



**Lone Mountain Citizens Advisory Council**  
**Mountain Crest Neighborhood Services Center**  
**4701 N Durango Drive**  
**Las Vegas, NV 89129**  
December 28, 2021  
6:30pm

**AGENDA**

**Note:**

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

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

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, 702-219-0374, Jennifer.Damico@clarkcountynv.gov  
William Covington, 702-455-2540, William.Covington@clarkcountynv.gov  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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 December 14, 2021. (For possible action)
- IV. Approval of the Agenda for December 28, 2021, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning and Zoning

**01/05/22 BCC**

- 1. **VS-21-0651-B & F & SONS 1, LLP: VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road and between Tee Pee Lane and Park Street within Lone Mountain RM/jor/jo (For possible action)
- 2. **WS-21-0650-B & F & SONS 1, LLP: WAIVER OF DEVELOPMENT STANDARDS** for landscaping. **DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** increase finished grade in conjunction with a proposed single family residential subdivision on 4.0 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)
- 3. **TM-21-500181-B&F & SONS 1, LLP: TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.0 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)

**01/18/22 PC**

- 4. **WS-21-0697-LIVERMORE DAVID LEROY & HOPP DORINDA SUE: WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between a principal structure and a proposed accessory structure on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the west side of Mustang Street and the north side of Hermes Stables Court within Lone Mountain. MK/jvm/jo (For possible action)

**01/19/22 BCC**

- 5. **DR-21-0688-MORSE, JEFFREY & HALEY: DESIGN REVIEW** for finished grade in conjunction with a proposed single family residence on 1.1 acres in an R-E Zone. Generally located on the northeast corner of El Campo Grande Avenue and Dapple Gray Road within Lone Mountain. RM/sd/jo (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 vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: January 11, 2022.

X. Adjournment.

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



# Lone Mountain Citizens Advisory Council

December 14, 2021

## MINUTES

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Board Members:	Chris Darling – Chair – <b>EXCUSED</b> Dr. Sharon Stover – Vice Chair – <b>PRESENT</b> Kimberly Burton – <b>EXCUSED</b>	Carol Peck – <b>PRESENT</b> Bradley Burns – <b>PRESENT</b>
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 6:30 p.m.
  - II. Public Comment  
None
  - III. Approval of November 30, 2021 Minutes  
**Moved by: Carol**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
  - IV. Approval of Agenda for December 14, 2021  
**Moved by: Carol**  
**Action: Approved agenda as submitted with items 1-3 and 4-6 heard together**  
**Vote: 3/0 - Unanimous**
  - V. Informational Item(s)
    1. Discussed submitting preferences regarding the NDOT I-11 Planning and Environmental Linkages (PEL) Study

VI. Planning & Zoning

1. **VS-21-0651-B & F & SONS 1, LLP: VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road and between Tee Pee Lane and Park Street within Lone Mountain RM/jor/jo (For possible action)

**Action: HELD to December 28<sup>th</sup> CAC meeting to give applicant opportunity to hold neighborhood meeting**

2. **WS-21-0650-B & F & SONS 1, LLP: WAIVER OF DEVELOPMENT STANDARDS** for landscaping. **DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) increase finished grade in conjunction with a proposed single family residential subdivision on 4.0 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)

**Action: HELD to December 28<sup>th</sup> CAC meeting to give applicant opportunity to hold neighborhood meeting**

3. **TM-21-500181-B&F & SONS 1, LLP: TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.0 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)

**Action: HELD to December 28<sup>th</sup> CAC meeting to give applicant opportunity to hold neighborhood meeting**

4. **VS-21-0672-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS: VACATE AND ABANDON** a portion of a right-of-way being Elkhorn Road located between Sisk Road and Rebecca Road and a portion of right-of-way being Rainbow Boulevard between Elkhorn Road and Farm Road within Lone Mountain. MK/bb/jo (For possible action)

**Action: APPROVED as submitted subject to staff conditions and conditions that (1) landscaping along Rainbow match existing landscape to North and South of applicant's parcel, (2) applicant work with neighbors to save as many mature trees as possible, and (3) applicant must provide all new home buyers disclaimer that there is horse property adjacent to property.**

**Moved By: Carol**

**Vote: 3-0 Unanimous**

5. **DR-21-0668-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS: DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family detached residential development on 23.3 acres in an R-E (RNP-I) Zone. Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/bb/jo (For possible action)

**Action: APPROVED as submitted subject to staff conditions and conditions that (1) landscaping along Rainbow match existing landscape to North and South of applicant's parcel, (2) applicant work with neighbors to save as many mature trees as possible, and (3) applicant must provide all new home buyers disclaimer that there is horse property adjacent to property.**

**Moved By: Carol**

**Vote: 3-0 Unanimous**

6. **TM-21-500188-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS: TENTATIVE MAP** consisting of 43 single family residential lots and common lots on 23.3 acres in an R-E (RNP-I) Zone. Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/jvm/jo (For possible action)

**Action: APPROVED** as submitted subject to staff conditions and conditions that (1) landscaping along Rainbow match existing landscape to North and South of applicant's parcel, (2) applicant work with neighbors to save as many mature trees as possible, and (3) applicant must provide all new home buyers disclaimer that there is horse property adjacent to property.

**Moved By: Carol**

**Vote: 3-0 Unanimous**

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be December 28, 2021.

X. Adjournment

The meeting was adjourned at 8:17 p.m.

PATENT EASMENTS  
(TITLE 30)

ANN RD/TEE PEE LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0651-B & F & SONS 1, LLP:**

**VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road and between Tee Pee Lane and Park Street within Lone Mountain (description on file). RM/jor/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
125-30-806-009

**LAND USE PLAN:**  
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The site plan depicts existing patent easements along the north, east, and west property lines of the subject parcel. The west property line includes a 33 foot wide patent easement, and the north and east property lines include a 3 foot wide patent easement. Per the applicant, vacating the easements is necessary to develop the parcel into a future single family residential subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0605	Allowed a proposed single family residential lot to have access to an arterial street (Ann Road) - expired	Approved by PC	October 2018
VS-18-0606	Vacated and abandoned government patent easements - expired	Approved by PC	October 2018
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E zoning and from R-A to 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, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500181	A tentative map for 8 single family residential lots is a companion item on this agenda.
WS-21-0650	A waiver of development standards for landscaping and a design review for increased finished grade and custom homes for a single family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

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

**Public Works - Development Review**

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Ann Road improvement project;



- 90 days to record required right-of-way dedications and any corresponding easements for Ann Road improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** B & F & SONS 1, LLP

**CONTACT:** KENNETH ERLANGER, 4222 E. PINECREST CIRCLE, LAS VEGAS, NV 89121



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	Public Works sign-off required prior to submittal of VAPE: <u>  X  </u>		
<b>VACATION &amp; ABANDONMENT (VS):</b> <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY		DATE FILED: <u>11/1/2021</u>	APP. NUMBER: <u>VS-21-0651</u>	
<b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b> <input checked="" type="checkbox"/> PATENT EASEMENTS		PLANNER ASSIGNED: <u>JR</u>	For Applications going to Public Hearing: TAB/CAC <u>Lone Mountain</u>	
<input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____		ACCEPTED BY: <u>JR</u>	TAB/CAC DATE: <u>12/14/21</u>	
		FEE: _____ CHECK #: _____	PC MTG DATE: _____	
		COMMISSIONER: _____	BCC MTG DATE: <u>Jan. 5, 2022</u>	
		ZONE / AE / RNP: _____	For Administrative Applications LETTER DUE DATE: _____	
		PLANNED LAND USE: _____	NOTES: _____	
		OVERLAY(S)? _____		
		TRAILS? Y/N _____ PFNA? Y/N _____		

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>B &amp; F &amp; Sons 1 LLP</u> <b>ADDRESS:</b> <u>5909 Westgrove Drive</u> <b>CITY:</b> <u>Dallas</u> <b>STATE:</b> <u>Texas</u> <b>ZIP:</b> <u>75248</u> <b>TELEPHONE:</b> _____ <b>FAX:</b> _____ <b>CELL:</b> <u>(972) 567-9595</u> <b>E-MAIL:</b> <u>bhashemi2005@yahoo.com</u>
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<b>APPLICANT</b>	<b>NAME:</b> <u>Seyed M. Hashemi, Managing Partner</u> <b>ADDRESS:</b> <u>921 Ariel Heights Avenue</u> <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>Nevada</u> <b>ZIP:</b> <u>89138</u> <b>TELEPHONE:</b> _____ <b>FAX:</b> _____ <b>CELL:</b> <u>(972) 567-9595</u> <b>E-MAIL:</b> <u>bhashemi2005@yahoo.com</u>
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<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Kenneth J. Erlanger, P.E. KJE Consulting Engineers, Inc</u> <b>ADDRESS:</b> <u>4222 E. Pinecrest Circle</u> <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>Nevada</u> <b>ZIP:</b> <u>89121</u> <b>TELEPHONE:</b> <u>(702) 597-2988</u> <b>FAX:</b> _____ <b>CELL:</b> _____ <b>E-MAIL:</b> <u>kjeconsult@cox.net</u>
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**ASSESSOR'S PARCEL NUMBER(S):** 125-30-806-009

**PROPERTY ADDRESS and/or CROSS STREETS:** Ann Road and Tee Pee Lane

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.

<p><u>S M Hashemi</u>  Property Owner (Signature)</p> <p>STATE OF NEVADA  COUNTY OF <u>Dallas</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>8/24/21</u> (DATE)  By <u>Liagael Cousins</u>  NOTARY PUBLIC: <u>[Signature]</u></p>	<p><u>Seyed M. Hashemi</u>  Property Owner (Print)</p> <div style="border: 2px solid black; padding: 5px; text-align: center;">  </div>
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<b>STAFF</b>	<b>Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record.</b> <b>Subject to all standard conditions and the following conditions _____</b> <b>By (Public Works): _____ Date: _____</b>
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**KJE**  
**CONSULTING**  
**ENGINEERS, INC.**

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September 20, 2021

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, Nevada 89155-1741

VS-21-0651

**Re: Justification for the vacation of the existing patent easement not required for dedication (APN 125-30-806-009).**

Dear Sir/Mam:

We are submitting this justification to vacate the portion of the patent easement that has not been dedicated and is not needed for dedication. The 33' patent easement that we are looking at vacating is per book 834, instrument 793318.

**Patent Easement Vacation:**

This will include the vacation of the portions of the existing 33 foot patent easement that was not required along the western property line as well as the southern 3 feet of the patent easement adjacent to La Mancha and the 3 feet of the patent easement adjacent to Tee Pee.

Based on the above provided justifications, we request the approval of this patent easement vacation.

Sincerely,

KJE Consulting Engineers, Inc.



Kenneth J. Erlanger, P.E.

President

377-2 patent easement vacation (9-20-21).wps

LANDSCAPING & INCREASE FINISHED GRADE  
(TITLE 30)

ANN RD/TEE PEE LN

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0650-B & F & SONS 1, LLP:**

**WAIVER OF DEVELOPMENT STANDARDS** for landscaping.

**DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) increase finished grade in conjunction with a proposed single family residential subdivision on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-30-806-009

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Eliminate required landscaping for lots with rear yards adjacent to Tee Pee Lane per Figure 30.64-5 or Figure 30.64-6.
- b. Eliminate required landscaping for lots with rear yards adjacent to La Mancha Avenue per Figure 30.64-5 or Figure 30.64-6.
- c. Eliminate required landscaping for lots with side or rear yards adjacent to Ann Road per Figure 30.64-5 or Figure 30.64-6.

**DESIGN REVIEWS:**

1. A single family residential subdivision.
2. Increase finished grade up to 42 inches (3.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 133% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 4
- Number of Lots: 8
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 20,782/22,135 (gross)/18,009/19,773 (net)

- Project Type: Landscaping and increase finished grade

**Site Plan**

The site plan depicts a proposed single family residential subdivision with 8 lots for custom single family residences. Access to the subdivision is along the north property line adjacent to La Mancha Avenue. The proposed subdivision includes a 40 foot wide private street which runs north to south and 4 lots are located on the east and west sides of the private street. The minimum net lot size is 18,009 square feet and the maximum net lot size is 19,773 square feet. In between Lots 5 and 6 is a 15 foot wide City of Las Vegas sewer and private drainage easement to be privately maintained. Lastly, the applicant is proposing a 6 foot high CMU block wall along the north, east, and south property lines of the entire subdivision. An existing block wall is located along the west property line. The applicant is requesting to increase the finished grade on the southern portion of Lot 5 to a maximum of 42 inches where 18 inches is the maximum allowed per Title 30.

**Landscaping**

The applicant is requesting to eliminate required landscaping adjacent to La Mancha Avenue (northernmost property line), Ann Road (southernmost property line), and adjacent to Tee Pee Lane (easternmost property line). Landscaping is required within the perimeter of the lots adjacent to local streets (rear yard only) per Table 30.64-1 (Figure 30.64-5 or Figure 30.64-6). In addition, the applicant is requesting to eliminate required landscaping for lots with side or rear yards adjacent to Ann Road (arterial street) per Table 30.64-1 (Figure 30.64-5 or Figure 30.64-6).

**Applicant's Justification**

Per the submitted justification letter, eliminating landscaping adjacent to La Mancha Avenue, Tee Pee Lane, and Ann Road will preserve rural street characteristics within the RNP-I. A review of the neighboring properties shows that exterior landscaping has not been included within the immediate area, therefore, the request to eliminate landscaping is appropriate. In addition, due to the current topography of the site, lots adjacent to Tee Pee Lane (Lots 5 to 8) will exceed the increase finished grade to a maximum 3 feet, and lot 5 will be at a maximum of 3.5 feet (42 inches). The applicant is proposing custom homes for this proposed subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0605	Allowed, a proposed single family residential lot to have access to an arterial street (Ann Road) - expired	Approved by PC	October 2018
VS-18-0606	Vacated and abandoned government patent easements - expired	Approved by PC	October 2018
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) and R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0651	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-21-500181	A tentative map for 8 single family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

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

Staff finds that eliminating street landscaping adjacent to Ann Road, La Mancha Avenue, and Tee Pee Lane is not out of character for the neighborhoods within Lone Mountain. However, since staff does not support the companion tentative map, staff also cannot support this request.

Design Review #1

Staff finds that although the applicant is proposing custom homes for the development, staff cannot support this request since staff does not support the waiver of development standards and the companion tentative map (TM-21-500181).

**Public Works - Development Review**

Design Review #2

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

recommending denial of the tentative map in its entirety, staff cannot support this design review.

**Staff Recommendation**  
**Denial.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 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 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements for Ann Road;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Ann Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Ann Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- 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 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:** B & F & SONS 1, LLP

**CONTACT:** KENNETH ERLANGER, 4222 E. PINECREST CIRCLE, LAS VEGAS, NV  
89121







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input 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-21-0650</u> DATE FILED: <u>11/1/21</u> PLANNER ASSIGNED: <u>JOK</u> TAB/CAC: <u>LCNC MT</u> TAB/CAC DATE: <u>12/14/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/5/2022</u> FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>B &amp; F &amp; Sons 1 LLP</u> ADDRESS: <u>5909 Westgrove Drive</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75248</u> TELEPHONE: _____      CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Sayed M. Hashemi, Managing Partner</u> ADDRESS: <u>921 Ariel Heights Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____      CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Kenneth J. Erlanger P.E. KJE Consulting Engineers, Inc.</u> ADDRESS: <u>4222 E. Pinecrest Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>(702) 597-2988</u> CELL: _____ E-MAIL: <u>kjeconsult@cox.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-30-806-009

PROPERTY ADDRESS and/or CROSS STREETS: Ann Road and Tee Pee Lane

PROJECT DESCRIPTION: 3.99 acre parcel located between La Mancha and Ann Road on the west side of Tee Pee Lane

(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.

SEYED M. HASHEMI

S m Hashemi

Bdfmd sons 1 LP

Property Owner (Signature)\*

Property Owner (Print)

STATE OF Texas  
COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME ON 7/2/21 (DATE)

By Liagael Cousins

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.

**KJE**  
**CONSULTING**  
**ENGINEERS, INC.**

---

September 20, 2021

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, Nevada 89155-1741

WS-21-0650

**Re: Justification for the development of this 3.99 acre site as an eight lot single family development and waiver of development standards to remove perimeter landscaping, and to allow for an increase in the proposed grade to exceed the 18 inches allowed. The property is located on the northwest corner of Ann Road and Tee Pee Lane (APN 125-30-806-009).**

Dear Sir/Mam:

We are submitting this justification letter for the development of eight custom home lots, located within a proposed private cul-de-sac, and for the waiver of development standards as follows:

**Requested Waivers/Design Review:**

- 1) **Waiver of development standards to eliminate required landscaping along Tee Pee Lane and La Mancha Avenue per figures 30.64-5 and 30.64-6.**
- 2) **Waiver of development standards to eliminate required landscaping along Ann Road per figures 30.64-5 and 30.64-6.**
- 3) **Design review for increased finished grade to a maximum of 3.5 feet above existing grade when 18 inches is the maximum.**

The proposed development of this property will include lots that have a gross area that exceeds 20,000 sf and a net area that exceeds 18,000 for all eight proposed lots (RE lots). The proposed cul-de-sac will be developed to take access off La Mancha Avenue, and will be developed as a private street. The design of the cul-de-sac off La Mancha Avenue is in order to not cause traffic issues with accessing Ann Road so close to the intersection with Tee Pee Lane due to the expected future traffic with this becoming a fully developed arterial road. The development of the cul-de-sac as a private street will allow for an increase developable pad and thus provide for more options in regards to the design of the future homes that will be constructed on these pads.

**Landscape waiver for Tee Pee Lane and La Mancha Avenue:**

We are requesting a waiver of landscaping requirements along both Tee Pee Lane and La Mancha Avenue to follow the standards that have been allowed in the past for frontages along rural roads located within the rural preservation district. A review of the properties within this area of the rural preservation district has determined that exterior landscaping has not been included in the properties within this area.

**Landscape waiver for Ann Road:**

Per landscape requirements 4'x4' tree wells at 30 feet on center along Ann Road are required that include either a 24 inch box tree to be installed for medium sized trees planted or large trees planted as 15 gallon per figure 30.64-5 and section 30.64-8 of Title 30. While we understand that section 30.64 calls for the construction of either tree wells as shown on figure 30.64-5 or a fence with landscaping screen per figure 30.64-6, we believe that both of this options do not fit with the proposed development of this property. We are requesting a waiver of this condition for the tree wells to match to the majority of the surrounding properties that do not include any exterior landscaping, and the belief that the tree wells will cause a less desirable lot due to the wall pop outs impact on the interior of the lots. We also believe that providing trees behind a decorative fence with openings per figure 30.64-6 will take away from the privacy of the lots located adjacent to Ann Road and remove the ability of any screen walls from acting as a noise barrier from the future traffic that can be expected along Ann Road.

**6 Foot Decorative CMU wall:**

Plan call for a 6 foot tall decorative wall with the option of allowing per an additional retaining up to a maximum height of 3 feet where necessary. Retaining may be required due to the natural slope of the property being from west to east thus in order to install a cul-de-sac we need to slope the lots towards the cul-de-sac and thus may need some retaining. Any retaining along the property lines will be determined when preparing a detailed grading plan, and cannot be determined at this time with a preliminary grading analysis. Per section 30-64.050 6 foot allowed with a maximum of 3 feet of retaining

**City of Las Vegas Sewer Construction:**

Plan call for the extension of the sewer line across the frontage on Tee Pee Lane to be extended to the centerline of La Mancha Avenue per the City of Las Vegas. It should be noted that the sewer lines in this area are City of Las Vegas sewer lines. Due to the desire not to connect the cul-de-sac to Ann Road, we will need to submit for an easement to allow connection of the sewer main for the development into the sewer main that will be installed on Tee Pee Lane. It should also be noted that the project will be developed to use the proposed easement to also allow for the drainage of the site onto Tee Pee Lane.

**Las Vegas Valley Water District Waterline Construction:**

Plans call for the installation of waterlines along the frontage on Tee Pee Lane and La Mancha Avenue as well as extending the water lines into the cul-de-sac to service the lots. Plans also call for the installation of two fire hydrants within the proposed cul-de-sac.

**Design review for increased finished grade to 3.5 feet above existing:**

On tentative map sheet T2 we have shown the cross sections due to the proposed development including lots that will likely exceed the 18 inch increase of the height for the four lots that frontage along Tee Pee Lane. The maximum increase in height that is expected is 3.5 feet (will we determined the maximum increase in height will be approximately 3 feet, per a meeting with with Jason Allswang from Clark County development, it was determined that we would request a maximum height of 3.5'). It should be understood that these lots are located along the frontage of Tee Pee Lane, and that the proposed perimeter wall may require retaining, which per section 30-64.050 can be up to an additional 3 feet beyond the height of the proposed 6 foot CMU wall.

**Patent Easement Vacation:**

This project submittal will also include the vacation of the portions of the existing 33 foot patent easement that was not required along the western property line as well as the southern 3 feet of the patent easement adjacent to La Mancha and the 3 feet of the patent easement adjacent to Tee Pee.

Based on the above provided justifications, we request the approval of the use permit and waiver of development standards.

Sincerely,

KJE Consulting Engineers, Inc.



Kenneth J. Erlanger, P.E.

President

377-2\_Jus(9-20-21).wps

ANN ROAD/TEE PEE LANE  
(TITLE 30)

ANN ROAD/TEE PEE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500181-B&F & SONS 1, LLP:**

**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)

RELATED INFORMATION:

**APN:**

125-30-806-009

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 4
- Number of Lots: 8
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 20,782/22,135 (gross)/18,009/19,773 (net)
- Project Type: Single family residential development

**Project Description**

The tentative map plan depicts a proposed single family residential subdivision with 8 lots for custom single family residences. Access to the subdivision is along the north property line adjacent to La Mancha Avenue. The proposed subdivision includes a 40 foot wide private street which runs north to south and 4 lots are located on the east and west sides of the private street. The minimum net lot size is 18,009 square feet and the maximum net lot size is 19,773 square feet. In between Lots 5 and 6 is a 15 foot wide City of Las Vegas sewer and private drainage easement to be privately maintained. Lastly, the applicant is proposing a 6 foot high CMU block wall along the north, east, and south property lines of the entire subdivision. An existing block wall is located along the west property line.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0605	Allowed a proposed single family residential lot to have access to an arterial street (Ann Road) - expired	Approved by PC	October 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0606	Vacated and abandoned government patent easements - expired	Approved by PC	October 2018
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and from R-A to 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, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

Application Number	Request
VS-21-0651	A vacation and abandonment for patent easements is a companion item on this agenda.
WS-21-0650	A waiver of development standards for landscaping and a design review for increase finished grade and custom homes for a single family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, 7 of the proposed 8 single family residential lots do not meet the minimum 18,500 square foot lot size goal encouraged by the Lone Mountain Interlocal Agreement (2)(A); therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements for Ann Road;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Ann Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Ann Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

### **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 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: B&F & SONS 1, LLP**

**CONTACT: KENNETH ERLANGER, 4222 E. PINECREST CIRCLE, LAS VEGAS, NV  
89121**





T-4-21-500181



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>		<b>STAFF</b>	DATE FILED: <u>11/1/21</u>	APP. NUMBER: <u>TM-21-500181</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)			PLANNER ASSIGNED: <u>JOK</u>	TAB/CAC: <u>Lone MT</u>
<input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT		ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>12/14</u> TIME: _____	
		FEE: <u>\$2775 (W/DR/VS/TM)</u>	PC MEETING DATE: _____	
		CHECK #: <u>0109</u>	BCC MEETING DATE: <u>1/5/2022</u>	
		COMMISSIONER: _____	ZONE / AE / RNP: _____	
		OVERLAY(S)? _____	PLANNED LAND USE: _____	
		TRAILS? Y / N _____	PFNA? Y / N _____	
			NOTES: _____	

<b>PROPERTY OWNER</b>	NAME: <u>B &amp; F &amp; Sons 1 LLP (bhashemi2005@yahoo.com)</u>
	ADDRESS: <u>5909 Westgrove Drive</u>
	CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75248</u>
	TELEPHONE: _____ FAX: _____
	CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u>

<b>APPLICANT</b>	NAME: <u>Seyed M. Hashemi, Managing Partner (bhashemi2005@yahoo.com)</u>
	ADDRESS: <u>921 Ariel Heights Avenue</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: _____ FAX: _____
	CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u>

<b>CORRESPONDENT</b>	NAME: <u>Kenneth J. Erlanger, P.E. KJE Consulting Engineers, Inc</u>
	ADDRESS: <u>4222 E. Pinecrest Circle</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u>
	TELEPHONE: <u>(702) 597-2988</u> FAX: _____
	CELL: _____ E-MAIL: <u>kjeconsult@cox.net</u>

ASSESSOR'S PARCEL NUMBER(S): 125-30-806-009

PROPERTY ADDRESS and/or CROSS STREETS: Ann Road and Tee Pee Lane

TENTATIVE MAP NAME: Ann/Tee Pee Tentative Map

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: 3.99 acres

NUMBER OF LOTS: 8 GROSS DENSITY: 2 lots per acre

<b>STAFF</b>	COMMENTS: _____
	_____
	_____
	_____
	_____
	_____

**KJE**  
**CONSULTING**  
**ENGINEERS, INC.**

---

September 20, 2021

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, Nevada 89155-1741

TM-21-500181

**Re: Justification for the development of this 3.99 acre site as an eight lot single family development and waiver of development standards to remove perimeter landscaping, and to allow for an increase in the proposed grade to exceed the 18 inches allowed. The property is located on the northwest corner of Ann Road and Tee Pee Lane (APN 125-30-806-009).**

Dear Sir/Mam:

We are submitting this justification letter for the development of eight custom home lots, located within a proposed private cul-de-sac, and for the waiver of development standards as follows:

**Requested Waivers/Design Review:**

- 1) **Waiver of development standards to eliminate required landscaping along Tee Pee Lane and La Mancha Avenue per figures 30.64-5 and 30.64-6.**
- 2) **Waiver of development standards to eliminate required landscaping along Ann Road per figures 30.64-5 and 30.64-6.**
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The proposed development of this property will include lots that have a gross area that exceeds 20,000 sf and a net area that exceeds 18,000 for all eight proposed lots (RE lots). The proposed cul-de-sac will be developed to take access off La Mancha Avenue, and will be developed as a private street. The design of the cul-de-sac off La Mancha Avenue is in order to not cause traffic issues with accessing Ann Road so close to the intersection with Tee Pee Lane due to the expected future traffic with this becoming a fully developed arterial road. The development of the cul-de-sac as a private street will allow for an increase developable pad and thus provide for more options in regards to the design of the future homes that will be constructed on these pads.

**Landscape waiver for Tee Pee Lane and La Mancha Avenue:**

We are requesting a waiver of landscaping requirements along both Tee Pee Lane and La Mancha Avenue to follow the standards that have been allowed in the past for frontages along rural roads located within the rural preservation district. A review of the properties within this area of the rural preservation district has determined that exterior landscaping has not been included in the properties within this area.

**Landscape waiver for Ann Road:**

Per landscape requirements 4'x4' tree wells at 30 feet on center along Ann Road are required that include either a 24 inch box tree to be installed for medium sized trees planted or large trees planted as 15 gallon per figure 30.64-5 and section 30.64-8 of Title 30. While we understand that section 30.64 calls for the construction of either tree wells as shown on figure 30.64-5 or a fence with landscaping screen per figure 30.64-6, we believe that both of this options do not fit with the proposed development of this property. We are requesting a waiver of this condition for the tree wells to match to the majority of the surrounding properties that do not include any exterior landscaping, and the belief that the tree wells will cause a less desirable lot due to the wall pop outs impact on the interior of the lots. We also believe that providing trees behind a decorative fence with openings per figure 30.64-6 will take away from the privacy of the lots located adjacent to Ann Road and remove the ability of any screen walls from acting as a noise barrier from the future traffic that can be expected along Ann Road.

**6 Foot Decorative CMU wall:**

Plan call for a 6 foot tall decorative wall with the option of allowing per an additional retaining up to a maximum height of 3 feet where necessary. Retaining may be required due to the natural slope of the property being from west to east thus in order to install a cul-de-sac we need to slope the lots towards the cul-de-sac and thus may need some retaining. Any retaining along the property lines will be determined when preparing a detailed grading plan, and cannot be determined at this time with a preliminary grading analysis. Per section 30-64.050 6 foot allowed with a maximum of 3 feet of retaining

**City of Las Vegas Sewer Construction:**

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**Las Vegas Valley Water District Waterline Construction:**

Plans call for the installation of waterlines along the frontage on Tee Pee Lane and La Mancha Avenue as well as extending the water lines into the cul-de-sac to service the lots. Plans also call for the installation of two fire hydrants within the proposed cul-de-sac.

**Design review for increased finished grade to 3.5 feet above existing:**

On tentative map sheet T2 we have shown the cross sections due to the proposed development including lots that will likely exceed the 18 inch increase of the height for the four lots that frontage along Tee Pee Lane. The maximum increase in height that is expected is 3.5 feet (will we determined the maximum increase in height will be approximately 3 feet, per a meeting with with Jason Allswang from Clark County development, it was determined that we would request a maximum height of 3.5'). It should be understood that these lots are located along the frontage of Tee Pee Lane, and that the proposed perimeter wall may require retaining, which per section 30-64.050 can be up to an additional 3 feet beyond the height of the proposed 6 foot CMU wall.

**Patent Easement Vacation:**

This project submittal will also include the vacation of the portions of the existing 33 foot patent easement that was not required along the western property line as well as the southern 3 feet of the patent easement adjacent to La Mancha and the 3 feet of the patent easement adjacent to Tee Pee.

Based on the above provided justifications, we request the approval of the use permit and waiver of development standards.

Sincerely,

KJE Consulting Engineers, Inc.



Kenneth J. Erlanger, P.E.

President

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site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest-grade difference occurs at lots 9 and 35. Please review the site cross sections included with the companion Tentative Map application.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



S. Tracy Stratton  
Senior Project Manager

PLANNER  
COPY

ACCESSORY STRUCTURE  
(TITLE 30)

MUSTANG ST/HERMES STABLES CT

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0697-LIVERMORE DAVID LEROY & HOPP DORINDA SUE:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between a principal structure and a proposed accessory structure on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Mustang Street and the north side of Hermes Stables Court within Lone Mountain. MK/jvm/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-14-711-009

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the separation between a principal structure and an accessory structure to 4.5 feet where 6 feet is required per Table 30.40-1 (a 25% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6322 Hermes Stables Court
- Site Acreage: 0.5
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 1,466

**Site Plan**

The site plan depicts an existing home centered on a 0.5 acre parcel. The lot is located at the northwest intersection of Hermes Stables Court and Mustang Street, which are both private streets. Access to the site is provided by 1 existing and 1 proposed driveway from Hermes Stables Court. The proposed accessory structure (detached garage with an attached casita) is located to the east of the home and is set back 10 feet from Mustang Street. However, the proposed structure is only separated from the home by 4.5 feet where 6 feet is required.



Landscaping

Mature landscaping is located throughout the site and no additional landscaping is required.

Elevations

The accessory is approximately 18 feet in height and will have a stucco exterior with a tile roof to match the existing home.

Floor Plans

The garage area has an open floor plan and the attached casita will consist of a living room, a bedroom, and a bathroom.

Applicant's Justification

The applicant states that because they are doing 2 feet by 6 feet construction, they would lose 1.5 feet of interior width. The extra 1.5 feet in width makes it easier to store and maintain their cars.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0391-02	74 single family on 37.6 acres	Approved by PC	October 2002

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff has no objection to the reduced separation between the principal structure and the proposed accessory structure. The reduction only impacts the subject property and if any mitigation is required it will be determined during the building permit process.



**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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 comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DAVID LIVERMORE**

**CONTACT: DAVID LIVERMORE, 6322 HERMES STABLES CT, LAS VEGAS, NV 89131**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input 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>WS-21-0697</u> DATE FILED: <u>11-23-2021</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12-28-2021</u> PC MEETING DATE: <u>1-18-2022</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>DAVID LIVERMORE DORINDA HOFF</u> ADDRESS: <u>6322 HERMES STABLES CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>503 887 2023</u> CELL: _____ E-MAIL: <u>dave @ meadowlarkski . com</u>
	<b>APPLICANT</b>  NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-14-711-009  
 PROPERTY ADDRESS and/or CROSS STREETS: 6322 Hermes Stables Ct Las Vegas 89131  
 PROJECT DESCRIPTION: Garage / CASITA

(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.

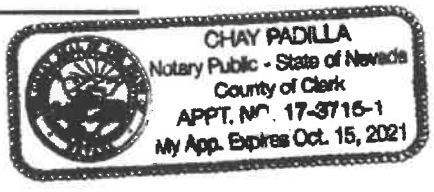
David Livermore  
Dorinda Hoff  
 Property Owner (Signature)

DAVID LIVERMORE  
 DORINDA HOFF  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON October 13, 2021 (DATE)  
 By David Livermore Dorinda Hoff

NOTARY PUBLIC: \_\_\_\_\_



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

APR-21-101404

Clark County Comprehensive Planning:

David Livermore and Dori Hopp

6322 Hermes Stables Ct.

Las Vegas, NV 89131

503.887.2023

dave@meadowlarkski.com

Located in the neighborhood of White Horse Estates.

We would like to ask for a waiver for setback distance from our existing house and our planned garage/pool house construction along with an access driveway.

This request is to allow us to build our garage/pool house 4.5 feet from our existing house instead of the 6 foot set back. We also would like to add a driveway to access the new garage. The accessory driveway is not going to be our primary driveway, it will just be used for our collector cars to enter and store in the garage with no vehicles left parked in the driveway for any extended period of time.

The reason for requesting the additional 1 and a half feet is to allow for additional space for the cars and work space. We are going to be building with a 2x6 construction in order to insulate the building well and make it as energy efficient as possible. With that type of construction, we lose a foot and a half of interior width.

Our home sits on a corner lot where the property line extends to the middle of the side street (Mustang St.) and to the middle of the front street (Hermes Stables Ct.). We have a block wall that attaches to the existing home and continues around the corner on Mustang Street. The plan is to remove the front wall along with a portion of the corner making access for the new building. (see our plot plan).

The building will set back further than the existing home and by removing a portion of the corner wall the visibility will actually be greater when turning right onto Hermes Stables Ct. Our proposed access driveway will be brick pavers and situated as per building code allowances from the corner of the street. Our landscape plan for the front and corner of the property will be in code for visibility when making turns for vehicles.

The proposed pool house will be used for overnight guests and party gatherings. It will not be used for extended stay or as a permanent home for anyone.

We are excited to get under construction, as we moved to Las Vegas a couple years ago and love being able to take our own cars to shows and be a part of the Vegas car scene. Building the garage provides us a place to store and maintain our cars along with having room to work on them. The extra foot and a half width allowance in the garage makes it easier for us to store and maintain our cars.

Thank You, Dave Livermore & Dorinda Hopp

PLANNED  
COPY

FINISHED GRADE  
(TITLE 30)

DAPPLE GRAY RD/EL CAMPO GRANDE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0688-MORSE, JEFFREY & HALEY:**

**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residence on 1.1 acres in an R-E (Rural estates Residential) Zone.

Generally located on the northeast corner of El Campo Grande Avenue and Dapple Gray Road within Lone Mountain. RM/sd/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
125-29-306-004

**DESIGN REVIEW:**  
Increase finished grade to 40 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 122% increase).

**LAND USE PLAN:**  
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.1
- Number of Lots: 1
- Project Type: Increase finished grade for single family residential

**Site Plans**

The plans depict a custom single family residence on an undeveloped parcel located at the northeast corner of Dapple Gray Road and El Campo Grande Avenue. The parcel is approximately 1.1 acres in size and will have access from El Campo Grande Avenue.

**Landscaping**

Landscaping is not a part of this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this property will be for a new custom built single family residence. An increase in finished grade is needed up to 40 inches based upon the existing grades throughout the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	August 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that approval of this design review does not approve an increase in wall height; 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**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JEFFREY MORSE**

**CONTACT: CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN RD., LAS VEGAS, NV 89146**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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	<b>PROPERTY OWNER</b>  NAME: <u>Jeffrey Morse</u> ADDRESS: <u>5151 Royer Ranch Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____      CELL: <u>702-592-2187</u> E-MAIL: <u>morse27@aol.com</u>
	<b>APPLICANT</b>  NAME: <u>Jeffrey Morse</u> ADDRESS: <u>5151 Royer Ranch Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____      CELL: <u>702-592-2187</u> E-MAIL: <u>morse27@aol.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>John Martinez - Civil 360 Planning &amp; Engineering</u> ADDRESS: <u>6490 W Desert Inn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-899-6068</u> CELL: <u>702-250-5744</u> E-MAIL: <u>jmartinez@civil360lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-29-306-004

PROPERTY ADDRESS and/or CROSS STREETS: Dapple Gray Road and El Campo Grande Ave

PROJECT DESCRIPTION: Custom Home

(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.

Jeffrey Morse  
Property Owner (Signature)\*

Jeffrey Morse

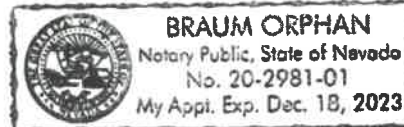
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 21st 2021 (DATE)

By Jeffrey Morse

NOTARY PUBLIC: Braum Orphan



\*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.

October 15, 2021

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

**RE: Morse Residence (APN: 125-29-306-004)**  
**Justification Letter for Design Review**  
**CIVIL 360 Project No. 50-2101**

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Jeffrey and Haley Morse, on this Design Review for parcel with APN 125-29-306-004, located at the northeast corner of Dapple Gray Road and El Campo Grande Avenue.

On behalf of our client, CIVIL 360 respectfully requests the County's review and approval of a Design Review for the above referenced project. The project area is located on +/- 1.04 acres of land within Clark County. This development is proposing to construct a custom single-family residence.

The project site is zoned Rural Estates Residential (R-E) and is surrounded, on all sides, by the same R-E zoning.

We are requesting, as a part of this Design Review, an increase in the finished grade height over 18" per Title 30 Section 30.32.040. Based on existing grades at the site and the adjacent streets, a design finish grade elevation of up to 22" above the 18" limit is anticipated. We are requesting a total grade height of 40" (3.33') with this application.

Thank you in advance for your time and consideration of this application for Design Review. We look forward to receiving the County's feedback regarding this application.

If you have any questions or require additional information please contact me direct at (702) 940-6942 or via email [jescobedo@civil360lv.com](mailto:jescobedo@civil360lv.com).

Respectfully Submitted,

**CIVIL 360 LLC**



Jennifer L. Escobedo, P.E.  
Principal