



Red Rock Citizens Advisory Council

Blue Diamond Volunteer Fire Station

28 Cottonwood Drive
Blue Diamond, NV 89004

February 24, 2021
7:00 p.m.

AGENDA

NOTE:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Meggan Holzer at 702-455-0341 and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to meggan@clarkcountynv.gov, before 5:00 pm on February 24, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members: Trent Billingsley Barbara Luke Bob Matthews Evan Slawson Pauline van Betten

Secretary: Meggan Holzer, meggan@clarkcountynv.gov, 702-455-0341

County Liaison: Meggan Holzer, meggan@clarkcountynv.gov, 702-455-0341

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

II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.

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

- III. Approval of Minutes from the meeting of September 30, 2020 and October 28, 2020 (For possible action)
- IV. Approval of Agenda for October 28, 2020 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
 - 1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)
 - 2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
 - 3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only)
 - 4. Receive a report from Clark County Administrative Services regarding the status of the tamarisk removal, truck traffic on SR 159, repairs to Arroyo Road, and any other updates from Clark County (for discussion only)

- VI. Planning & Zoning
 - 1. **WS-20-0584-WACHOVIA MORTGAGE TRUST & BURKHARDT JEREMY PAUL TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an addition to an existing single family residence on 2.6 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the west side of Gunfighter Lane (alignment) and the south side of Gunfighter Lane, 1,400 feet south of Bonnie Springs Road within Red Rock (Bonnie Springs). JJ/al/jd (For possible action) **3/16/21 PC**

- VII. General Business
 - 1. Elect a new Chair and Vice Chair of the Red Rock CAC (for possible action)
 - 2. Review and approve the 2021 meeting calendar (for possible action)
 - 3. Review and accept CAC bylaws (for discussion only)
 - 4. Joe Willardson will share information about a Bike Race event being planned with Quick n Dirty Mountain Bike Racing on October 2, 2021. (for discussion only)
 - 5. Representatives from the Bureau of Land Management will present information regarding the upcoming Recreation Area Management Plan process for Calico Basin and issues about burros in the Red Rock area (for discussion only)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to meggan@clarkcountynv.gov, before 5:00 pm on February 24, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: January 27, 2021

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
 Blue Diamond Library, 14 Cottonwood Dr, Blue Diamond, NV 89004, Blue Diamond Post Office, 2 Diamond St, Blue Diamond, NV 89004
 Blue Diamond Village Market, 1 Village Blvd, Blue Diamond, NV 89004, Calico Basin Community Mailboxes, Kulka Road Community Mailboxes

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



Red Rock Citizens Advisory Council

September 30, 2020

MINUTES

Board Members: Pauline van Betten - Chair **absent** Gary Laswell- Vice Chair
Trent Billingsley **absent** Barbara Luke Bob Matthews

Secretary: Pamela Dittmar, 702-455-5882, pamela.dittmar@clarkcountynv.gov

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:05 pm
- II. Public Comment
None
- III. Approval of Minutes for July 29, 2020
Moved by: Barbara Luke
Action: Approved
Vote: 3-0/Unanimous
- IV. Approval of Agenda for September 30, 2020
Moved by: Barbara Luke
Action: Approved
Vote: 3-0/Unanimous
- V. Informational Items
 1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)

Gaby Villafuerte provided the well level report and indicated that the well levels are stable. Barbara Luke asked about dumping and homeless people living in the willow spring area. Dereck Jackson and Sgt. Dean indicated that there had not been a problem with this recently.
 2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)

Sgt. Dean indicated that he had nothing significant to report.
 3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only)

No report.

4. Receive a report from Clark County Administrative Services regarding the status of the tamarisk removal, secretary recruitment, “No Engine Brake” signage on 159, and any other updates from Clark County (for discussion only)

Meggan reported that she continues to work with Nevada Division of Forestry on the removal of the tamarisk. NDOT no longer posts signage regarding “No Engine Brake” because engine brakes are a safety mechanism and cannot be disabled in some newer trucks. Meggan and Gary reported that BLM and the County are researching the history and ownership of the old Blue Diamond Dump.

VI. Planning & Zoning

1. **UC-20-0386-COOK, MARTIN:**

USE PERMITS for the following: **1)** increase the area of an accessory apartment; and **2)** allow a manufactured home as an accessory apartment on 4.7 acres in an R-U (Rural Open Land District) Zone in the Red Rock Overlay District. Generally located between Riscos Hill Road (alignment) and Torino Avenue (alignment), west of Fortney Road within the Northwest County Planning Area (Red Rock). JJ/bb/jd (For possible action) **10/20/20 PC**

No Action – Item Withdrawn

2. **VS-20-0387-COOK, MARTIN:**

VACATE AND ABANDON easements of interest to Clark County located between Riscos Hill Road (alignment) and Torino Avenue (alignment), west of Fortney Road within the Northwest County Planning Area (Red Rock) (description on file). JJ/bb/jd (For possible action) **10/20/20 PC**

Moved by: Gary Laswell

Action: Approved

Vote: 3-0/Unanimous

II. General Business

1. Joshua Eddy with DesertDash will present information and answer questions about the 100k race that he is planning for April 2021 in the Red Rock/Blue Diamond area (for discussion only)

Joshua Eddy shared details about the race and responded to questions.

2. Take public input and review/finalize requests for the upcoming budget cycle (For possible action)

Meggan reported on last year’s requests: the Bike trail is in progress, a Community Center is not budgeted or planned, 5-12 year old playground at park is not budgeted at this time, and lane divider dots on Arroyo are still not approved by Public Works.

This year’s requests: 5-12 year old playground area, add lane divider dots on Arroyo, new bulletin board at Kulka Road

3. Select a representative to serve on the Clark County Community Development Advisory Committee (for possible action)

Postponed

4. Applications are being accepted through November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Red Rock CAC for a two year term beginning January 2021. All applicants, including current CAC members, must submit an application to be considered. (for discussion only)

Meggan announced that applications are available on the County website.

III. Comments by the General Public

IV. Next Meeting Date

The next meeting will be October 28, 2020

V. Adjournment

The meeting was adjourned at approximately 7:35 pm

DRAFT



Red Rock Citizens Advisory Council

October 28, 2020

MINUTES

Board Members: Pauline van Betten - Chair Gary Laswell- Vice Chair
Trent Billingsley Barbara Luke Bob Matthews

Secretary: Pamela Dittmar, 702-455-5882, pamela.dittmar@clarkcountynv.gov

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:05 pm
- II. Public Comment
None
- III. Approval of Minutes for September 30, 2020
Held to next meeting
- IV. Approval of Agenda for October 28, 2020
Moved by: Bob Matthews
Action: Approved
Vote: 4-0/Unanimous
- V. Informational Items
 1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)

Report was included with item 1 under General Business
 2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)

Officer Farran reported that there had not been any significant activity.
 3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only)

Sheila Billingsley reported that the Public Comment period for the project is anticipated to start in July 2021 and construction will begin in 2022.
- A. Receive a report from Clark County Administrative Services regarding the status of the tamarisk removal, temporary signs in the Red Rock Overlay, burro waste and tree health in Blue Diamond Park, and any other updates from Clark County (for discussion only)

Meggan Holzer shared that the burro waste had been removed from the park and read a statement from Louis Haddad, Horticulture Supervisor with Clark County, regarding the health of the trees. The County and BLM continue to work together to find a solution for the old Blue Diamond Dump site.

VI. Planning & Zoning

1. **WS-20-0443-GOSS FAMILY TRUST & GOSS, JOHN C. & TINA M. TRS:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure (RV garage) in conjunction with a future single family residence on 2.2 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the southwest corner of Fords Way and Joylin Street within Red Rock. LB/al/jd (For possible action)

Moved by: Bob Matthews

Action: Approved

Vote: 5-0/Unanimous

VII. General Business

1. Receive a presentation from the Las Vegas Valley Water District on the Blue Diamond Water System and provide a recommendation on imposing a temporary moratorium on new water connections in the Village of Blue Diamond (for possible action)

Chaunsey Chau-Duong shared the well level report. Colby Pelegrino gave a presentation regarding the hydrology, well levels, climate concerns, and other issues about the Blue Diamond Water System. This item will be heard by the Board of County Commissioners on December 1, 2020.

Moved by: Pauline van Betten

Action: Approved

Vote: 4-1, Gary Laswell opposed

2. A representative from NVEnergy will discuss upcoming work in Blue Diamond and will respond to questions including the potential for moving power lines underground (for discussion only)

Devlin Daneshfirooz shared information about the planned upgrades to the power lines within Blue Diamond. The improvements will provide for increased reliability and redundancy within the system. Work is set to commence in the 1st quarter of 2021 and be completed by June.

3. Representatives from the Bureau of Land Management will present information regarding the new timed entry system, recreation planning in Calico Basin, and cell tower applications in the Red Rock area (for discussion only)

Catrina Williams, Red Rock Field Manager, provided information about an application from Crown Castle Communications for a cell tower that will improve coverage along SR 159.

Josh Travers, Red Rock Assistant Field Manager, shared statistics about the increase in visitor volume to the Red Rock Loop and the implementation of the reservation system. Josh also discussed the planned study of the Calico Basin area and development of a recreation management plan.

4. Select a representative to serve on the Clark County Community Dev. Advisory Committee (for possible action)

Meggan announced that the County is seeking volunteers to service on CDAC.

5. Applications are being accepted through November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Red Rock CAC for a two year term beginning January 2021. All applicants, including current CAC members, must submit an application to be considered (for discussion

Meggan told the group that it is time to submit applications for the upcoming CAC term.

VIII. Comments by the General Public

IX. Next Meeting Date

The next meeting will be January 27, 2021

X. Adjournment

The meeting was adjourned at approximately 9:35 pm

DRAFT

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., FEBRUARY 24, 2021**

03/16/21 PC

1. **WS-20-0584-WACHOVIA MORTGAGE TRUST & BURKHARDT JEREMY PAUL TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an addition to an existing single family residence on 2.6 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the west side of Gunfighter Lane (alignment) and the south side of Gunfighter Lane, 1,400 feet south of Bonnie Springs Road within Red Rock (Bonnie Springs). JJ/al/jd (For possible action)

BUILDING ADDITION
(TITLE 30)

GUNFIGHTER LN/BONNIE SPRINGS RD
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0584-WACHOVIA MORTGAGE TRUST & BURKHARDT JEREMY PAUL TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an addition to an existing single family residence on 2.6 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District.

Generally located on the west side of Gunfighter Lane (alignment) and the south side of Gunfighter Lane, 1,400 feet south of Bonnie Springs Road within Red Rock (Bonnie Springs). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

174-02-000-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an addition to an existing single family residence to 15 feet where a minimum of 50 feet is required per Table 30.40-1 (a 70% reduction).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7217 Gunfighter Lane
- Site Acreage: 2.6
- Project Type: Addition to an existing single family residence
- Number of Stories: 2 existing residence/2 addition
- Building Height (feet): 22 existing residence/35 addition
- Square Feet: 3,426 existing residence/10,891 addition/14,317 total

Site Plan

The request is to reduce the rear yard setback for an addition to an existing single family residence in the Bonnie Springs area of the Red Rock Planning Area. The Bonnie Springs area consists of 8 privately owned parcels on a total of approximately 120 acres that are surrounded by public lands zoned R-U and planned for Public Facilities. The subject parcel gets access from

Gunfighter Lane which is a private easement that connects to Bonnie Spring Road, which is a private street that provides access to the Bonnie Springs area from State Highway 159. The subject site is a 2.6 acre parcel located at the southeast corner of the cul-de-sac at the end of Gunfighter Lane. The existing single family residence is located on the southwestern portion of the parcel and there is an existing accessory building located on the northwestern portion of the parcel. The plans depict the proposed addition will be located on the south and east sides of the existing residence. Records indicate that the existing residence was constructed in 1990 and the existing residence is set on the parcel at an angle facing the northeast corner of the parcel rather than facing the front property line which is the north property line.

Landscaping

No changes are proposed or required to existing landscaping with this request.

Elevations

The existing residence is 2 stories with a maximum height of 22 feet. The residence has a pitched roof constructed of standing seam metal. The exterior of the existing residence consists of stucco painted in earth tone colors and wood siding in a vertical lap pattern.

The proposed addition is 2 stories with a maximum height of 35 feet. The highest portion of the addition is a round tower that is approximately 35 feet in height with a stucco exterior and a room top deck with a flat roof. The garage/shop portion of the addition is 1 story with a maximum height of approximately 26 feet. The garage is rectangular shaped with a curved decorative metal roof that included the 2 longest sides of the building. The north side of the garage has wood siding in a horizontal lap pattern, 2 roll-up garage doors and a glass window in the center of the elevation that extends from the floor to the roofline. The south elevation of the garage consists of wood siding in a horizontal lap pattern and glass walls. The main portion of the addition is 2 stories with a maximum height of approximately 30 feet. This portion of the addition has a pitched roof with a standing metal seem roofing material. The exterior of this portion of the addition consisting of a stucco finish painted in earth tone colors, wood siding in a horizontal lap pattern, and stone veneer.

Floor Plans

Records indicate the existing residence has an area of 3,426 square feet consisting of 7 rooms that include kitchen, living room, bathrooms, and 4 bedrooms. The proposed addition has an area of 10,891 square feet and will include an attached garage/shop, 2 bedrooms, library, game room, great room entertainment area, and bathroom/powder rooms. With the proposed addition the residence will have an area of 14,317 square feet.

Applicant's Justification

The applicant indicates that with the exception of the rear yard setback the proposed addition meets all other setbacks and building height requirements for the R-U zoning district. The building materials to be used in the addition compliment and enhance the architecture of the existing residence. The design of the addition is intended to blend in with the natural environment and landscape of the Bonnie Spring area. The reduction of the rear yard setback is necessary due to the location of the existing residence, which restricts design options for the property.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & West	Residential Rural (up to 1 du/2ac)	R-U	Single family residential
South	Public Facilities	R-U	Undeveloped
East	Residential Rural (up to 1 du/2ac)	R-U	Recreational facility for rodeo & equestrian events

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

This site is in an isolated rural area that is surrounded by public lands which will not be developed at any time in the foreseeable future. The proposed rear yard setback to a common property shared with a 655 acre parcel of public land zoned R-U and planned for Public Facilities intended mainly for the preservation of open space for recreational uses. Therefore, the proposed setback reduction will not impact the adjacent undeveloped property. Design options for an addition are limited due to the location of the existing residence on the southwest corner of the subject parcel. Given the rural nature of the location and the fact that the adjacent property most impacted by the proposed setback reduction is not intended to be developed within the foreseeable future, staff does not object to the proposed setback reduction.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Demonstrate paved legal access.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST., STE 12-A, LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-20-0584</u> DATE FILED: <u>12-21-2020</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Redrock</u> TAB/CAC DATE: <u>2-24-21</u> PC MEETING DATE: <u>3-16-21</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$47500</u>
	PROPERTY OWNER NAME: <u>Jeremy Burkhardt Trustee</u> ADDRESS: <u>101 Bonnie Springs Rd</u> CITY: <u>Blue Diamond</u> STATE: <u>NV</u> ZIP: <u>89004</u> TELEPHONE: <u>909-553-6650</u> CELL: <u>909-553-6650</u> E-MAIL: <u>jeremyburkhardt1@gmail.com</u>
	APPLICANT NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St. 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St. 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 174-02-000-007

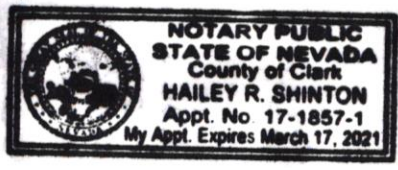
PROPERTY ADDRESS and/or CROSS STREETS: 7217 Gunfighter Ln

PROJECT DESCRIPTION: Residential addition

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

Jeremy Burkhardt
 Property Owner (Signature)* Jeremy Burkhardt
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 16, 2020 (DATE)
 By Jeremy Burkhardt
 NOTARY PUBLIC: Hailey Shinton



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

APR-20-100675



November 17, 2020

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

WS-20-0584

**RE: Design Review/ Waiver of Standards
7217 Gunfighter Ln.**

To Whom It May Concern,

This Design Review is for an addition to an existing house located at 7217 Gunfighter Lane (2.6 Acre lot). The proposed addition is to include both a garage, living room with a new master bedroom on the upper level and extra driveway space.

The following setbacks are provided for the Main house:

- North Side yard setback = 40'-0" Required | 196'-0" Provided
- East Front yard setback = 15'-0" Required | 75'-0" Provided
- South Side yard setback = 50'-0" Required | 15'-0" Provided
- West Rear yard setback = 15'-0" Required | 78'-0" Provided for addition.

A waiver is being requested to reduce the south side yard setback from 50'-0" to 15'-0". All other setbacks on the property will meet Title 19 requirements

An existing accessory building located on the NorthWest corner of the property meets all required setbacks.

All heights for the proposed Main house addition are less than the allowable maximum height of 35'-0" The new addition provides varying building heights with only a small portion where the roof top deck approaches 34'-8"

The materials used in the new addition compliment and enhance the existing architecture found on property. The use of Stone, Wood, Stucco and Metal will provide an old world and natural appearance intended to blend in with the natural environment and landscape of the Bonnie Springs area.

If you have any questions or concerns, please feel free to contact me.

Sincerely,
Kerry Shahan
Principal Architect
Architectural Civil Group, LLC.
kshahan@acg.design
702.355.9638