

Lone Mountain Citizens Advisory Council Mountain Crest Neighborhood Services Center 4701 N Durango Drive Las Vegas, NV 89129

March 8, 2022

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at 702-289-0196.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - O 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
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 February 22, 2022. (For possible action)
- IV. Approval of the Agenda for March 8, 2022, 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

03/16/22 BCC

 WS-21-0724-CENTURY COMMUNITIES NEVADA, LLC:HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) reduce net lot area for residential lots; and 3) increase wall height. DESIGN REVIEWS for the following: 1) building orientation of single family residences; and 2) finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Hammer Lane and the east side of Dapple Gray Road within Lone Mountain. RM/rk/jo (For possible action) 03/16/22 BCC

04/05/22 PC

- 2. WC-22-400019 (UC-21-0316)-COMSTOCK KENNETH K & AMBER:WAIVER OF CONDITION for a use permit requiring a drainage study and compliance in conjunction with an approved accessory structure on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/sd/jo (For possible action) 04/05/22 PC
- 3. <u>WS-22-0078-DESTINY HOMES, LLC:WAIVER OF DEVELOPMENT STANDARDS</u> to allow an alternative security gate geometrics different than required by Uniform Standard Drawing 222.1 in conjunction with a single family subdivision on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jvm/jo (For possible action) 04/05/22 PC

04/06/22 BCC

4. **DR-22-0048-ALVAREZ-RUIZ, SAUL & SANCHEZ-REYES, TANIA:DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential lot on 2.2 acres in an R-E Zone. Generally located on the south side of Horse Drive, 300 feet west of Torrey Pines Drive within Lone Mountain. MK/rk/jo (For possible action) 04/06/22 BCC

- 5. UC-22-0081-GREENGALE PROPERTIES, LLC: USE PERMITS for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) campground; 7) food processing; 8) retail sales and services; 9) guest ranch; 10) retreat; 11) major training facility; and 12) allow temporary outdoor commercial events without a timeframe limit and extended hours. WAIVERS OF **DEVELOPMENT STANDARDS** for the following: 1) allow a proposed guest ranch within Community District 3; 2) reduce the acreage for a proposed guest ranch; 3) allow a proposed retreat within Community District 3; 4) reduce the separation of proposed live entertainment from a residential use; 5) alternative landscaping along all property lines; 6) allow existing landscaping adjacent to Elkhorn Road; 7) allow alternative landscaping adjacent to a less intense use; 8) eliminate landscape finger islands; 9) waive on-site loading requirements; 10) reduced parking; 11) allow alternative paving; and 12) waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an R-A (Residential Agricultural) Zone. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard within Lone Mountain. MK/jor/jo (For possible action) 04/06/22 BCC
- 6. WS-22-0076-HUERTA, JORGE: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow proposed single family residential lots to have access to an arterial street (Rainbow Boulevard) where not permitted; 2) increase wall height; and 3) waive full off-site improvements. DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade on 1.5 acres in an R-E Zone. Generally located on the east side of Rainbow Boulevard and the south side of Azure Drive within Lone Mountain. MK/rk/jo (For possible action) 04/06/22 BCC
- 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: March 29, 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. <u>https://notice.nv.gov</u>



Lone Mountain Citizens Advisory Council

February 22, 2022

MINUTES

Board Members:	Chris Darling – Chair – EXCUSED Dr. Sharon Stover – Vice Chair – PRESENT Kimberly Burton – PRESENT Carol Peck - 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 6:43 p.m.
- II. Public Comment None
- III. Approval of January 25, 2022 Minutes

Moved by: Carol Action: Approved subject minutes as submitted Vote: 3/0 -Unanimous

IV. Approval of Agenda for February 22, 2022

Moved by: Sharon Action: Approved agenda as submitted Vote: 3/0 - Unanimous

V. Informational Item(s) None

VI. Planning & Zoning

1. WS-22-0017-DETERS FAMILY TRUST ET AL & DETERS TIMOTHY TRS: WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.4 acres in an R-E (RNP-I) Zone. Generally located on the east side of Secluded Brook Circle, 416 feet south of Hammer Lane within Lone Mountain. RM/jgh/jo (For possible action) 03/01/22 PC

Action: DENIED due to setback reduction request not within code Moved By: KIM Vote: 3/0 Unanimous

2. <u>UC-22-0030-EASTVELD, RONALD G. & JENNI R.: USE PERMITS</u> for the following: 1) allow an existing accessory structure to not be architecturally compatible with the principal residence; and 2) allow an existing accessory structure to exceed one-half the building footprint of the principal residence. <u>WAIVER</u> <u>OF DEVELOPMENT STANDARDS</u> to reduce the interior side setback of an existing accessory structure in conjunction with an existing single family residence on 0.5 acres in an R-E Zone. Generally located on the east side of Sisk Road, 486 feet south of Cheyenne Avenue within the Lone Mountain planning area. MK/jor/jo (For possible action) 03/15/22 PC

Action: APPROVED as submitted, subject to all staff conditions Moved By: KIM Vote: 3/0 Unanimous

- VII. General Business None
- VIII. Public Comment None
- IX. Next Meeting Date The next regular meeting will be March 8, 2022.
- X. Adjournment The meeting was adjourned at 7:10 p.m.

03/16/22 BCC AGENDA SHEET

UPDATE HAMMER LN/DAPPLE GRAY RD

REDUCE LOT AREA (TITLE 30)

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST WS-21-0724-CENTURY COMMUNITIES NEVADA, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) reduce net for area for residential lots; and 3) increase wall height.

DESIGN REVIEWS for the following: 1) building orientation of single family residences, and 2) finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Hammer Lane and the east side of Dapple Gray Road within Lone Mountain. RM/rk/jo (For possible action)

RELATED INFORMATION:

APN:

125-32-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. Establish alternative yords for 2 proposed single family residences where yards are established per Chapter 30.56.
- 2. Reduce net tot area for 4 proposed tots (previously notified as 2 proposed lots) to a primiting of 16,681 square left (previously notified as 16,856 square feet and 17,347 square feet), where 18,000 square feet is the standard per Table 30.40-1 (a 7% reduction respectively), previously notified as a 6% and 4% reduction).
- 3. Increase combined screen wall and retaining wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot scheen wall) is permitted per Section 30.64.050 (a 33% increase).

DESIGN REVIEWS:

- 1. Building grientation of 2 single family residences.
- 2. Increased finished grade to 109 inches (9 feet) where a maximum of 36 inches is the standard per Section 30.32.040 (a 203% increase).

LAND USE PLAN: LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND: Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Number of Lots: 4
- Density (du/ac): 2.0
- Minimum/Maximum Gross Lot Size (square feet): 20,856/22,918
- Minimum/Maximum Net Lot Size (square feet): 16,681/17,675
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 21
- Square Feet: 3,001/3,704

Site Plan

The site plan depicts a 4 lot single family subdivision with a cul-de-sac. The entrance to the subdivision is from Hammer Lane to the north. All 4 of the subdivision lots will have a minimum net lot area of less than the 18,000 square feet per Code. Six foot wide street landscape areas and the private cul-de-sac reduces the net lot area of both lots. Also, the Lone Mountain Interlocal Agreement between Clark County and the City of Las Vegas requires a minimum of 18,000 square feet net lot size, with a goal of at least 18,500 square feet. In addition, 2 of the proposed homes, lot 1 and Lot 2 will be triented so that the length of the home is parallel to the street and the front face what would traditionally be a side property line (south). The reorientation of the home will establish alternative yards since the traditional front yard as established per chapter 30.56 will now be considered a side yard. Through the establishment of the alternative yards, the proposed home will comply with all bulk regulations for required setbacks. Finally, the plans also depict that the finished grade of the site will be increased up to 5 fee near the northeast corner of the development in order to properly drain the site due to existing terrain. These areas of the site are also where the over height retaining walls are located and near the outheast corner of the development.

Landscaping

Along Nammer ane and Dapple Gray Road the plans depict a 6 foot wide landscape area shown on the subject property that will be privately maintained. Additional landscaping is shown at the main entrance of the subdivision along both sides of the private street.

Elevations

The plans depict 3, one story models with heights up to 21 feet. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around the windows and doors.

Floor Plan

The models range in size from 3,001 square feet to 3,704 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant states that the landscape areas, easements, and private cul-de-sac reduces the net lot area of subdivision; however, still meeting the required gross lot area. Furthermore, the applicant states that the proposed home orientation will meet all required serbacks for the alternative yards and will provide a wider building envelope to accommodate all housing models.

Application Number	Request	Action	Date
DR-21-0446	Increased finished grade to 60 inches	Approved by BCC	October 2021
ZC-0296-01	Reclassified the site from R-U and R-E to R-E (RN zoning	P-I) Approved by BCC	August 2001

Surrounding Land Use

, v	Planned Land Use Category	Zoning Ristrict	1	Existing Land Use
North, South,	Ranch Estate Neighborhood	R-E (RNP-()	X	Single family residential
East, & West	(up to 2 du/ac)			

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Mandards

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 howing 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 internand 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.

Waive of Development Standards #1 & Design Review #1

Staff finds that the alternative yard for Lot 1 and Lot 2 will not have any adverse effects on the overall development including the traffic circulation patterns. The proposal to rotate the home 90 degrees to the east will allow the property to have a larger rear yard and the home can potentially have a better front yard aesthetic. Staff finds that the home will continue to meet the required setbacks and separations required by Code. Similar requests have been approved with no known adverse impacts to the adjacent properties; therefore, staff recommends approval of the waiver of development standards to establish alternative yards and the design review.

Waiver of Development Standards #2

Staff does not support reducing lot area, according to the Lone Mountain Specific Policy in the Master Plan, lots within an area designated RNP are intended to keep lots at a half acre minimum. When lot size variation is needed to subdivide a parcel that is larger than half acre, a

minimum net lot size of 18,500 square feet is encouraged. Additionally, the project site is within the Lone Mountain Interlocal Agreement area which includes a parameter that lots maintain a minimum net buildable area of 18,000 square feet with a goal of at least 18,500 square feet. The applicant has adequate property to meet lot size requirements. As a result, staff cannot support the waiver of development standards to reduce the net lot area.

Waiver of Development Standards #3

Staff finds that increasing the overall wall height to 12 feet will be detrimental to the neighbors abutting this subdivision. The rear or side property line walls of the neighboring properties could have redundant walls that are twice as tall as the standard property line wall of 6 feet which could be deemed as detrimental to these properties. Therefore, staff cannot support this request.

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 previou land use approval.

Staff Recommendation

Approval of waiver of development standards # and the design reviews; denial of waivers of development standards #2 and #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:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).

• Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that minimum paving is required on Dapple Gray Road; and that off-site improvement permits may be required.

Building Department - Fire Prevention

• No comment.

Clark County Water Reclamation District (CCWRD)

• No comment.

TAB/CAC: APPROVALS: PROTESTS:

COUNTY COMMISSION ACTION: February 2, 202 - HELD - To 03/16/22 - per the applicant.

APPLICANT: STRIVE ENGINEERING CONTACT: STRIVE ENGINEERING, 8012 SPANISH RIDGE AVE., STE 200, LAS VEGAS, NV 89148



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE				
1	TEXT AMENDMENT (TA) ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC) USE PERMIT (UC)	STAFF	APP. NUMBER: WS. 21-0724 DATE FILED: 12-14-21 PLANNER ASSIGNED: RK TAB/CAC: Lowe Mtw. TAB/CAC DATE: 1-11-22 PC MEETING DATE: R-E R-E Rauch Estate Neighborhood FEE: \$ 150.00 RM		
	VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) DESIGN REVIEW (DR) ADMINISTRATIVE DESIGN REVIEW (ADR)	PROPERTY OWNER	Century Communities/Joe Genovese ADDRESS: 6345 S Jones Boulevard, Suite 400 CITY: Las Vegas STATE: NV ZIP; 89118 TELEPHONE: (702) 873-5338 CELL: E-MAIL: Robb.Beville@centurycommunities.com		
o	STREET NAME / NUMBERING CHANGE (SC) WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) ANNEXATION	APPLICANT	Century Communities/Joe Genovese ADDRESS: 6345 S Jones Boulevard, Suite 400 CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: (702) 330-4694 CELL:		
0	REQUEST (ANX)	CORRESPONDENT	Century Communities/Joe Genovese ADDRESS: 6345 S Jones Boulevard, Suite 400 CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: (702) 873-5338 CELL:		
PRC PRC	ASSESSOR'S PARCEL NUMBER(S): 125-32-202-001 PROPERTY ADDRESS and/or CROSS STREETS: Hammer Dapple Gray PROJECT DESCRIPTION: Single Family Residential				
Prop STAT COUN SUBSC By SUBSC By SUBSC	(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 neering 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 advision the public of the proposed application. Property Owner (Signature) RODECH_BEWILLE Property Owner (Signature) Property Owner (Print) STATE OF Image: State of Nevade SUBSCRIBED AND SWORN BEFORE ME ON Image: State of Nevade We have the declaration of authority (br equivalent), power of attomey, or signature documentation is required if the applicant and/or property owner s a corporation, partnership, trust, or provides signature in a representative capacity.				

November 12, 2021

WS-21-0724

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

Subject:Justification letter for Design Review and Waiver of Design StandardsApplication for Hammer Dapple Gray (APN: 125-32-202-001)

To Whom It May Concern,

On behalf of our client, Century Communities, we are pleased to offer this Justification Letter for a Design Review and Waiver of Design Standards for a proposed 2.03-acre residential subdivision located at southeast corner of Dapple Gray Road and Hammer Lane within Clark County Jurisdiction.

Project Description:

The site consists of one parcel; APN: 125-32-202-001 (2.03 acres). The proposed single family residential development consists of four (4) lots on 2.03 acres, with a gross density of 1.97 DU/Gross Acre. There are three different proposed architectural models with areas of 3001 SF, 3336 SF and 3704 SF. The parcel is currently classified under Rural Estates Residential Development (R-E) zoning and falls under the RNP (Rural Neighborhood Preservation) Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that will have access from a private culde-sac. The site is proposing rural street standards with 32-feet access roads where pavement does not currently exist on Dapple Gray Road, which is consistent with the Clark County development guidelines in this area.

Design Review:

The proposed development requires a design review to increase the finished grade above 18 inches as required by Title 30, section 30.32.040 (9)(b) to a maximum of +/- 60 inches northeast of the site along Lot 2. This request for fill heights will meet the currently allowed retaining wall height maximum outlined in Title 30. This request is also necessary to direct storm runoff around habitable structures and provide adequate flood protection.

Waivers of Development Standards:

1. Waiver from Table 30.40-1 – To allow a Net Lot Area below 18,000 SF on Lots 1 & 2 where the minimum Lot area is 16,856 SF.

Lot 1 has three landscape easements from the west, north and east boundaries of the Lot. The north easement is required per table 30.64-1, where a maximum of 6' decorative fence is required along the rear yard. The west easement is required per section 30.64.050(4)(A)(i) since the retaining wall along this boundary exceeds the 3' required retaining wall height. The third easement proposed along the private road is to enhance the aesthetic of the private street. Similarly, Lot 2 has two landscape easements on the north and west boundaries. In addition, there are two drainage

8912 Spanish Ridge Ave Suite 200 Las Vegas, NV 89148 1 702 718 1788 easements on the southern and eastern boundaries of Lot 2 to allow the subdivision to drain to the public right-of-way. Since the road is private, additional area gets deducted from the net area of the lot (i.e, area of the private road).

2. Waiver from Figure 30.56-2 for standard house orientation – To establish an alternative orientation.

The orientation for Lot 1 and 2 is designed to face the cul-de-sac because it provides the homeowner a more private and safer entry and exit from a traffic perspective, as it is safer to provide access to the subdivision along the private road rather than the minor collector. Additionally, this orientation provides a wider building envelope to accommodate all the proposed architectural models and prevents requesting an additional setback waiver if the lots were to face the private cul-de-sac.

3. Waiver from Title 30.64.050.a.4(A) – To allow a retaining wall up to 6 feet in height next to a perimeter development. This is localized along the east and south boundaries of the site.

Since the Lone Mountain area generally has steeper grade in comparison to other parts of the valley and has larger lot sizes (at least 20,00 SF), it requires more fill to make up for the grade difference and to achieve a flat pad for the finished floor. Additionally, the current drainage pattern conveys flow to the low point of the site at the southeast corner. To protect existing and future developments on adjacent parcels, this development will instead discharge into the Hammer Lane right-of-way and therefore needs extra retaining wall at the southeast corner to provide positive drainage to the roadway.

Conclusion:

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Rural Neighborhood Preservation (RNP) Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application, so we can provide a development that is consistent with the County's vision. If you have any further questions, please do not hesitate to contact me at <u>sandra.ibrahim@strivenv.com</u> or (702) 337-5836 or Jason Shon (Assistant Project Manager) at <u>jason.shon@strivenv.com</u>.

Sincerely,

Sandra Ibrahim



1.

Project Engineer

Cc:

Joe Genovese (Century Communities) Jason Shon (Strive Engineering) Joanna Opena (Strive Engineering)



Opposition to Application WC-21-400183

1 message

Peartie Rohrbacher <pearlierocks@gmail.com> To: zoningmeeting@clarkcountynv.gov Tue, Jan 11, 2022 at 5:53 PM

To whom it may concern:

My family lives on the corner of N Torrey Pines Dr and Deer Springs Rd in the Gilcrease neighborhood. I have recently learned that some property owners to the west of us are trying to block the roads with large gates to keep vehicle traffic out, saying that they are trying to preserve a "way of life". My concerns are as follows:

1) Increased traffic in front of my property. Not only my property, but all of the streets in this rural preservation zone: Rio Vista, Haley, and Rome are a few of them. Has the Gilcrease Maintenance Association (the ones proposing these gates) done a traffic study to determine the impact on the surrounding areas? I am imagining a backup in front of my home. Have they additionally done a traffic study to show that the amount of traffic in this area warrants changing traffic patterns?

2) Difficulty attending events at facilities within the proposed gated community. There are competitions and equestrian events held regularly which will be difficult to access. If competitors at these events are not given an access code, we could see lines of horse trailers trying to get to Cottonwood Farm, Stolen Aces, and the Rocking K Arena. And if these competitors are given the code, the gates really serve no purpose, since we all know how these codes are shared.

3) The proposed gates do not create a closed circuit. You can still enter the neighborhood via Haley. Another reason the gates don't really serve the intended purpose.

4) I am also wondering how it is legal for a private entity to install a gate which blocks a public road? Deer Springs heading west toward Rebecca is a county road which has not been vacated.

5) This entire neighborhood from Elkhorn down to the 215 and Tenaya over to Jones is considered the Gilcrease neighborhood. The letter composed by Kaempfer Crowell states that the intent is to protect horses ridden on the roadways. I'm curious why the boundaries are set where they are? I have created a map of this Gilcrease neighborhood showing the horse owners that I know of, and there are at least 16 horse properties in the area that enjoy riding throughout the area. This was the intent of the original condition VS-1320-02. This is one reason we bought our house. If these gates impede free and easy access to the riding areas, they are a detriment to the community.

6) According to the letter from Kaempfer Crowell "Each homeowner with the GMA, whether they are a member or not, will be given access codes/clickers to operate the gates." I know for a fact that at least two homeowners on those vacated roads did not know about this meeting and were not aware of this process. Part of the appeal of the Gilcrease area was no HOA, and it seems that a select few are creating one spontaneously without the knowledge or approval of the homeowners impacted.

7) According to William Covington, the liaison from Marilyn Kirkpatrick's office, notifications are required to be sent to anyone living within 600 feet of the affected area. I live less than 100 feet from one of the gates and was never notified. I haven't seen any signs posted or any mail. Residents need to know what's going on.

8) The Gilcrease Brothers wanted to preserve this area so that families and children could experience and enjoy the rural side of Las Vegas. Creating the gated community for an elite few seems to be an insult to their legacy.

Thank you for your time, Pearlie Rohrbacher 6780 N Torrey Pines Dr Las Vegas, NV 89131 Cell (661) 754-6031



Gate 4

04/05/22 PC AGENDA SHEET

ACCESSORY STRUCTURE (TITLE 30)

HELENA AVE/KEVIN WY

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST WC-22-400019 (UC-21-0316)-COMSTOCK KENNETH K & AMBER:

WAIVER OF CONDITION for a use permit requiring a drainage study and compliance in conjunction with an approved accessory structure on 1.1 acres in an R-E Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/sd/jo (For possible action)

RELATED INFORMATION:

APN: 138-05-302-023

LAND USE PLAN: LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description General Summary

- Site Address: 4280 Kevin Way
- Site Aereage: 1.1
- Project Type: Accessory tructure (detached garage)
- Number of Stories. 1
- Building Height (feet): Up to 18
- Square Feet: 4,000

Site Plans

The approved plans depict a proposed 4,800 square foot single family residence located on the southeast corner of Kevin Way and Helena Avenue. Access to the property is proposed from 2 gated entries from Helena Avenue. The proposed principal residence is shown facing Kevin Way and is located on the western half of the property. The applicant is proposing to install a metal accessory structure (detached garage) in the eastern portion of the site, 5 feet from the east property line.

Landscaping

Landscaping is not required or part of this application.

Elevations

The approved plans depict a single story accessory structure (detached garage) that is 18 feet in height, 80 feet in length and 50 feet in width. The total square footage is 4,000 square feet. The approved accessory structure (detached garage) will be constructed of metal siding. Three roll-up garage doors are located on the north face of the building with 2 pedestrian doors located on the west face of the building.

Floor Plans

The approved plans show the accessory structure (detached garage) will have an open to or plan, with 1 interior wall dividing the space into 2 sections, the larger side will be used for storage of vehicles, a motor home, and a boat.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0316:

Current Planning

• Applicant is advised that the County is currently rewriting Nitle 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 years of approval date or it will expire.

Public Works - Development Review

• Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

Applican is advised that CCWRD does not provide sanitary sewer service in this portion
of the unin orporated 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The application for the residence did not require a drainage study. The application for the addition of the accessory structure was submitted after construction began on the home and was conditioned with a drainage study. To emphasize the applicant's request, this site is not located in a Special Flood Hazard Area; the site is not adjacent to or crossed by a Clark County Regional Flood Control Facility; and the site is protected by 2 existing Regional Flood Control Facilities. The upstream facilities which provide protection for the site are the Lone Mountain Detention Basin, and this site did not require a Design Review for excess fill.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0316	Accessory structure exceeding one half the footprint of the principal residence and not architecturally compatible	Approved by PC	September 2021
VS-20-0391	Vacated and abandoned patent easements	Approved by PC	November 2020
ZC-0296-01	Reclassified to create the RNP-I designation	Appro ed	September 2001

Surrounding Land Use

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

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 does not object to the waive of Conditions to remove the drainage study requirement. The applicant worked with the Public Works drainage team to conclude that drainage can be reviewed and addressed with the building permit for the accessory structure.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fillfill its intended purpose.

f 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

• No comment.

Clark County Water Reclamation District (CCWRD)

• No comment.

TAB/CAC: APPROVALS: PROTEST:

APPLICANT: KENNETH COMSTOCK CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, W 89102

LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE			
APPLICATION TYPE TEXT AMENDMENT (TA) ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC) USE PERMIT (UC)	STAFF	APP. NUMBER: WC-22-4000/9 DATE FILED: 2/7/22 PLANNER ASSIGNED: SWD TAB/CAC: LONK MOUNTUIN PC MEETING DATE: 4/5/22 BCC MEETING DATE: 475 FEE: 475	
 VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) PUBLIC HEARING ADMINISTRATIVE 	PROPERTY OWNER	Kenneth Comstock ADDRESS: 11021 Rusty Ray Dr. citry: Las Vegas state: NV zip: 89135 TELEPHONE: 702-497-6134 CELL: 702-755-7449 E-MAIL: Comstock.kyle@gmail.com	
DESIGN REVIEW (ADR) STREET NAME / NUMBERING CHANGE (SC) WAIVER OF CONDITIONS (WC) UC-21-0316 (ORIGINAL APPLICATION #) ANNEXATION	APPLICANT	NAME: Kenneth Comstock ADDRESS: 11021 Rusty Ray Dr. city: Las Vegas state: NV zip: 89135 TELEPHONE: 702-497-6134 cELL: 702-755-7449 E-MAIL: COMStock.kyle@gmail.com	
CORIGINAL APPLICATION #)	CORRESPONDENT	Baughman & Turner, Inc. ADDRESS: 1210 Hinson St. city: Las Vegas STATE: NV zip: 89102 TELEPHONE: 702-870-8771 CELL: 702-878-2695 E-MAIL: joshh@baughman-turner. REF CONTACT ID #: 137071	
ASSESSOR'S PARCEL NUMBER(S): 138-05-302-023 PROPERTY ADDRESS and/or CROSS STREETS: Helena Ave/Kevin Way PROJECT DESCRIPTION: WC for UC-21-0316, waive condition for drainage study and compliance (1. We) the undersigned swear and say that (1 am, We sre) 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 seld property for the purpose of advising the public of the proposed application.			
Kenneth Comstock, Owner Property Owner (Signature)* Kenneth Comstock, Owner STATE OF Nevada COUNTY OF Orac SUBSCEIBED AND SWORN BEFORE ME ON December 11.201.4(0ATE) By Actor: NOTARY PUBLIC:			

NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property output

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 Hinson Street Las Vegas, Nevada 89102-1604 Phone (702) 870-8771 1/ax (702) 878-2695

January 19, 2022

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

Re: UC-21-0316 APN 138-05-302-023 – Helena and Kevin

To Whom It May Concern.

An application for an accessory structure (UC-21-0316) was approved on September 30, 2021, with a condition for a drainage study. Please let this letter serve as justification for a Waiver of Conditions for the drainage study. The 1.06 acre site is located on the southeast corner of N Kevin Way and Helena Avenue more specifically identified as APN 138-05-302-023. Helena Avenue borders the north property line and N. Kevin Way borders the west property line. There are Single-family residences, ic rural residential development, surrounding the property.

Currently, the lot is under construction for a Single-family residence. The application for the residence did not require a drainage study. The application for the addition of the accessory structure was submitted sometime after construction began on the home. This application was conditioned with a drainage study.

Clark County Flood Control division was contacted to see if staff would support the waiver of condition. It was determined by staff that flows would stay in the perimeter streets and not impact the site. Staff would support the waiver as there appears to be no specific reason to require a drainage study on this site.

To support the Waiver of Condition it should be noted that:

- The site is not located in a Zone A Special Flood Hazard Area.
- The site is not adjacent to or crossed by a Clark County Regional Flood Control Facility
- The site is protected by two existing Regional Flood Control Facilities. The upstream facilities which provide protection for the site are the Lone Mountain Detention Basin (located at Alexander and Jensen) and a 60" RCP in Alexander Road (Facility ID GOLM0075).
- The site is less that 2 acres
- This site will not require a Design Review for excess fill

As shown above, a waiver of the drainage study condition can be supported. Approval of this waiver will not have a negative impact on the site or surrounding properties.

Should you have any questions, please feel free to contact me at this office.

Sincerely, Baughman & Turner, Inc.

David S. Turner President

04/05/22 PC AGENDA SHEET

GATES (TITLE 30)

CRAIG RD/BONIT

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST WS-22-0078-DESTINY HOMES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow an alternative security gate geometrics different than required by Uniform Standard Drawing 222.1 in conjunction with a single family subdivision on 2.5 acres in an R-E (RNP-I) Zone.

Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jvm/jo (For possible action)

RELATED INFORMATION:

APN: 138-05-701-059 through 138-05-701-062

LAND USE PLAN: LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Addres · N/A
- Site Acceage: 2.5
- Number of Lots: 4
- Density (du/ac): 1.6
- Project Type: Gate configuration

Site Plan

The site plan depicts a proposed 4 lot single family residential development with a density of 1.6 dwelling units per acre. The subject property is located on the southeast corner of Craig Road and Bonita Vista Street. Ingress/egress to the proposed development is from Bonita Vista Street via a private cut de-sac which is oriented east/west; and per the applicant, custom homes are the proposed design for the subject property. The applicant is proposing to relocate the gates from the previously approved location. The gates are now proposed to be located 54.5 feet from Bonita Vista Street. The call box is to be located on the southern edge of the cut-de-sac roadway and no median is proposed.

Applicant's Justification

The request is to satisfy the Fire Departments requirements for the width of travel into a gated subdivision which is requested to be a minimum of 24 feet clear. The relocation of the gates should not have a detrimental impact to traffic conditions.

Application Number	Request	Action	Date
DR-19-0134	Increase finished grade	Approved by BCC	April 2019
VS-19-0030	Vacated and abandoned patent easements	Approved by PC	March 2019
ET-400139-17 (WS-0642-15)	First extension of time to waive full off-site improvements	Approved by BCC	December 2017
VS-0503-16	Vacated and abandoned 33 foot wide government patent easements - expired	Approved by PC	September 2016
WS-0642-15	Full off-site improvements (surb, gutter, idewalk, streetlights, and partial paving) along Craig Road in conjunction with a 4 lot single family residential	Approved by BCC	November 2015
ZC-0296-01	Reclassified various purcels to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning within the Lone Mountain area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Ranch Estate Neighborhood	R-E (RNP-I)	Single family residence & undeveloped
East	Low Intensity Suburband Neighborhood (up to 5 du/ag)	R-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Fitle 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.

Public Works - Development Review

Staff cannot support the Waiver of Development Standards for the non-standard access gate configuration. In order for guests and delivery personnel to gain access to the 4 lot cul-de-sac, they will need to park their vehicle and get out to use the call box. County traffic engineers have reviewed the design and found that even if a queuing analysis were to be submitted, there is no way for that analysis to justify the design.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

• Applicant is advised that the County is currently ewriting fitle 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? years of approval date or it will expire.

Public Works - Development Review

• Drainage study and compliance.

Fire Prevention Bureau

• Applicant is advised that dead-end streets cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

No comment.

TAB/CAC: APPROVALS: PROTESTS:

APPLICANT: DESTINY HOMES LLC

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		ADD NUMPED, MIS-2D-0078 DATE FUED, 2/7/22		
	TEXT AMENDMENT (TA) ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC) USE PERMIT (UC)	STAFF	APP. NUMBER: WS-22-0078 DATE FILED: 2/7/22 PLANNER ASSIGNED: UM TAB/CAC: LONE MOUNTULN PC MEETING DATE: 4/5/22 BCC MEETING DATE: FEE: 475		
	USE PERMIT (UC) VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) ADMINISTRATIVE	PROPERTY OWNER	NAME: Destiny Homes, LLC / Attn: Gus Misherfi ADDRESS: 2305 Diamondback Dr CITY: Las Vegas STATE: NV ZIP: 89117 TELEPHONE: 702-338-0792 E-MAIL: gus@destinyhomesllc.com		
	DESIGN REVIEW (ADR) STREET NAME / NUMBERING CHANGE (SC) WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) ANNEXATION	APPLICANT	NAME: Destiny Homes, LLC / Attn: Gus Misherfi ADDRESS: 2305 Diamondback Dr CITY: Las Vegas STATE: NV ZIP: 89117 TELEPHONE: 702-338-0792 CELL: 702-338-0792 E-MAIL: gus@destinyhomesilc.com REF CONTACT ID #: N/A		
	REQUEST (ANX) EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	CORRESPONDENT	NAME: Taney Engineering / Attn: Janna Felipe ADDRESS: 6030 S Jones Blvd CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: 702-362-8844 CELL: 702-362-8844 E-MAIL: jannaf@taneycorp.com REF CONTACT ID #: 132565		
ASSESSOR'S PARCEL NUMBER(S): 138-05-701-059, 060, 061, 062 PROPERTY ADDRESS and/or CROSS STREETS: W Craig Rd and N Bonita Vista St PROJECT DESCRIPTION: Residential Subdivision (Waiver / Gate configuration) (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 accured 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. Wamaa GHASS AN MISheRFI Property Owner (Signature)/ Froperty Owner (Print) STATE OF Nevadu IANNA FELIPE					
By NOTA PUBLI	SUBSCRIBED AND SWORN BEFORE ME ON JAN 14/17 3, 2022 (DATE)				



TANEY ENGINEERING 6030 S. JONES BLVD. LAS VEGAS. NV 89118

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

December 28, 2021

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

Re: Craig & Bonita Vista Justification Letter - WS APN(s): 138-05-701-059, 060, 061, 062

To Whom It May Concern:

On behalf of our client, Destiny Homes LLC, Taney Engineering is respectfully submitting a justification letter for a Waiver of Development Standards application on our proposed residential project located at Craig & Bonita Vista.

Project Description:

The proposed residential project consists of a 6.05-acre, 4 lot R-E zoned residential subdivision previously entitled and approved under DR-19-0134 and MSM-18-600122. The subdivision was approved, and the map recorded under the aforementioned MSM # and PW#16-13559-P600.

Waiver of Development Standards – Gate Configuration

On behalf of our client, we would like to request waiver of standards to allow a single gate with the call box located on the south side of the street and no median islands. The previously approved islands would be removed during the process of a pending revision to the plans. This is to satisfy current Fire Department requirements for the width of travel into a gated subdivision which is requested to be a minimum of 24ft clear. Therefore, the call box would be relocated to the south side of the street for visitor access as needed. Given that this gated entry serves only 4 homes, whose residents would have remote control access to the gates, a detrimental impact to traffic conditions is not expected. The gate location and setback were previously approved administratively under PW#19-12592.

Due to the limited nature of this request, no floor plans or elevations of buildings are being submitted in conjunction with this request as they are not applicable.

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

Respectfully,

mu

04/06/22 BCC AGENDA SHEET

FINISHED GRADE (TITLE 30)

HORSE DR/TORREY RINES DR

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST DR-22-0048-ALVAREZ-RUIZ, SAUL & SANCHEZ-REYES, TAMA:

DESIGN REVIEW for finished grade in conjunction with a proposed single tamily residential lot on 2.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Horse Drive, 300 feet west of Torrey Pines Drive within Lone Mountain. MK/rk/jo (For possible action)

RELATED INFORMATION:

APN: 125-11-306-001

DESIGN REVIEW:

Increase finished grade to 49 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 36% increase).

LAND USE PLAN: LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Number of Lots. 1
- Project Type: Finished grade for a single family development

Site Plans

The plans depict a proposed custom single family residence on an undeveloped parcel located on the south side of Horse Drive. The parcel is approximately 2.2 acres in size and will have access from Horse Drive. Due to the slope across the site and the lot being so large, portions of the site need to be raised approximately 4 feet for proper drainage.

Applicant's Justification

The applicant indicates that the request to increase the grade is needed because of the slope of the property and constraints of the area due to existing fixed improvements surrounding the site.

Prior Land Use Requests

lot single family residential development with a aiver for full off-site improvements and a design wiew to increase finished grade to 36 inches	Approved by BCC	September 2019
single family residential lots on 4.9 acres	Approved by BCC	September 2019
acated and abandoned a 30 foot wide portion of ght-of-way being Sisk Road	Approved by PC	March 2014
A	aiver for full off-site improvements and a design view to increase finished grade to 36 inches single family residential lots on 4.9 acres acated and abandoned a 30 foot wide portion of	aiver for full off-site improvements and a design view to increase finished grade to 36 inches single family residential lots on 4.9 acres acated and abandoned a 30 foot wide portion of Approved

Surrounding Land Use

	Planned Land Use Category	Zøning District	Existing Land Use	
North	City of Las Vegas	N/A		
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-F	Undeveloped	
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Developed	

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 Statucs.

PRELMINARY 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

- Comply with approved drainage study PW21-20007
- Execute a Restrictive Covenant Agreement (deed restrictions);
- If required, grant an easement for streetlights and traffic control devices.

Fire Prevention Bureau

• No comment.

Clark County Water Reclamation District (CCWRD)

• No comment.

TAB/CAC: APPROVALS: PROTESTS:

APPLICANT: SAUL ALVAREZ CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		APP. NUMBER:			
	TEXT AMENDMENT (TA) ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC) USE PERMIT (UC)	STAFF	APP. NUMBER: DK-22-00 TO DATE FILED: DETAIL PLANNER ASSIGNED: RK TAB/CAC: DATE FILED: DETAIL TAB/CAC: Lowe Mtw. TAB/CAC DATE: 3-8-22 PC MEETING DATE: K-E Rauch Estatus Residential FEE: \$G75.00 MK			
	VARIANCE (VC)	PROPERTY OWNER	NAME: Saul Alvarez			
۵	WAIVER OF DEVELOPMENT STANDARDS (WS)		ADDRESS: 6410 Racel St city: Las Vegas <u>STATE: NV</u> zip: 89131			
A	DESIGN REVIEW (DR)		TELEPHONE: 702-296-4594 CELL: E-MAIL: saul@nwlmllc.com			
	ADMINISTRATIVE DESIGN REVIEW (ADR)					
	STREET NAME / NUMBERING CHANGE (SC) WAIVER OF CONDITIONS (WC)	APPLICANT	NAME: Saul Alvarez ADDRESS: 6410 Racel St city: Las Vegas STATE: NV _zip: 89131			
	WAIVER OF CONDITIONS (WC)	Idd	TELEPHONE: 702-296-4594CELL:			
	(ORIGINAL APPLICATION #)		E-MAIL: saul@nwlmllc.comREF CONTACT ID #:			
0	ANNEXATION REQUEST (ANX) EXTENSION OF TIME (ET)	CORRESPONDENT	NAME: Baughman & Turner, Inc. ADDRESS: 1210 Hinson St			
	(ORIGINAL APPLICATION #)		CITY: Las Vegas STATE: NV ZIP: 89102			
۵	APPLICATION REVIEW (AR)		TELEPHONE: 702-870-8771 CELL: E-MAIL: joshh@baughman-turner.CREF CONTACT ID #: 137071			
	(ORIGINAL APPLICATION #)					
ASSESSOR'S PARCEL NUMBER(S): 125-11-306-001						
PROPERTY ADDRESS and/or CROSS STREETS: Horse/Torrey Pines						
PROJECT DESCRIPTION: Design Review for increased finished grade						
(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.						
Saul Alvarez, Owner						
Pro	perty Owner (Signature)*		Property Owner (Print)			
	STATE OF NEUADA COUNTY OF CLARK Notary Public State of Nevada					
SUBSCRIBED AND SWORN BEFORE ME ON OLCEMBER 9, 2021 (DATE)						
NOTARY PUBLIC:						
*NO is a	*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 sibrature in a representative capacity.					

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 Hinson Street Las Vegas, Nevada 89102-1604 Phone (702) 870-8771 Fax (702) 878-2695

January 5, 2022

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

Re: Horse Drive between Rainbow and Torrey Pines TDS - PW 21-10394

DR-22-0048

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for excessive fill as defined by ORD-21-900689. The project is a Single-family residence on about 2.2 acres. The site is located on the south side of Horse Drive between Rainbow and Torrey Pines more specifically identified as APN 125-11-306-001. Horse Drive borders the north property line with undeveloped USA lands to the north of that. There is a Single-family residence (in final stages of construction), ie rural residential development, bordering the west property line and a single-family residence under construction bordering the east property line.

Section 1804.4 of the Clark County Building Code states that the graded swales around the house shall be sloped at 1 percent along the flow line where they are located within 10 ft of the building foundation. The site has been graded using this 1% slope from Horse to the high point of the lot along the west property line. Then the garage finished floor was set 8" above this high point per Building Code 1804.3 and the residence finished floor set 6" above the garage. Because the lot is so large, and the distance so long, a shallower slope was used to define the high point along the west property line in an effort to reduce the height of the finished floor. Additionally, the proposed finished floor elevation is the same height as the existing buildings to the west. In this area, the excess fill is in the amount of 4.03 ft which is about 13-inches above the 36-inch minimum requirement.

Design constraints:

• The site slopes away from the street at about 0.83%. In the existing condition, the area of the future house is already at an elevation 18-inches below the street. Just raising the site to the elevation of the street is over 18-inches of fill. Then setting the finished floor to meet the minimum flood control constraints (Section 304.4.E.1) automatically puts the finished floor elevation a minimum of 3 ft above existing grade.

As shown above, the site cannot be developed without raising the finished floor elevation more than 36inches and still meet other County design requirements and codes. The site grading has attempted to comply with as many codes as possible.

Should you have any questions, please feel free to contact me at this office.

Sincerely, Baughman & Turner, Inc.

David S. Turner President

04/06/22 BCC AGENDA SHEET

RECREATIONAL FACILITY (TITLE 30)

ELKHORN RD/RAINBQW BLVD

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST UC-22-0081-GREENGALE PROPERTIES, LLC:

<u>USE PERMITS</u> for the following: 1) recreational facility; 2) safe of produce rops no grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) campground; 7) food processing; 8) retail sales and services; 9) guest ranch; 10) retreat; 11) major training facility; and 12) allow temporary outdoor commercial events without a timetrame limit and extended hours.

WAIVERS OF DEVELOPMENT STANDARDS for the following: If allow a proposed guest ranch within Community District 3; 2) reduce the acreage for a proposed guest ranch; 3) allow a proposed retreat within Community District 3; 4) reduce the paration of proposed live entertainment from a residential use; 5) alternative landscaping along all property lines; 6) allow existing landscaping adjacent to Elkhom Road; 7) allow alternative landscaping adjacent to a less intense use; 8) eliminate landscape inger islands; 9) valve ou-site løading requirements; 10) reduced parking; 11) allow alternative paving: and 12) waive out site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an R-A (Residential Agricultural) Zone.

Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK jor jo (For possible action)

RELATED INFORMATION:

APN: 125-22-502-013

SE PERMITS

- 1. Allow a fecrear onal facility (indoor/outdoor) with ancillary uses such as but not limited to a community garden, private convention/reception space, retail sales, café/restaurant, alcohol sales, wedding events, on-site photography/filming and production, and interactive entertainment.
- 2. Allow sales of produce/crops not grown on-site.
- 3. Allow customers on-site in conjunction with the existing farm, the proposed recreational facility, and for agricultural gardening/greenhouse uses.
- 4. Allow a farmer's market to include retail sales of arts and crafts.
- 5. Allow live entertainment (indoor/outdoor).

- 6. Allow a campground to include tents, future cabin structures, and the site to double as a proposed retreat area.
- 7. Allow food processing to include cooking/baking for bakery items, fruit jams, and other food/product items for sale in conjunction with the proposed café/restaurant that is a part of the proposed recreational facility.
- 8. Allow retail sales and services related to all proposed uses with the existing farm and proposed recreational facility, and all related incidental and accessory uses.
- 9. Allow a guest ranch as a part of the proposed recreational facility.
- 10. Allow a retreat as a part of the proposed recreational facility
- 11. Allow a major training facility.
- 12. Allow temporary outdoor commercial events removing the total number of events per year, number of days per event (including set-up and take-down timeframes), with extended hours of operation on Friday, Saturday, and Sonday (6:00 a.m. to 12:00 a.m.) for charity events, seasonal events (i.e., pumpkin patches, fall festivals, Halloween festivals, and Easter egg hunts), holiday-like events, and similar cheduled events.

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. Allow a proposed guest ranch within Community District 3 where a proposed guest ranch should be located in Community District 5 per Table 30.44-1.
- 2. Reduce the acreage for a proposed guest ranch to 25 acres where 40 acres is the minimum required per Table 30.44-1.
- 3. Allow a proposed retreat within the Urban Area (Community District 3) where proposed retreats should be located outside of the Urban Area per 1 able 30.44-1.
- 4. Reduce the separation of proposed live entertainment from a residential use to 262 feet where a 500 foot minimum separation is required per Table 30.44-1 (a 48% decrease).
- 5. Allow alternative lands aping along all property lines (north, south, east, and west), by allowing the existing lands aping and vegetation related to the farm to remain and include a reduction in shrubs which are required to cover more than the 50% of the landscaped area per Chapter 30.64.
- 6. Allow existing landscaping to remain behind an existing screen wall adjacent to Elkhorn Road (north property line).
- 7. Allow alternative landscaping adjacent to a less intense use where Figure 30.64-11 is required per Table 30.64-2
- 8. Eliminate lands ape linger islands within all proposed parking lots on-site where Figure 30.64-14 is required.

Waive all on-site loading requirements per Section 30.60.070.

- 10. Reduce the required parking spaces to 249 parking spaces where 620 parking spaces are required per Chapter 30.60 (a 60% reduction).
- 11. Allow alternative paving within all proposed on-site parking areas, drive aisles, and walking path areas.
- 12. Whive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving) where required per Chapter 30.52.

DESIGN REVIEWS:

- 1. A recreational facility.
- 2. Increase finished grade to 47 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 31% increase).

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2/0U/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 25
- Project Type: Recreational facility in conjunction with an existing farm
- Number of Stories: 1 (for all new proposed buildings on-site)
- Building Height (feet): 12 (proposed office)/25 proposed greenhouses 2 total)/14 (existing shed)/20 (proposed farm store and café)/17 (proposed restroom building)/10 (proposed temporary event tent) 4 (proposed sazebos 2 total) 22 (proposed equipment shed)
- Square Feet: 800 (proposed office)/4,000 (proposed greenhouses 2 total)/1,165 (existing shed)/2,000 (proposed farm store and café)/300 (proposed restroom building)/10,000 (proposed temporary event tent/625 (proposed gazebos 2 total)/4,800 (proposed equipment shed)
- Parking Required/Provided: 620/249

Site Plan

The site plan depicts an existing 25 acre fam on the south side of Elkhorn Road, west of Rainbow Boulevard alignment). The farm includes the following existing areas: a palm grove, native habitat area, an olive grove, orchards, an apiary, and a meadow area. The applicant is proposing a recreational facility on the subject parcel and the existing farm will remain and continue to operate. The site plan opicts the following areas:

Northwest Quadrant -

The northwest quadrant of the site includes the main entrance with a 48 foot wide driveway along Elkhorn Road (north property line). Vehicles will head south on a vehicular loop (drive aisle, which leads to the main parking area on the northwest corner of the subject parcel. One hundred twenty-six parking spaces are provided in this area. The vehicular loop branches east and heads easterly along the north property line. South of the parking lot includes a network of landscaping which features many walking paths and connects visitors and employees to the proposed 2 green houses, an office building, farm store/café, cultivated garden areas, an existing shed, restrooms, picnic areas, a portion of the existing palm grove, an existing meadow which provides a flex space for events, and a nexus hardscape design which is a decorative focal point of this area. The applicant is requesting to increase the finished grade to 47 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 31% increase). This request is located underneath the proposed greenhouse (west of the proposed office). Northeast Quadrant -

The existing palm grove along the north property line extends into the northeast quadrant and includes a 24 foot wide drive aisle which also leads vehicles to a secondary parking area with tandem parking spaces. One hundred thirteen parking spaces are provided in this area. In addition, an equipment shed will be constructed south of the parking lot.

Southeast Quadrant -

This quadrant includes a native habitat area centrally located on the site. South of the native habitat area includes a central event location where a temporary event tent can be set-up. To the west includes an irrigation pond which includes a gazebo and a future tea pavilion area where the future accessory structure in this area will be designed/constructed at a later date. Immediately to the west is the proposed guest ranch, eco-campground, and retreat area. The site plan shows that parking spaces are also included in this area. Walking paths and gravel paths continue into this quadrant to ensure that the entire parcel is accessible via pedestrian and vehicular methods. This area includes an existing material and equipment area utilized by the farm, and portion of a proposed vineyard attached to the "east promenade", proposed gazebo, and proposed vineyard event space. Walking paths are also located throughout this area.

Southwest Quadrant -

This quadrant includes the cultivated gardens, in existing olive grove which also serves as an event area, an existing orchard which features an area called the "west promenade" and an orchard which also functions as an event area. This quadrant includes an existing equipment storage area, solar panels, and a bike rack.

In addition to the proposed recreational facility, there are several accessory uses allowed on the subject property per Title 30 in the R-A zoning district.

- 1. Agricultural-Gardening/Greenhouse for the cultivation of crops and utilizing the vineyard. Per Table 30.44-1, this is a principal use in the R-A zoning district.
- 2. Accessory Agricultural Buildings and Structures per Table 30.44-1.
- 3. Employee Nousing as it relates to a proposed guest ranch per Table 30.44-1. This is for future development and design.
- 4. Massage as it relates to a proposed retreat per Table 30.44-1.
- 5. Reflexology as it relates to a proposed retreat per Table 30.44-1.
- 6. Weddings will be conducted on-site in conjunction with the recreational facility. Event locations are located throughout, including the meadow area. Weddings may be conducted indoors within temporary tents, or outdoors throughout the subject site.

The applicant is also requesting to waive all on-site loading requirements per Section 30.60.070. Furthermore, the entire parcel will provide 249 parking spaces where 620 parking spaces are required per Chapter 30.60; thus, the applicant is requesting a parking reduction. The applicant will provide alternative paving as approved by the Department of Environment and Sustainability for areas throughout the site. Therefore, the applicant is requesting a waiver for alternative paving.
Landscaping

The provided landscape plan shows that there are mature trees along the south, west, and east property lines. These landscaped areas are over 40 feet wide with over 60 mature trees in total. Along the central northern portion of the site is an existing palm grove that is over 3 acres in overall area. South of this palm grove is an existing native habitat area which features native creosote and bursage shrubs, and cottonwood trees. Immediately to the south, is an existing meadow which leads to an existing olive grove (southwest corner), a proposed orchard and vineyard (south central), and additional agricultural related areas on the southeast corner of the site. The applicant will add 2 green houses north of a cultivated garden area which will be over 1 acre in size. Furthermore, the applicant will add lush landscaping at the main entrance, throughout the picnic areas, and within the nexus area east of the farm store/care. Lastly, the applicant will plan an additional 16, large trees (24 inch box) along the majority of the east property line to provide an additional buffer to the existing residence to the east. Since the existing and proposed landscaping does not conform to the standard Title 30 requirements the applicant is requesting waivers of development standards for parking lot landscaping finger islands, landscaping adjacent to a less intense use, landscaping along Elkhorn Road, and alternative landscaping for shrubs within existing and proposed landscape areas.

Elevations

The elevation plans show a variety of structure, throughout the site. The proposed office has an overall height of 12 feet and will be a new manufactured building with vertical wood panels. The 2 proposed green houses have an overall height of 25 feet and will include steel framing and heavy duty greenhouse related covers. The existing shed has an overall height of 14 foot and is constructed of CMU block and features a desert themed mural on 1 elevation. The proposed farm store/café has an overall height of 20 feet, and will feature large windows and doors, a painted cement plater finish, and a tiled root. The proposed restroom building has an overall height of 17 feet and features decorative columns, railings, with wood detail and faux stone finishes. The applicant will also provide a temporary event tent which has an overall height of 14 feet. The gatebos feature optimistic gatebos both of which have an overall height of 14 feet. The gatebos feature optimistic gatebos both of which have an overall height of 14 feet. The gatebos feature optimistic gatebos both of which have an overall height of 14 feet, which includes vertical metal paneling and roll-up doors.

Floor Nan

The proposed office has an overall area of 800 square feet and will be used by employees of the facility. The 2 proposed greenhouses have an overall area of 4,000 square feet each. There is an existing shed south of the greenhouses and has an overall area of 1,165 square feet. The proposed farm store and café has an overall area of 2,000 square feet. The proposed restroom building has an overall area of 300 square feet. Furthermore, the applicant will provide a 10,000 square feet of overall area. Lastly, the proposed equipment shed has an overall area of 4,800 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The subject parcel is currently an existing farm, and the applicant operates similar farms on adjacent and other parcels in the area. The proposed land use applications include myriad of uses in conjunction with the existing farm and will result in a unique community facility that will provide recreational, reception, commercial and related uses, a farmers market, farm to table dining, educational opportunities, and special/seasonal events that cater to all ages and create unforgettable memories of rural/farm life/living and a quiet respite facility in close proximity to the developed and developing urban areas of the Las Vegas Valley/ The special use permit requests are needed in order to allow the subject parcel to function as a recreational facility while maintaining a rural appeal and operate a facility that fits into the neighborhood by minimizing and mitigating uses that has a limited impact to the area. Two neighborhood meetings were held May 21, 2021 (in person) and July 14, 2021 (via Zoom) in order to discuss the proposed uses and hours of operation. Waivers of development standards requests are related to uses that are allowed in the R-A zoning district, but certain conditions do not apply to the site due to acreage and location (not within Community District 5). A parking reduction is requested since the applicant would like to maintain the essence of the farm and preserve the rural characteristic of the site. The applicant also owns the residential parcel to the south which includes an existing home. The applicant is requesting a waiver to reduce the separation between the proposed live entertainment and a residential use to 162 feet where 500 feet is required since proposed live entertainment within the temporary event tent is set back 262 feet from the residential parcel to the south. Lastly, the applicant is requising to waive required our-site loading requirements, allow alternative paving, and eliminate off-site improvements to maintain the rural charm of the parcel and blend in with immediate RNP-I lots to the south and cast.

Application Number	Request	Action	Date
VC-1377-99	Allowed an 8 foot high block wall (accessory structure) prior to a principal structure and increased the wall height to 8 fsct - maximum 6 foot high block wall on property line (BD00-2883-F2 & BD01- 22474-F2)	Approved by PC	October 1999
VS-1561-94	Vacated and abandoned patent easements and public rights-of-way being a portion of Rainbow Boulevard - recorded		December 1994

Prior Land Use Requests

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permits #1 through #11

Staff finds that the proposed uses are not out of character for rural zoned parcels, even though the subject property is within the immediate Urban Area (Community District 3). The proposed uses offer the Las Vegas Valley the opportunity to partake in a variety of seasonal, educational, as well as private receptions that currently operate in neighboring recreational facilities in such as Gilcrease Orchard (1 mile north of the subject property) and The Farm Las Vegas (1.5 miles to the northwest). Staff does not object to the 11 use point requests; and therefore, recommends approval.

Use Permit #12

Staff does not object to allowing temporary outdoor commercial events, removing the total number of events per year, number of days per event (including set-up and take-down timeframes), for charity events, seasonal events (i.e. pumpkin patches, fall festivals, Halloween festivals, and Easter egg hunts), holiday-like events, and similar scheduled events. The applicant stated in their justification letter that hours of operation will be Monday through Thursday 6:00 a.m. to 10:00 p.m. and widay through Sundays will be 6:00 a.m. to 12:00 a.m with live entertainment.

However, staff does not support the request for extended hours of operation on Friday, Saturday, and Sunday (6:00 a.m. to 12:00 a.m.). There is a significant number of residences surrounding the subject parcel and exceeding the daytime hours per Title 30 (6:00 a.m. to 10:00 p.m.) timeframe can bring a negative impact and unforeseen nuisances to the surrounding neighborhoods. Staff can support this use permit with the condition that hours of operation will only be 6:00 a.m. to 10:00 p.m., 7 days a week.

Waivers of Development Standards

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

Waivers of Development Standards #1 through #3

Waivers #1, #2, and #3 are required since they are conditions per Title 30 that the subject parcel cannot physically meet. Staff finds that the subject parcel is large enough to accommodate both a proposed guest ranch and a retreat. Since staff recommends approval of all of the use permit requests, staff also supports these particular waivers.

Waiver of Development Standards #4

Per the submitted plans, the applicant is proposing to reduce the separation of proposed live entertainment within a temporary event tent centrally located on the parcel from a residential use to the south. The proposed separation is 262 feet where a 500 too minimum separation is required per Table 30.44-1 (a 48% decrease). Staff does not object to this request since the property owner of the subject parcel is also the same owner of the residential parcel to the south. Furthermore, the site includes over 60 mature trees and 40 foot wide lands ape buffer along the south, east, and west property lines. Staff supports this request.

Waivers of Development Standards #5 through #8

The existing mature trees, foliage, native plans, palm grove along the north property line, and 40 foot wide landscape (with over 60 mature trees) areas along the south, east, and west property lines provide an adequate amount of landscaping, screening, and physical buffer for the site adjacent to the residential uses. Furthermore, the existing and proposed vegetation sufficiently mitigates the requirement to plant shrubs within landscaped areas. Staff finds that existing palm grove along the north property line, and the proposed landscaping at the main entrance of the site is appropriate and should be allowed to remain behind the existing screen wall along Elkhorn Road. Lastly, staff finds that eliminating the landscape finger islands within the 2 proposed parking lots can be supported since the entire site is an existing farm with an enormous amount of vegetation and with the addition of new arricultural areas such as the orchard, vineyard, 16 new trees, landscaping at the main entrance piceric areas, the landscaped nexus design, the request is sufficiently moderated. Staff supports these requests.

Waiver of Development Standards #9

The applicant is requesting to wrive all on-site loading requirements per Section 30.60.070. The site is approximately 25 acres with a copious amount of open space which includes a network of drive aisles. Staff finds that due to the nature of the site and the existing farm, loading and unloading can occur throughout the site without there being a designated loading space which is vpical of sites which currently function as a farm. The site plan depicts that even with the proposed tructures and new designated areas, the site can still accommodate the necessary loading and unloading through the site; therefore, staff can support this request.

Waive of Development Standards #10

Staff is concerned that reducing the required parking spaces by 60 percent can have a significant impact to the site and the neighboring residential parcels. The overall design of the subject parcel is themed to preserve the rural charm of the subject property. However, per Title 30 standards (Chapter 30.60) the site requires 620 parking spaces where 249 parking spaces are provided per provided the site plan. Staff is concerned that with the proposed public and private events that occur throughout the year, visitors/customers may have to find alternative locations to parking off-site, and patrons may be inclined to park along arterial streets which include Elkhorn

Road, Rainbow Boulevard, and Tenaya Way or a local street such as Rebecca Road to the east. This will become a source of concern in terms of public safety. There are 2 similar facilities approved 1 mile to the north (Gilcrease Orchard and The Farm Las Vegas), and parking has been an on-going challenge for these facilities and staff finds that the parking reduction will impact the surrounding neighborhoods negatively, therefore; staff does not support this request,

Waiver of Development Standards #11

Staff does not object to the applicant's request to allow alternative paving within all proposed on-site parking areas, parking areas, drive aisles, and walking path areas. The applicant has shown that they are in cooperation with the Department of Environment and Sustainability and have been approved for alternative paving on-site. Staff supports this request.

Design Review #1

Overall, the proposed aesthetic design is appropriate for the site and is in-line with the proposed uses. In addition, the submitted plans show that the proposed structures are architecturally compatible to the overall theme for the site. However, since staff is not supporting the request for reduced parking, and in order to provide the required parking on-site, a redesign of the entire property may be required, therefore, staff annot support the disign review as presented.

Public Works - Development Review

Waiver of Development Standards #12

Staff cannot support the request to not install full off-site on Elkhorn Road when there are existing full improvements west of the site on both sides of the street and north of the site. Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Design Review #2

This design review represents the maximum grade difference 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 his application will not prevent staff from requiring an alternate design to meet Clark county Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of the use permits, waivers of development standards #1 through #9, and #11, and design review #2; denial of waiver of development standards #10 and #12, and design review #1.

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

If approved:

- Design review as a public hearing for any significant changes to the plans;
- Hours of operation to be 6:00 a.m. to 10:00 p.m., 7 days a week;
- Certificate of Occupancy and/or business license shall not be issued without (inal zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting with 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 charge 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works Design Division for the Elkhorn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Elkhorn Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding casements for any the Elkhorn Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Etchorn Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from equiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals

Fire Prevention Bureau

- Provide Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

• Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with 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: HARRISON GALE CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEG S, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		110 22 ADRI alaba
	TEXT AMENDMENT (TA) ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC) USE PERMIT (UC)	STAFF	APP. NUMBER: $12 - 22 - 008$ DATE FILED: $28 22$ PLANNER ASSIGNED: DR TAB/CAC: 1000 MT PC MEETING DATE: $76/22$ FEE: 1.375 (PRS)
	VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) DUBLIC HEARING ADMINISTRATIVE DESIGN REVIEW (ADR)	PROPERTY OWNER	NAME: Greengale Properties L.L.C. ADDRESS: 6722 N. Rainbow Blvd. CITY: Las Vegas STATE: NV ZIP: 89106 TELEPHONE: 702-862-0707 CELL: N/A E-MAIL: harrison@greengale.net
Ċ	STREET NAME / NUMBERING CHANGE (SC) WAIVER OF CONDITIONS (WC)	APPLICANT	NAME: Harrison Gale ADDRESS: 6722 N. Rainbow Blvd. CITY: Las Vegas STATE: NV ZIP: 89106 TELEPHONE: 702-862-0707 CELL: N/A E-MAIL: harrison@greengale.net REF CONTACT ID #: N/A
	ANNEXATION REQUEST (ANX) EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	CORRESPONDENT	Jay Brown/Lebene Ohene ADDRESS: 520 South Fourth Street CITY: Las Vegas STATE: NV ZIP: 89101 TELEPHONE: 702-598-1429 CELL: 702-561-7070 E-MAIL: Lohene@brownlawlv.com REF CONTACT ID #: 173835
ASSESSOR'S PARCEL NUMBER(S): 125-22-502-013 PROPERTY ADDRESS and/or CROSS STREETS: Special Use Permit for a recreational facility, farmer's market and other associated uses. PROJECT DESCRIPTION: Outdoor Recreational Facility (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 hereing 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 putperty for the putperty for the putperty of a drawing the public of the proposed application.			
STA COU SUBS By NOTA PUBL	Harrison Gale Property Owner (Signature)* Harrison Gale Property Owner (Print) STATE OF NEVAOA COUNTY OF CLARE BY TOCK SON BEFORE ME ON 9 2121 (DATE) BY TOCK SON D. Gale NOTARY PUBLIC: M- Can *NOTE: Connorate declaration of authority (on equipatient), proved of attended.		
"NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.			

LAW OFFICE

Brown @ Rixown, emsrivut

JAY H. BROWN DAVID T. BROWN PUOY K. PREMSRIRUT AN ASSOCIATION OF PROFESSIONAL CORPORATIONS 520 SOUTH FOURTH STREET LAS VEGAS, NEVADA 89101

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

January 26, 2022

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

116-22-008

RE: Greengale Farms: Elkhorn Road & Rio Vista Street (alignment) Justification Letter: (Revision 2): Special Use Permits (See list below and attached), Design Reviews & Waivers of Development Standards for a Recreational Facility and related uses in conjunction with an existing Farm Assessors' Parcel Number: - 125-22-502-013

To Whom It May Concern:

Overview and Scope:

On behalf of our client, Greengale Properties, LLC., we respectfully submit this application package for special use permits (list attached) for a myriad of uses in conjunction with an existing farm in an R-A zone. The proposed project is located on the southeast corner of Elkhorn Road and the Rio Vista Street (alignment). The parcel is zoned R-A (RNP-1 overlay) and consists of 24.72 acres. The subject parcel is currently a Farm, and the applicant operates similar farms on adjacent and other parcels in the area. Propose land use application include a myriad of uses in conjunction with the existing farm will result in a unique community facility that will provide recreational, reception, commercial and related uses facility, farmers market, farm to table dining, educational opportunities and special/seasonal events that cater to all ages and create unforgettable memories of rural/farm life/living and a quiet respite facility in close proximity to the developed and developing urban areas of the Las Vegas Valley.

The intent of the owners is to create a facility that maintains the rural character of the area and operate a facility that fits into the area by minimizing and mitigating uses and operations to ensure that the facility has limited to no impact to the area. The site is adjacent to properties is in the City of Las Vegas to the north across Elkhorn Road and east across the Rio Vista Street alignment. Immediately south and east are parcels located in Clark County including other Farm parcels under the control of the same ownership that are not included in this application. The request is considered a Project of Regional Significance since the application includes special use permits and is located within 500 feet of a local jurisdiction being the City of Las Vegas to the north and west.

Two neighborhood meeting were held to present and discuss the project with neighbors prior to submittal of the application. The first neighborhood meeting was an evening picnic style event held on May 21, 2021, on the project site (Greengale Farm). The second neighborhood meeting

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was a virtual meeting (Zoom) held on July 14, 2021, with adjacent neighbors who requested the meeting and expressed interest for further discussions and present their opinions/options. Both neighborhood meetings went well with the neighbors and all issues and concerns presented were addressed and resolved with the neighbors. Discussions will continue with neighbors during the public hearing process. Please see the attached neighbors meeting notes for the items and issues/concerns presented and addressed at the meeting.

The proposed hours of operation are Day light hours as defined by Code (6:00 a.m. to 10 p.m.) for uses from Monday to Thursday and up 12:00. a.m. from Friday to Sunday including live entertainment. The campground/retreat/guest ranch are proposed to have transient guests of up to forty-eight (48 hours) e.g., bridal parties, campers, and training programs. Notification in the form of a quarterly events calendar will be provided to the neighbors and will be updated accordingly. Due to the acreage and type of events proposed the total number of occupants will be based on allowable occupancy by the Building Department for the buildings and structures and the open areas. Contact was made with the Fire Prevention Division of the Building Department to discuss the allowable occupy. The site will comply with Building and Fire Prevention requirements. An existing private roadway and utility easement that traverses the site will be relinquished per Public Works Staff comments and requirement.

Project Description:

The proposed facility on 24.72 acres is comprised of both temporary structures and permanent buildings in conjunction with the existing Farm. More than 23.0 acres of the site are existing farm areas and uses including the following: orchards, an apiary an aviary, olive and palm groves, open outdoor areas and spaces including the existing "Meadow". The facility will include a vineyard, cultivated gardens and the use of existing open outdoor areas and spaces including the area depicted as the "Meadow" for events and uses. The temporary structures are outlined as follows: 121,513 square foot of assembly spaces located on the south central portion of the site. The permanent buildings depicted on the plans are mostly located on the northwestern portion of the site, including two proposed greenhouses with a total of 8,000 square feet, a proposed 2,000 square foot Farm Store, an existing 1,163 square foot shed, a 300 square foot restroom and a proposed 800 square foot office structure and a trash enclosure. On the northeastern portion of the site is a proposed 4,800 square foot equipment shed.

The Campground, 'Retreat, and Guest Ranch (Eco Camping/Retreat and Guest Ranch) area shows tents and future cabins located on the eastern center portion of the site. Various shade structures (gazebos) are distributed throughout the site. The Assembly spaces on the site include two existing Palm Groves on the northern portion of the site which will be used for Farm to Table dining experiences and similar events. A decorative 9,300 square foot hardscape area known as the "Nexus" is designed as a focal point and connection to the various event areas. The "Meadow" outdoor space is the primary event area as depicted on the plans. A variety of pathways, promenades and bridges used to connect the different areas of the site. The existing and proposed buildings and structures all comply with setback requirements. Two parking areas are provided

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located on the northwestern and northeastern portions of the site along the northern portion of the site adjacent to Elkhorn Road. A total of 249 parking spaces including 41 Tandem and 16 motorcycle spaces are provided where 620 parking spaces are required. Up to the allowed 30% tandem parking spaces per Title 30.60.050(C)(6) will be used during some events. The tandem/valet parking area is located on the northeastern portion of the site in close proximity to the equipment shed.

Primary vehicular access to the site is from Elkhorn Drive on the north property line. Two, existing gates on Rio Vista Street are primarily for pedestrian access. The design and future construction of the off-site improvements along Elkhorn Road (north property line) from Tenaya Way to Jones Boulevard per the Design Division of the Public Works Department are in process and will be constructed in a couple years. The Engineer associated with the project coordinated the vehicular access to the site and roadway design elements adjacent to the site with the County Engineers. Any unimproved areas along the north property line will remain as is since the area is not a formal trail per the Clark County Comprehensive Planning Trail Plan (confirmed with Planning Staff). The entrance to the site is designed as a two-way divided driveway with a proposed gate that is set back more than 98 feet from the north property line. The throat depth is set back more than 98 feet, and the two driveway extends into the site as one way that curve into the site and provides a one-way circular drive within the site to egress the site. Therefore, allowing for more than adequate stacking of vehicles into the site. This entry design allows for the ultimate ingress and egress design into the site and allows for stacking and loading within the site. Another 24 foot wide gravel road is depicted on the east side of the entry along the north and east property lines to access the parking area equipment shed, campground, guest ranch and retreat area to service uses on the northern and eastern portions of the site.

Signage is not a part of this application.

Water features are not a part of this application. (Swales and pond areas exist on the site, therefore, shown on the plans). If required, the appropriate application per Code will be submitted.

Landscaping:

Along the south, east, and west property lines are a minimum of 24 foot to 42 foot wide buffer areas with trees and fences (farm/ranch style post and rail fences) that will remain to provide a buffer/screening for the neighboring residential uses. These large trees are located within the property and behind the existing block wall and fences. Along the north property line are existing groves of palm trees within large areas of the parcel that are visible from Elkhorn Road. Landscaping is depicted on both sides of the entrance driveway to the site from Elkhorn Road.

Elevation:

The existing, proposed buildings and temporary structures are of varying heights and are up to 32 feet and include the following buildings and structures: existing shed and proposed Farm Store, two (2) greenhouses, equipment shed, agriculture office, restrooms, four (4) Shade Structures.

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These buildings and structures consist of the following building materials: glass, steel, wood, CMU block, and tents with temporary fabrics.

Special Use Permits Required in an R-A Zone:

1. Recreational Facility (both indoors and outdoors) (community garden center)/Private Convention and Reception facility including incidental and ancillary retail sales, café/restaurant, alcohol sales, wedding events, photography, filming, and productions and interactive entertainment.

2. Permit the sale of produce/crops not grown on site

3. Permit customers on the site for agriculture for the agriculturegardening/greenhouse uses and facility for the Farm.

4. Farmer's Market including allowed retail sales art and craft sales and incidental and ancillary uses as defined by Code

5. Live Entertainment (Indoors/Outdoors) including incidental, and ancillary uses as defined by Code (complies with separation/dimension on plans)

6. Campground including tents, future cabins and doubles as Retreat area.

7. Food Processing including cooking and bakery (including processing items such as different fruits for jams, pies, bakery items and other food/products items for sales) in conjunction with the café/restaurant requested as part of the recreational facility.

8. Retail Sales and Services including all related incidental uses as defined by Code such as the sale of artwork and craft.

9. Guest Ranch including all related and incidental uses and is a part of the recreational facility and located within in the campground/retreat area and is outdoors (See Waiver section below to allow in use in Community District 3 (CD 3) and reduce minimum acreage)

10. Retreat including all related incidental uses as defined by Code and is a part of the recreational facility and is located within the campground/guest ranch area (Retreat area proposed at Campground/quest ranch area and is outdoors (Waiver section below to allow within the urban area)

11. Training Facility (Major) including all related incidental uses as defined by Code.

12. Temporary Outdoor commercial events including special use permits to waive requirements including total number events per month, year and number, number of days and set-up and take down times) and extended hours of operation on Friday, Saturday, and Sunday. e.g., Charity Events, New Year Events and similar

The Wedding Chapel/wedding events in conjunction with the private Convention and reception/Recreational Facility.

Justifications:

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The uses requested are all in conjunction with an existing and operating Farm and the underlying agricultural zoning of the site to fund and create a profitable operation for the subject Farm and the adjacent parcels that are under the control of the same owner. The uses requested will not impact the area but will rather be a vital resource in the area as well as provide income to aid with the operation of the existing farm. The proposed uses and design will beautify and enhance the site while maintaining the rural character of the site and area. The design of the site complies with required zoning district setback requirements and the various uses are placed in areas to ensure no adverse impacts on adjacent residential uses. This facility will not result on an adverse impact on adjacent properties. The site which has its own water rights and is also served by other existing public services and infrastructure.

Accessory Uses allowed per Code for a Farm in an R-A Zone:

- 1. Agriculture, Gardening/cultivation of crops/Vineyard: As a principal use (existing) including all related and incidental uses as defined by Code
- 2. Agricultural Buildings, Sheds: including all related and incidental uses as defined by Code
- 3. Agriculture/Greenhouses: including all related and incidental uses as defined by Code
- 4. Employee Housing: (Future) this is conjunction with the existing agriculture uses on the site uses as defined by Code. (See Waiver section for reduction in the acreage for the requested Guest Ranch)
- 5. Massage including all related and incidental uses as defined by Code
- 6. Reflexology including all related and incidental uses as defined by Code
- 7. The weddings will be in the "Meadow" and event locations depicted on the plans and may be outdoors or within the tents set-up in various event locations.

Justifications

The proposed uses special use permitted requested are all in conjunction with the existing farm uses and are planned to minimize or have no impact of the adjacent residential used is an appropriate and compatible use for the area. The use is located on the corner of an arterial street (Elkhorn Road Drive with no vehicle access to the adjacent local street alignment (Rio Vista Street) which is vacated and is a trial in this area. Although, uses requiring a special use permit is not specifically allowed based on the interlocal Agreement between the City and Clark County this as outlined in Title 30 is a special use as requested will provide valuable uses to the immediate residents a destination for visitors to the area within a rural setting and allow the continued operation of a farm by providing employment and education. The farm and the proposed facilities will sustain an existing farm and the design and is intended to maintain and complement the rural character of this portion of The Lone Mountain Planning area and the adjacent areas within the Clark County and the adjacent City of Las Vegas which consists primarily of large lot residential area.

Waiver of Development Standards:



1. a) Allow alternative landscaping requirements by allowing a reduction in the 50% coverage for shrubs within the landscaping areas along the east, west and south property lines and within the Palm Grove area along the north property line in the site.

b) Eliminate landscaping along the Elkhorn Road Street frontage and allow existing landscaping behind the wall which is visible from the street.

Justification:

The waivers are intended to modify the required landscape standards and does not totally waive the landscaping. The existing width of the buffer/screening area and the number of trees more than exceed Code requirements, however, the spacing between the trees do not exactly meet the requirements. No shrubs or ground cover consisting of rocks are provided but the existing ground consists of organic materials (fallen leaves and tree barks). The alternative standards requested is to relax standards for existing conditions. The trees are mature, the number is more that required by Code. The tree canopies provide more than the required screening and buffering as prescribed by Code.

2. Allow alternative landscape design adjacent to a less intense uses.

Justification:

The waivers are intended to modify the required landscape standards and does not totally waive the landscaping. The existing width of the buffer/screening area and the number of trees more than exceed Code requirements, however, the spacing between the trees do not exactly meet the requirements. No shrubs or ground cover consisting of rocks are provided but the existing ground consists of organic materials (fallen leaves and tree barks). The alternative standards requested is to relax standards for existing conditions. The trees are mature, the number is more that required by Code. The tree canopies provide more than the required screening and buffering as prescribed by Code.

3. Reduce on-site parking to 249 spaces where 620 spaces are required.

Justification:

The intent of this request is to minimize the number of parking areas and the areas paved for parking since the intent is to keep the facility in as rural and organic state as possible to minimize impacts to the rural nature of the site and the area. Since this is a facility which will attract families and groups many will arrive in vehicles with a higher occupancy, therefore, the parking provided will suffice for a facility that operates for group settings. Additionally, large groups attending events at the site will be encouraged to arrive in vehicles such as vans and higher occupancy vehicles to limit the number of vehicles arriving on the site. Where possible and if necessary, events involving large groups will be directed to park in underutilized large parking lots the in the area (farther away from the site and small vans will be used to transport the groups to the site. Additionally, 16 motorcycle spaces area provided to augment and increase the number of parking spaces

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provided for the site. Some guests and customers will also use rideshare transportation options to access the site which in effect reduce the number of parking spaces used for most events. Therefore, the parking provided is optimum for the facility and its operations.

4. Waive the loading area requirements.

Justification:

The proposed curved one-way drive lane within the site designed for ingress and egress and the gravel road (along Elkhorn Road) provides circulation within the site and designed to allow for loading and off-loading within the site adjacent to all the operational areas. Therefore, sufficient loading areas are provided within the site.

5. Allow alternative paving materials within the parking area.

Justification:

Alternative paving material as approved by The Department of Environmental and Air Quality Management (DEQAM) will be used in the two parking areas. Since this is an existing farm which is part of the Gilcrest Water Cooperative there are existing wells and catch basins on the site which makes it imperative that oil and petroleum based materials used for paving are minimized on the site to prevent contamination of the ground water. Additionally, since this a farm and the intent is to keep the area as natural and organic as possible, therefore, alternative paving materials are more appropriate for the site. The Applicant has been working with Staff at DEQAM on the options and process that to allow alternative materials for the parking area and driveways for the site. A meeting was recently held at the site with David Dean the process of reviewing the plans. An email is attached from David Dean on his communications with the Applicant to allow the alternative paving material for the facility and farm.

6. Waive landscape island fingers within the parking areas.

Justification:

This request is to minimize the more commercial aspects of the facility and maintain the rural/organic/natural character of the site by waiving the design elements that will require a larger area used for the parking lot. Since this is a farm, trees, gardens, and native plants already exist on the site that mitigate the waiver to deviate from standards. These existing plantings more than meet the basic requirements and compensate for the waiver requested. Additionally, the trees and scrubs provided adjacent to the parking area mitigate the waiver requested.

as an unofficial trail or sidewalk along Elkhorn Road which is appropriate considering the rural nature of the existing area.

7. a) Allow a Guest Ranch within Community District (CD) 3 where allowed within Community District 5.



b) Reduce the allowable acreage for a Guest Ranch to 24.72 acres where a minimum of 40 acres is the standard.

Justification:

This request is necessary because the site is 24.72 acres. The subject site is portion of an existing Farm which includes other parcels that are not included in this application. The Guest Ranch as proposed is in conjunction with the proposed recreational facility and the existing Farm is an incidental use as related to the overall site and the uses requested for the site. Therefore, this request is appropriate and compatible with area as related site and requested uses and will not impact the area.

8. Allow a Retreat within the Urban Area/CD 3 where required to be located outside the Urban area.

Justification:

This request is necessary because the site although in CD 3 is within the urban area which has seen tremendous development for the past 30 years but is within an enclave that has remained rural in character. The subject site is portion of an existing Farm which includes other parcels that are not included in this application. The Retreat as proposed is in conjunction with a proposed recreational facility and the existing Farm and is an incidental use as related to the overall site and the uses requested for the site. Therefore, this request is appropriate and compatible with area as related site and requested uses and will not impact the area.

9) Reduce the separation to a residential use for an outdoor live entertainment use (south property line only) to 262 feet where a 500 foot separation is required.

Justification:

This is request is necessary because the event areas are 262 feet 9 inches feet from the south property line. The parcel to the south is owned by the same entity (Greengale Properties LLC) and Applicant as the subject application, therefore, the reduction in the separation will not impact any other parcel. The parcel to the south will screen and buffer the other parcels to the south to mitigate and or minimize any impacts.

10) Waive off-site improvement requirements (curbs, gutters, sidewalks, streetlights, and partial paving) along the street front (Elkhorn Road).

Justification:

The request is to maintain and be consistent with the rural street standards and character of the area adjacent at this time. This request for the most part is until the design and construction of Clark County's Roadway Improvement Plan for this segment of Elkhorn Road between Tenaya Way and Jones Boulevard is completed. The Engineer for the project coordinated the access

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to the site with the County's Project Engineer to ensure that there are no conflicts when the off-sites are constructed by the County. Per the design of the roadway project this application is intended to cover any portion/s of the off-sites adjacent to the site are not part of the Roadway project. The Roadway Improvements Plans provide are uploaded in the system.

Design Reviews:

1. For all buildings and structures (principal and accessory) in conjunction with the facilities requested in conjunction with the existing farm.

Justification:

The buildings and structures proposed comply with design and architectural elements outlined in the Code. Additionally, the design of the site and permanent buildings (green houses, office, farm store and equipment building) policies outlined in the recently adopted Master Plan that are related and appropriate for the proposed land use and design, especially for projects adjacent to existing residential developments. The proposed buildings and location of uses comply with and or exceed all required setbacks. The existing walls, fences and landscape areas provided along the property line provide the required buffering and screening and help mitigate any perceived impacts.

2. Increase the finished floor elevation up to 47 inches (3 foot, 11 inches) where 36 inches (3 feet) is the standard.

Justification:

The final elevations are expected to result in changes in grade from existing up to approximately 47 inches above existing grade - where 36 inches is the maximum allowed. The increased grades/finished floor elevation is due to variations in the existing topography. The proposed finished grade is to ensure drainage is directed away from the new structures and properly conveyed on graded, unpaved surfaces to existing swales and ditches. All attempts will be made to reduce the fill with the 47 inches requested being the worst case condition and only if ultimately required and is subject to the County's review and approval of the future Drainage Study.

The use and site comply with the goals and policies outlined in the recently adopted Master Plan such as Goal 1.4 and Policy 5.13 to invest and care for a community. This facility will ensure that this enclave of the Las Vegas Valley can be maintained in its rural state and complies LM-1.2 and LM-3.1 to maintain neighborhood integrity and perverse natural features and area and related goals and policies and appropriate for the proposed use and design, especially for projects adjacent to existing residential developments. The proposed project is appropriate for the area and is designed to minimize any adverse impacts perceived and is, therefore, compatible with the existing uses in the area.

We appreciate your consideration in the review and positive recommendation for the project. Please contact me at 702-598-1429, if you have any questions or need additional information.



Sincerely,

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BROWN, BROWN & PREMSRIRUT

Lebene Ohene

Land Use and Development Consultant

04/06/22 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT (TITLE 30) RAINBOW BLVD/AZURE DR

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST WS-22-0076-HUERTA, JORGE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1 allow proposed single family residential lots to have access to an arterial street (Rainbow Boulevard) where not permitted; 2) increase wall height; and 3) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) proposed single family residential development, and 2) finished grade on 1.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Rainbow Boulevald and the south side of Azure Drive within Lone Mountain. MK/rk/jo (For possible action)

RELATED INFORMATION:

APN:

125-26-201-025

WAIVERS OF DEVELOPMENT STANDARDS

- 1. Allow 2 proposed single family residential lots to have access to an arterial street (Rainboy Boulevard) where not permitted per Section 30.56.080.
- 2. Increase block wall height to 11 test up to 5 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 22% increase).
- 3. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Rainbow Boulevard where required per Section 30.52.050.

DESIGN REVIEWS:

- Single family residential development.
- 2. Increase finished grade for a proposed single family residential development to 58 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 61% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

• Site Address: N/A

- Site Acreage: 1.5
- Number of Lots: 3
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 21,344/23,086
- Project Type: Single family residential

Site Plan

The plan depicts a proposed single family residential development consisting of 3 lots with a density of 2.0 dwelling units per acre. Two of the 3 lots have from a long Rambow Boulevard to the west. Rainbow Boulevard is an arterial street, and a waiver of development standards is required to allow access to this street. The request also includes a waiver of development standards to increase the height of retaining walls. The plans indicate the increases for retaining wall height are for the areas on the southern and eastern perimeter walls. Additionally, Rainbow Boulevard will be constructed to non-urban standards with 32 feet of payment instead of the full payment, and without curb, gutter, sidewalk, and street ights normally required for an arterial street.

Elevations

The single family residences are proposed to be custom homes; therefore, there are no elevations or floor plans submitted with this request.

Applicant's Justification

The applicant indicates that the increased height of the retaining walls is necessary to provide positive drainage for the proposed development. The site slopes approximately 5 feet from the intersection of Rainbow Borlevard and Azure Drive toward the southeast corner of the site. Per Code requirement, the finished floor must be 8 inches above the grade of the street. To comply with this requirement the finished floor and portions of the yards will require additional fill. Additionally, the waiver to allow access to Rambow Boulevard is for 2 of the 3 lots and each of those lots exceeds 10 feet in width. Both lots will provide a circular driveway for better visibility. The applicant also indicates the project is located in a rural area and similar waivers of development standards have been approved in the area.

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-PD2	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
East	Ranch State Neighborhood	R-E (RNP-I)	Single family residential
West	City of Las Vegas	R-E	Single family residential

Surrounding Land Use

STANDARDS FOR APPROVAL:

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

Analysis Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1 & Design Review #1

Even though the driveways within this development will be circular in design, thereby preventing any backing into the public right-of-way, there have been traffic issues in other areas of unincorporated Clark County where single family residential dwellings have direct access to arterial and collector streets. Although the current volume of traffic may be minimal, staff finds that as the surrounding area develops, traffic will increase, possibly to the point of requiring Rainbow Boulevard being developed to its full width. With an increased volume of traffic, safety issues may develop with vehicles entering and exiting the residential lots. Staff finds the requested waiver of development standard and design review may create public safety and traffic issues, and that the proposed request is a self-imposed hardship due to the overall configuration and design of the site. Therefore, staff cannot support these requests

Waiver of Development Standards #2

Portions of the perimeter retaining wall heights along southern and eastern walls are proposed to be increased approximately 22% to accommodate street drainage, natural topography, and corresponding pad heights. While the topography of the site may warrant an increase to the overall wall height along portions of the boundary of the development, staff cannot support this request due to the recommendation of denial for waiver of development standards #1 and design review #1.

Public Works - Development Review

Waiver of Development Standard #3

Staff cannot support the request to not install full off-site on Rainbow Boulevard and Azure Drive when there are existing full improvements west of the site on Rainbow Boulevard and on the north side of Azure Drive. Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and side walks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full offsite improvements.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet

Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the opplication 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

If approved:

• Applicant is advised that the County is currently rewriting Title 30 and future and 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. 40(a)(?) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applican is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

Fire Prevention Bureau

No-somment.

Clark County Water Reclamation District (CCWRD)

• Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with 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: JORGE HUERTA

CONTACT: WOOD RODGERS, 2190 E. PEBBLE ROAD, STE. 200, LAS VEGAS, NV 89123



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		APP. NUMBER: WS. 22-0076 DATE FILED: 2-7-22
	TEXT AMENDMENT (TA) ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC) USE PERMIT (UC)	STAFF	APP. NUMBER: WS-22-0076 DATE FILED: 2-7-22 PLANNER ASSIGNED: RK - TAB/CAC: Lone Mtw TAB/CAC DATE: 3-8-22 PC MEETING DATE: R-E Rouch Estate Neighborhood FEE: \$1,150.00 MK
			NAME: Jorge Huerta
	WAIVER OF DEVELOPMENT STANDARDS (WS)	PROPERTY OWNER	ADDRESS: 10774 Barnard Bee Ct. CITY: Las Vegas STATE: NV ZIP: 89183
2	DESIGN REVIEW (DR)	PRO	TELEPHONE: 702-461-3315 CELL: 702-461-3315
D	ADMINISTRATIVE DESIGN REVIEW (ADR)		E-MAIL: Jorehuerta1375@yahoo.com
D	STREET NAME / NUMBERING CHANGE (SC)	ΝΤ	ADDRESS: 10774 Barnard Bee Ct.
D	WAIVER OF CONDITIONS (WC)	APPLICANT	CITY: Las Vegas STATE: NV ZIP: 189183
	(ORIGINAL APPLICATION #)	АРР	TELEPHONE: 702-461-3315 E-MAIL: Jorgehuerta1375@yahoo.com REF CONTACT ID #:
D	ANNEXATION REQUEST (ANX)		
٥	EXTENSION OF TIME (ET)	IN	NAME: Tim S. Moreno
	(ORIGINAL APPLICATION #)	ONDE	ADDRESS: 2190 E, Pebble Road, Suite 200
	APPLICATION REVIEW (AR)	CORRESPONDENT	CITY: Las Vegas STATE: NV ZIP: 89123 TELEPHONE: 702-682-7041 CELL: 702-682-7041
	(ORIGINAL APPLICATION #)	COR	E-MAIL: tmoreno@woodrodgers.com REF CONTACT ID #:
	SESSOR'S PARCEL NUMBER(S):		
PR	OPERTY ADDRESS and/or CROSS	STREE	TS: Rainbow Boulevard and Azure Drive
PR	OJECT DESCRIPTION: Residential F	. BICELINED	(MOM 21-000032)
(1, We) the undersigned swear and say that (1 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. (1, 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			
	Jorge Huerta		
	Property Owner (Signature)* Property Owner (Print)		
STATE OF TO EN HALF			
SUBSCRIBED AND SWORN BEFORE ME ON 11/11/2000-1 (DATE) By			
	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.			



November 29, 2021

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

W5-22-0076

Subject: Justification Letter for Design Review and Waiver of Development Standards (APN 125-26-201-025)

Clark County Planning Staff:

On behalf of our client and property owner, Jorge Huerta, we are applying for a waiver of development standards and design review for the above-referenced parcel. The subject property is located in Rural Neighborhood Preservation Area (RNP) of the Lone Mountain Community District 3 and is at the southeast corner of Rainbow Boulevard and Azure Drive. Our client is proposing a three-lot minor subdivision in order to divide the existing 1.5-acre property. This request is specific to the proposed fill heights for the proposed property, perimeter wall heights and two lots fronting onto Rainbow Boulevard.

1. Design Review Request: Allow up to 4.8-feet maximum of fill at specific areas of the project site, where 1.5 feet (18 inches) is the maximum.

Chapter 30.32.040 paragraph a.9 states:

"Unless the natural slope of the lot exceed 12%, the finished grade for the construction of any structure within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent to the structure (height to be measured at the highest elevation on the property line closest to the building) unless required to do so by any provision of the Clark County Code or condition of any land use approval, and then the maximum grade shall not exceed 18 inches above that required by this Title or condition of land use approval. Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing."

There are a couple of significant factors that are causing our subdivision design to require fill in excess of 18-inches above the existing elevation of the property. These factors are:

- A. The existing terrain, slopes from the intersection of Rainbow Blvd. and Azure Dr. towards the southeast corner of the site. With the construction of the neighboring properties to the east and southeast back in 1982, no drainage conveyances were provided to drain our client's property nor the neighboring vacant property to the south. In order to drain our parcels, we are forced to fill the site by approximately 3.5 feet.
- B. The technical drainage study for this project, PW21-14844 was approved on September 20, 2021. The design elevation of Lot 3 was based on conforming to Clark County criteria of elevating the lot to eighteen inches above the street elevation. Rainbow Boulevard in front of the lot is at 2332.64 above sea level. Elevating the Lot to 18 inches above equated to 2334.14. The lowest existing ground elevation within Lot 3 is 2329.34, thus, requiring 4.8 feet of fill, which is the maximum amount of fill we are applying for.

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2. Waiver of Development Standards Request: Allow the perimeter wall to retain a maximum of 4.8 feet, where the code allows a maximum of three (3) feet of retaining.

For the same reasons as above for the "excess fill," we are compelled to apply for a waiver for the wall heights on our southern and eastern perimeter walls. If approved, our client will have proposed wall heights of up to the following:

- a. Southern Wall 10.8 feet tall (4.8 feet retaining and 6-foot screen on top)
- b. Eastern Wall 9.6 feet tall (3.6 feet retaining and 6-foot screen on top)

3. Waiver of Development Standards Request: Allow two of the three lots to front Rainbow Boulevard as opposed to all lots fronting Azure Drive.

The owner wants to front two of the lots onto Rainbow to create wider lots as opposed to narrow and long lots. We understand that Rainbow Boulevard for most of the Las Vegas Valley is considered a major thoroughfare and thus, for those areas, lots fronting Rainbow for vehicular access are discouraged. We'd like to present compelling reasons why we believe the proposed two frontages along Rainbow on our project will not pose a traffic safety issue and also be beneficial.

- A. Rainbow Boulevard north of Azure Drive is a dead end because it is cut-off by the I-215. County records indicate that some portions of Rainbow Boulevard alignment on the north side of I-215 have been vacated (approved by the County) which suggests that the County does not expect to have a bridge over I-215 and increase in traffic counts in the area are improbable.
- B. Rainbow Boulevard between I-215 and SR-95 is classified by the County as a collector, and thus applies to the frontage of our Client's property (see Exhibit 1 attached). Rainbow Boulevard south of SR-95 is classified as a "major street" (see Exhibit 2 attached). We agree that lots should not be fronting major streets when possible, but collectors are acceptable, much like Azure Drive (see Exhibit 3 attached), Data was obtained from the Clark County link below:

https://clarkcountygis-ccgismo.hub.arcgis.com/datasets/accessall/explore?location=36.263516%2C-115.240093%2C16.55

C. Traffic counts and accident data were examined along our frontages (Rainbow and Azure). Traffic volumes are significantly low on Rainbow Boulevard and Azure Drive of 3,550 average daily trips (AADT), according to Exhibits 4a and 4b attached, taken from the link below: https://ndot.maps.arcgis.com/apps/webappviewer/index.html?id=278339b4605e4dda

8da9bddd2fd9f1e9 Accident records show that there was only one (1) "injury" accident near the Rainbow-

Azure between 2015-2017. No other incidents are reported at this location, according to Exhibit 5 attached, taken from the link below: https://ndot.maps.arcgis.com/apps/webappviewer/index.html?id=00d23dc547eb4382

bef9beabe07eaefd

- D. Rainbow Boulevard north bound is a forced stop at Azure Drive with a stop sign and is built to rural standards. We expect that vehicles will be slowing along the property's frontage.
- E. We are proposing to install circular driveways to encourage the future residents to drive in forward and drive out forward, as opposed to backing out into Rainbow.

F. One benefit we'd like to identify is by fronting onto Rainbow Boulevard, with our development, we will be extending a municipal sewer main south along Rainbow from the existing system in Azure Drive. This extension will not be necessary if we fronted the lots onto Azure since sewer is available along Azure for a direct connect. The extension south along Rainbow Boulevard will make sewer available to the southern neighbors in lieu of a septic and leach field.

4. Waiver of Development Standards Request: Allow perimeter streets to be left as rural standards in lieu of being required to construct "full off-sites."

We are requesting to leave the Rainbow Boulevard and Azure Drive "as-is" meeting alternative rural standards for the following reasons:

- A. Traffic volumes are very low at 3,550 AADT on Rainbow Boulevard and Azure Drive along our frontage.
- B. Rainbow Boulevard dead ends at County Route 215.
- C. The neighboring properties to the south and east are built to the "rural" standards and our client desires to be consistent with his neighbors,
- D. Not widening the streets will keep the speed limits lower and provide better visibility for drivers.

We believe these requests are appropriate for the unique conditions existing on and around the site. We look forward to meeting and discussing our project and respectfully seek your approval.

Regards,

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