u> DATE FILED: <u>11/7/23</u></p> <p>PLANNER ASSIGNED: <u>HW</u></p> <p>TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12/12/23</u></p> <p>PC MEETING DATE: <u>01/02/24</u></p> <p>BCC MEETING DATE: <u>02/07/24</u></p> <p>FEE: <u>\$1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>Ladd Gilbert and Adriane Gilbert, Trustees of the Mt. Sunrise View LTD</u></p> <p>ADDRESS: <u>4750 Copper Sage St.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u></p> <p>TELEPHONE: <u>702-236-3324</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>ladd@vtconstruction.org</u></p>
	APPLICANT	<p>NAME: <u>Ladd Gilbert</u></p> <p>ADDRESS: <u>4750 Copper Sage St.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u></p> <p>TELEPHONE: <u>702-236-3324</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>ladd@vtconstruction.org</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering Attn: Emily Sidebottom</u></p> <p>ADDRESS: <u>6030 S. Jones Blvd.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: <u>n/a</u></p>

ASSESSOR'S PARCEL NUMBER(S): 138-06-601-012

PROPERTY ADDRESS and/or CROSS STREETS: Red Coach & Grand Canyon

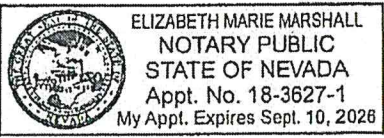
PROJECT DESCRIPTION: Helipad

(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)* Ladd Gilbert
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 4, 2023 (DATE)
By Ladd Gilbert



NOTARY PUBLIC: Elizabeth M. Marshall

*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 5, 2023

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

CIVIL
ENGINEERING

UL-23-0753

**Re: Red Coach & Grand Canyon
APR-23-100550
APN: 138-06-601-012
Justification Letter (Revised)**

To whom it may concern:

Taney Engineering, on behalf of Ladd Gilbert, is respectfully submitting justification for a Special Use Permit and Waiver of Development Standards to allow a heliport to be constructed and operate at a single-family residence.

Special Use Permit – Heliport

Our client is a licensed helicopter pilot who would like to establish a heliport at his existing single-family residence for his personal use. The subject property is 2 acres and located on the southeast corner of Red Coach Avenue and Grand Canyon Drive. The property is zoned R-E (Rural Estates Residential) with a planned land use of RN (Ranch Estate Neighborhood), within an RNP-I (Rural Neighborhood Preservation) Overlay District. Adjacent properties are a mix of developed and undeveloped parcels designated in the same manner.

The proposed heliport will be in the southeast corner of the property and have an asphalt surface touchdown and lift off area (TLOF) measuring 50 feet by 50 feet. All the Federal Aviation Administration (FAA) safety considerations and guidelines will be complied with. The heliport will only be operational during daylight hours and used solely for recreational purposes. The heliport will be used once per week and limited to one landing and takeoff per day. As required per Table 30.44-1, a planning report and heliport analysis with additional information has been provided with this application.

All required forms and exhibits were submitted digitally to the Federal Aviation Administration (FAA) for review. Once the review is completed, evidence of approval will be provided to Clark County.

Waiver of Development Standards – Residential Screening

This request is to waive Table 30.64-2 requiring an intense landscape buffer adjacent to a residential use. There is an existing 20-foot drainage easement east of the proposed location of the heliport and an existing 10-foot landscape buffer, with plantings every 20 feet, to the south. As the site is already developed, with undeveloped parcels on the north, east, and west boundaries, it is not believed that eliminating the eastern landscape buffer will adversely affect the adjacent properties.



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,

Jeremiah Delci-Johnson
Land Planner



TANEY ENGINEERING

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

July 17, 2023

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

CIVIL
ENGINEERING

UL-23-0753

**Re: Red Coach & Grand Canyon
APR-23-100550
APN: 138-06-601-012
Planning Report (Revised)**

To whom it may concern:

Taney Engineering, on behalf of Ladd Gilbert, is respectfully submitting the following planning report and heliport analysis as required per Table 30.44-1 to accompany our application for the construction and operation of a proposed heliport at a single-family residence.

Land Use Compatibility

The heliport is designed to ensure compatibility with the adjacent residential land use. By complying with applicable noise, safety, and environmental regulations, the heliport aims to minimize any potential impact on the adjacent properties. To address any concerns and mitigate disturbances, measures are employed such as carefully selecting the location of the heliport within the property, establishing flight patterns that avoid residential areas as much as possible, and implementing comprehensive safety measures. Open communication with the community and ongoing monitoring and evaluation of operations will further contribute to maintaining the compatibility with adjacent properties.

Environmental Impact

There will be no environmental impact resulting from the construction or operation of the heliport. The property already has an asphalt surface landing location on it and requires no further grading or construction. No maintenance will be conducted on the aircraft at the property. Should there be any accidental hazardous waste at the heliport it will be removed and disposed of in accordance with correct hazardous material disposal procedures.

Sound Abatement

Section 30.68.020 (h) (5) of the Clark County Code states that aircraft noise is not subject to compliance with the maximum permitted sound levels outlined in Table 30.68-1; however, the heliport will adhere to the noise standards for civilian aircrafts described in Part 36 of Title 14 of the Code of Federal Regulations. Noise mitigation efforts will include limiting operations to daylight hours only, maintaining flight paths and altitudes that minimize interactions with residents, and advanced helicopter technologies such as rotor blades that produce less noise during operations. In addition to these noise abatement measures, the proposed location of the heliport is screened by an existing home to the north and a 6-foot-high concrete block wall and landscaping to the east, south, and west. Any noise produced will be minimized in every way to ensure the least possible disruption to residents, pets, and wildlife.



Safety Considerations

The heliport has been designed to create a safe operating area around the aircraft per FAA guidelines. No lighting will be installed as all helicopter operations will be during the daytime. The heliport will not interfere with any other airports or flight paths.

Hours of Operation

The heliport will only be operational during daylight hours and used solely for recreational purposes. The heliport will be used once per week and limited to one landing and takeoff per day.

Air Traffic Control

This will be a private heliport so there will be no Air Traffic Control concerns as the heliport will not be available for public use.

Aircraft Type

The most demanding aircraft that would operate at the heliport will have a 40-foot rotor diameter.

Flight Corridor

The flight path into and out of the property will be 2 miles or less over sparsely populated residential areas to the north and west. All flights would meet the criteria outlined in Part 91, Section 119, of Title 14 of the Code of Federal Regulations and would create no potential risk to people or property on the ground.

Flight Rules

Visual Flight Rules (VFR) will be used for all operations which will meet all minimums and criteria outlined in Part 91 of Title 14 of the Code of Federal Regulations.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400162 (UC-21-0324)-CARRIAGE FUNERAL HOLDINGS, INC:

USE PERMIT FIRST EXTENSION OF TIME for a funeral home.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a proposed funeral home on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Lone Mountain Road and the west side of Tenaya Way within Lone Mountain. RM/rp/syp (For possible action)

RELATED INFORMATION:

APN:

125-34-410-058; 125-34-410-068

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a proposed driveway along Lone Mountain Road to a minimum of 26 feet and along Tenaya Way to a minimum of 18 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 65% and 76% reduction respectively).

LAND USE PLAN:

LONE MOUNTAIN- LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Funeral home
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 11,625
- Parking Required/Provided: 117/117

Site Plans

The approved plans show a funeral home that will be developed on 2 parcels of land that are located directly across the street from Bunker's Memory Gardens Cemetery in Lone Mountain. The property is bordered on the north and west by existing R-E zoned residential parcels. The building is centrally located on-site which has access to Lone Mountain Road to the south and Tenaya Way to the east. Parking is shown around the perimeter of the site with a total of 117 parking spaces being provided where 117 parking spaces are required.

Landscaping

The streetscape along Lone Mountain Road and Tenaya Way will provide landscape planters that are 10 feet to 24 feet in width and will include trees, shrubs, and groundcover. The landscaping provided along the residential property lines to the north and west will consist of a double row of Mondell pines that are off-set 10 feet on-center. Interior to the site, landscaping is provided along the building footprint and parking areas.

Elevations

The approved plans depict the building will be single story with a residential style to match the surrounding area. The funeral home will have a pitched roof with varying building heights from 14 feet to just under 35 feet. The exterior of the building will have an earth tone stucco finish with cultured stone accents and a concrete tile roof.

Floor Plan

The funeral home consists of an overall area of 11,625 square feet with a 1,630 square foot open courtyard in the middle of the building. The facility provides a reception and lobby area, courtyard, primary service area, arrangement meeting rooms, office, repose room, embalming room, restrooms, and other miscellaneous rooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0324:

Current Planning

- Update Commissioner Miller's office throughout the development on progress;
- No wall signage;
- Architecture to remain ranch style;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- "No left turn" sign to be installed at exit onto Tenaya Way;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant indicates that since the approval of UC-21-0324, the project start of construction was delayed since the City of Las Vegas refused to provide sewer services for the project. The applicant was not able to obtain the permits and start construction; however, the City of Las Vegas has removed the hold on the sewer service and will start the permitting process. The applicant states that to comply with the condition of the Notice of Final Action of the original application, the owner representative has communicated and updated Commissioner Miller's office throughout the development process on the issues they faced with the rejection to provide sewer services from the City of Las Vegas.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0323	Vacated and abandoned a portion of right-of-way	Approved by BCC	September 2021
UC-21-0324	Funeral home with waiver to allow modified driveway design standards and design review	Approved by BCC	September 2021
UC-0187-08	Congregate care facility - expired	Approved by BCC	July 2008
VS-0188-08	Right-of-way between Lone Mountain Road and Verde Way - expired	Approved by PC	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	City of Las Vegas	U(L)	Bunker's Memory Gardens Cemetery
East	City of Las Vegas	R-PD5	Painted Desert single family residential & multiple family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Since the original approval, a drainage study was approved in March 2022. Staff finds that the applicant has complied with the first condition on the original Notice of Final Action. They faced issues out of their control which delayed the project. Therefore, staff can support the request for an additional 2 years.

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:

Comprehensive Planning

- Until September 22, 2025 to commence.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: RAMI ATOUT
CONTACT: 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134

DRAFT

PLANNED COPY



LAND USE APPLICATION
DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Form with columns for Application Type, Staff, Property Owner, Applicant, and Correspondent. Includes checkboxes for various application types and fields for names, addresses, and contact information.

ASSESSOR'S PARCEL NUMBER(S): 125-34-410-058 AND 125-34-410-068
PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain Rd & Tenaya Way
PROJECT DESCRIPTION: 11,000 SF Funeral Home, single story building.

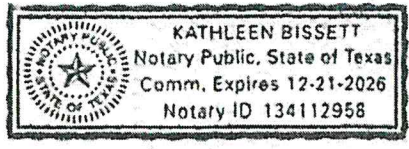
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* Steve Metzger
Property Owner (Print)

STATE OF Texas
COUNTY OF Hams

SUBSCRIBED AND SWORN BEFORE ME ON 10/20/2023 (DATE)
By Kathleen Bissett

NOTARY PUBLIC: Kathleen Bissett



*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.

Extension of time justification letter

October 24, 2023

CIVIL
ENGINEERINGClark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106Regarding: Lone Mountain Funeral Home
Lone Mountain Rd. & Tenaya Way
APN: 125-34-410-058 & 125-34-410-068

UC-21-0324

Request for Extension of Time

To whom it may concern:

Please accept this document as the Extension of Time justification letter for the above-referenced project.

The project is an 11,625 sq. ft. single-story building that will serve as a new funeral home for Bunkers Mortuary & Cemeteries in the Northwest area of the Las Vegas Valley. It has a residential feel and high-quality finishes matching the existing surrounding style of the rural residential properties.

The project start of construction was delayed by the City of Las Vegas, as they refused to provide sewer service for the project as directed by the City Councilman at that time, so we were not able to obtain our permit and start construction, but since the new election, the new Councilwoman has removed the hold on the sewer service, so we can restart the permitting process again,

Regarding the conditions in the original Notice of Final Action (NOFA), please see below:

- The Owner representative Mr. Larry Davis with Bunkers Mortuary & Cemeteries has communicated and updated Commissioner Miller's office throughout the development process on the issues we faced with the rejection to provide sewer service from the City of Las Vegas.
- No wall signage will be provided.
- The architectural style will remain ranch style as designed and approved by Clark County planning.
- To my knowledge, there are no changes to Title 30 that will affect our original approval.
- We are providing a "No Left Turn" sign to be installed on the Tenaya Way exit.
- Drainage and Traffic studies have been submitted and approved by Public Works.
- Full Offsite Improvement plans have been submitted to Public Works, but approval has been held up due to the City of Las Vegas Sanitation denying us service for the project. Once the time extension is approved, we will resubmit the plans to Public Works as required.

We are requesting an extension of time for **two years**, to allow us to complete the permitting process and construction,

The management team at Bunkers Mortuary & Cemeteries sincerely appreciates your consideration of our request.

Sincerely,

**Rami I.
Atout**

Digitally signed by Rami I. Atout
DN: cn=Rami I. Atout, o=Creative
Design Architecture, Inc., ou,
email=ratout@cdarch.com, c=US
Date: 2023.10.24 16:29:16 -07'00'

Rami I. Atout, AIA, NCARB
President
Creative Design Architecture, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0757-COMBS, ELIZABETH & WELDY, TODD JEROME & BRITNI M.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; 2) access to an arterial street; 3) eliminate circular driveway; and 4) full off-sites improvements on 2.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southeast corner of Mustang Street and Iron Mountain Road within Lone Mountain. MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:

125-11-502-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping including the detached sidewalk along Iron Mountain Road where landscaping and detached sidewalks are required per Figure 30.64-17.
- b. Eliminate street landscaping including the detached sidewalk along Mustang Street where landscaping and detached sidewalks are required per Figure 30.64-17.
2. Allow a proposed single family residential lot to have access to an arterial street (Iron Mountain Road) where not permitted per Section 30.56.080.
3. Allow a non-circular driveway to access an arterial street (Iron Mountain Road) where a circular design or on-site turnarounds are required per Section 30.56.040.
4. a. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Iron Mountain Road where required per Section 30.52.050.
- b. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Mustang Street where required per Section 30.52.050.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6265 Iron Mountain Road
- Site Acreage: 2.1
- Project Type: Single family residential
- Number of Lots/Units: 2

Site Plans

The plans depict a single family residential lot with an existing singlefamily structure. The plans depict a proposed split of the parcel into 2 parcels (Lots 1 and 2). The other parcel will be to the west and will allow for a single family residence. Per the plans submitted the proposed parcels to have a driveway that will allow access to an arterial street (Iron Mountain Road). Lot 1 is currently under construction with a new single family residence with plans to build a single family residence for Lot 2 in the future. Lot 2 will have a circular driveway that will allow access to Iron Mountain Road. Lot 1 shows a non-circular driveway with access onto Iron Mountain Road.

Landscaping

The applicant is requesting to waive required landscaping with detached sidewalk along both Mustang Street and Iron Mountain Road. No other landscaping is provided or shown on the interior of the property.

Elevations & Floor Plan

No plans have been provided. Elevation will be provided at time of permitting.

Applicant's Justification

The applicant states waivers are being proposed in order to maintain the character of the community by matching what has historically been accepted in the Ranch Estate Neighborhood. This plan minimizes adverse impacts by maintaining the character of historic development in the area (custom homes on 0.5 acre lots); provides in-fill for the area by paved street to the property; and is compatible with the overall plan and provides consistency with plan goals because the development is typical of the community and will remain so into the future.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The partial rural character of the area shows single family residential homes in the vicinity, without sidewalks or similar improvements. The request by the applicant will be to eliminate street landscaping along Mustang Street and Iron Mountain Road to allow the parcel to be developed to rural street standards. Code requires detached sidewalks with a landscape buffer to be provided along streets to ensure safety and aesthetic standards. In addition, the adjacent development to the east was approved with a 15 foot wide landscape area including a detached sidewalk along Iron Mountain Road. The intent of the Code is to have detached sidewalks with landscape areas, which aims to not only create consistent streetscapes along Iron Mountain Road and Mustang Street and will enhance the visual appeal of the area along with pedestrian safety measures. Also, the development to the south has a landscape strip outside of the perimeter wall. Staff finds that the applicant has not provided any justification to eliminate the required detached sidewalk and landscaping and cannot support this request.

Waiver of Development Standards #2

Staff is concerned that the design may create public safety issues and the site should be redesigned to avoid direct access to an arterial street (Iron Mountain Road). There have been traffic issues in other areas of the County where single family residential dwellings have direct access to arterial and collector streets. Staff finds that the request is a self-imposed hardship due to the proposed layout of the site. The site could be designed in a way that the lots would get access from Mustang Street. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff finds there is adequate lot area to accommodate a design that will allow for a circular driveway in accordance with the Code. Direct access from single family residential lots onto arterial streets is not allowed since a circular driveway will help prevent traffic hazards often associated with traditional driveways whereby residents would be backing out onto an arterial street into traffic. Therefore, staff finds the request is a self-imposed hardship due to the proposed layout of the development and can be redesigned and cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to not install full off-site improvements on Mustang Street and Iron Mountain Road as there are no other off-site improvements in the immediate area.

Staff Recommendation

Approval of waiver of development standards #4; denial of waivers of development standards #1 through #3.

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:

- Plant medium Evergreen trees at 20 feet on center outside of the perimeter wall along Mustang Street to be consistent with the development to the south;
- Certificate of occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is greater than 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs, to contact the City of Las Vegas.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ELIZABETH COMBS

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-23-0757</u> DATE FILED: <u>10/31/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12/12/23</u></p> <p>PC MEETING DATE: <u>01/2/24</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$475</u></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">PLANNER COPY</p>
	PROPERTY OWNER	<p>NAME: <u>Elizabeth Combs/Todd Weldy</u></p> <p>ADDRESS: <u>6265 Iron Mountain Road</u></p> <p>CITY: <u>Las Vegas NV</u> STATE: <u>NV</u> ZIP: <u>89131</u></p> <p>TELEPHONE: _____ CELL: <u>702-210-9631</u></p> <p>E-MAIL: <u>Bandjweldy@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>Elizatbeth Combs</u></p> <p>ADDRESS: <u>6545 Whispering Sands Drive</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u></p> <p>TELEPHONE: _____ CELL: <u>702-335-3775</u></p> <p>E-MAIL: <u>izzycombsrealtor@gmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>JPL Engineering, Inc.</u></p> <p>ADDRESS: <u>6725 S. Eastern Ave, Suite 5</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-898-6269</u> CELL: _____</p> <p>E-MAIL: <u>james@jplengineeringinc.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 125-11-502-001

PROPERTY ADDRESS and/or CROSS STREETS: Iron Mountain Road and Mustang Ave

PROJECT DESCRIPTION: MSM22-600063 2 Lot Parcel Map

(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] / Elizabeth Combs / Todd Weldy / Elizabeth Combs

Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

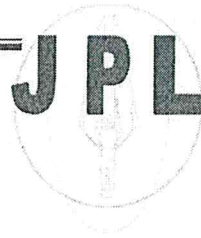
SUBSCRIBED AND SWORN BEFORE ME ON 05/30/23 (DATE)

By TODD WELDY / ELIZABETH COMBS

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.



23-0757

ENGINEERING • ENVIRONMENTAL • SURVEY

DESIGN • BUILD • CONSTRUCTION

October 16, 2023

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

RE: Weldy 2 Lot Parcel Map MSM22-600063
Waiver of Standards
APN: 125-11-502-001
Revision 4

Dear Staff:

On behalf of the applicant and owner, Elizabeth Combs and Todd Weldy and Britni Weldy, we are requesting a Waiver of Development Standards for the following:

- Waiver of Full Street Improvements (39.52.040) Iron Mountain Road and Mustang Street
- Driveway access on Iron Mountain Road (30.56.080 Lot Configuration)
- Waiver for Street Landscape (30.64-17)

Property Project Description

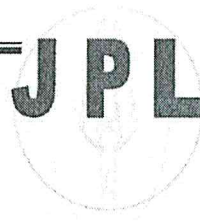
Location: SEC of Mustang and Iron Mountain
Area: 2.09 acres
Planned Use: Ranch Estates Neighborhood (2 du/ac)
Zoning: Rural Estates R-E (2 Units per acre)
Density: 1.05 units per Acre

Set backs

Front Set Back Facing Private Street	40'
Side Yard Advance to Public Street	15'
Side Yard Adjacent to Residential	10'
Back yard Adjacent to Residential	20'

Justification

These requests are being proposed in order to maintain the character of the community by matching what has historically been accepted in R-E and Ranch Estate Neighborhood.



23015 +

ENGINEERING • ENVIRONMENTAL • SURVEY
DESIGN • BUILD • CONSTRUCTION

In lieu of full offsites for Iron Mountain Road and Mustang Street a typical 32' street AC paving is proposed. Lot 2 will have a circular driveway such that vehicles will not have to back out onto Iron Mountain.

Additional Benefits and Comprehensive Plan Goals

This plan 1) minimizes adverse impacts by maintaining the character of historic development in the area (custom homes on 1/2 acre lots); 2) provides infill for the area by paved street to the property; 3) is compatible with the overall plan and provides consistency with plan goals plan because the development is typical of the community and will remain so into the future. .

Should you have any further questions please feel free to contact me (702)898-6269.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Lopez', with a long horizontal flourish extending to the right.

James Lopez, P.E.
JPL Engineering, Inc.