



# Lone Mountain Citizens Advisory Council

December 11, 2018

## MINUTES

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|----------------|---|--|
| Board Members: | Dr. Sharon Stover – Chair – <b>PRESENT</b><br>Stacey Lindburg – Vice Chair – <b>EXCUSED</b><br>Teresa Krolak-Owens – <b>PRESENT</b> | Rachel Levi – <b>PRESENT</b><br>Evan Wishengrad – <b>PRESENT</b> |
| Secretary:     | Dawn vonMendenhall, clarkcountycac@hotmail.com  |  |
| Town Liaison:  | Sue Baker, Sue.baker@clarkcountynv.gov  |  |

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:31 p.m.
- II. Public Comment  
None
- III. Approval of November 27, 2018 Minutes  
**Moved by: TERESA**  
**Action: Approved subject minutes as submitted**  
**Vote: 4-0/Unanimous**
- IV. Approval of Agenda for December 11, 2018 with items #1 & 2 heard together and items #3-6 held per applicant request  
**Moved by: Teresa**  
**Action: Approved agenda as recommended**  
**Vote: 4-0/Unanimous**
- V. Informational Items  
None

VI. Planning & Zoning

1. **TM-18-500209-USA: TENTATIVE MAP** consisting of 8 residential lots and common lots on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Corbett Street and Park Street within Lone Mountain. LB/al/ml  
  
**Action: Approved subject to staff conditions and condition that will be as minimal as allowed by drainage study**  
**Moved by: Teresa**  
**Vote: 4-0/Unanimous**
  
2. **WS-18-0870-USA: WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increased finished grade on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Corbett Street and Park Street within Lone Mountain. LB/al/ml  
  
**Action: Approved subject to staff conditions and condition that will be as minimal as allowed by drainage study**  
**Moved by: Teresa**  
**Vote: 4-0/Unanimous**
  
3. **TM-18-500210-USA: TENTATIVE MAP** consisting of 8 residential lots and common lots on 5.0 acres in an R-E (RNP-1) Zone. Generally located on the southeast corner of Tropical Parkway and Eula Street within Lone Mountain. LB/al/ml  
  
**Action: Held until January 15, 2019 CAC to give applicant opportunity to continue working with neighbors on project**
  
4. **WS-18-0871-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a proposed single family residential lot to have access to a collector street (Tropical Parkway) where not permitted; and 2) increase wall height. **DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increased finished grade on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Tropical Parkway and Eula Street within Lone Mountain. LB/al/ml  
  
**Action: Held until January 15, 2019 CAC to give applicant opportunity to continue working with neighbors on project**
  
5. **TM-18-500211-USA: TENTATIVE MAP** consisting of 8 residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Jensen Street and El Campo Grande Avenue within Lone Mountain. LB/al/ml  
  
**Action: Held until January 15, 2019 CAC to give applicant opportunity to continue working with neighbors on project**

6. **WS-18-0873-USA: WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Jensen Street and El Campo Grande Avenue within Lone Mountain.

**Action: Held until January 15, 2019 CAC to give applicant opportunity to continue working with neighbors on project**

7. **WS-18-0886-HARBER, PAUL: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the height of an accessory structure; and 2) decrease the length of a driveway for an accessory structure in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) RNP-I Zone

**Action: Held until January 15, 2019 for applicant to get clarification on rear setback requirement.**

VII. General Business  
None

VIII. Public Comment  
None

IX. Next Meeting Date  
The next regular meeting will be January 15, 2019

X. Adjournment  
The meeting was adjourned at 7:58 p.m.

01/08/19 PC AGENDA SHEET

ACCESSORY STRUCTURE/INCREASED HEIGHT/  
DECREASE DRIVEWAY LENGTH  
(TITLE 30)

RACEL ST/COKE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0886-HARBER, PAUL:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the height of an accessory structure; and 2) decrease the length of a driveway for an accessory structure in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the north side of Racel Street, and 414 feet west of Coke Street within Lone Mountain. MK/jor/ml (For possible action)

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RELATED INFORMATION:

**APN:**

125-09-704-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of an accessory structure to 31 feet where 25 feet is permitted per Table 30.40-1 (a 24% increase).
2. Decrease the length of a driveway for an accessory structure to 14 feet where 18 is required per Chapter 30.56.040 (a 22% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: None
- Site Acreage: 0.6
- Number of Lots: 1
- Density (du/ac): 2
- Project Type: Height increase for accessory structure (detached garage)
- Number of Stories: 2
- Building Height (feet): 31
- Square Feet: 1,963 (accessory structure)/6,188 (principal structure)

### Site Plan

The site plan depicts a principal structure that will be constructed on the east half of the subject property. The accessory structure is a detached garage with a balcony that will be constructed on the west half of the property (front yard). The applicant's lot is located on the northern portion of a private cul-de-sac, 215 feet north of Racel Street. The accessory structure has an interior side setback of 7 feet from the west property line, 7 feet from the north property line, 10 feet from the cul-de-sac bulb to the south, and approximately 21 feet from the principal structure to the east. Both the accessory structure and the principal structure face the cul-de-sac bulb for ingress and egress.

### Landscaping

The applicant is providing necessary landscaping to the subject property in conjunction with the construction of the accessory and principal structures. The applicant is proposing to plant palm trees between the north property line and the detached garage as an added buffer. Landscaping is not a part of this request.

### Elevations

The accessory structure finishes include natural stone veneer, tapered mission style clay roof tiles, and painted stucco to architecturally match the principal structure. Per the elevation plans, the height to top of the second floor balcony railing and parapet wall is 22 feet; however, the height extends to 31 feet to the top of the tower's pitched roof. The tower features the same architectural finishes as the detached garage, and arched windows face the north, east, and south sides of the tower. The opening of the tower faces west and is oriented from the balcony.

### Floor Plans

The accessory structure floor plans depict a garage and a bathroom on the first floor. Attached to the eastside of the accessory structure is a stair case that leads to the second floor balcony. Per the floor plans, the staircase does not lead into the tower. Access to the tower is from the balcony. There are two driveways associated with the front of the detached garage. The length of the driveway on the western half is 14 feet and the driveway on the eastern half has a length of 20 feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

Per the applicant, the tower functions as covered storage space to the balcony. The applicant also indicates that the tower serves as an aesthetic design element to an otherwise square shaped accessory structure. Per the justification letter, the applicant states that a City of Las Vegas park is to the west and the existing residence to the north is oriented east to west so the side yard faces the tower. There is an existing block wall and proposed landscaping between the subject property and the residence to the north. Per the applicant, the design of the western half the detached garage is longer in length to accommodate larger vehicles, thus reducing the driveway length to 14 feet.

### Prior Land Use Requests

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| WS-0615-13         | Waived full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) in conjunction with a single family residential subdivision | Approved by BCC | November 2013  |
| ZC-0296-01         | Reclassified various parcels within Lone Mountain to R-E RNP-I, R-A RNP-I, and R-A RNP-II Zoning   | Approved by BCC | September 2001 |

### Surrounding Land Use

|              | Planned Land Use Category | Zoning District | Existing Land Use         |
|--------------|---------------------------|-----------------|---------------------------|
| North & East | City of Las Vegas         | R-PD2           | Single family residential |
| South        | Rural Neighborhood        | R-E RNP-I       | Vacant                    |
| West         | City of Las Vegas         | C-V             | City of Las Vegas Park    |

### 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 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.

##### Waiver of Development Standards #1

Staff finds that the applicant has the ability to mitigate the design of the accessory structure. Per the elevation plans, the height of the finished floor for the balcony is 18 feet. The balcony design includes wrought-iron railings with the parapet wall; the overall height (excluding the tower) then extends to 22 feet. Table 30.40-1 allows a maximum height of 25 feet for accessory structures in the R-E zone. Increasing the accessory structure height to accommodate the tower is an excessive request. Staff has also determined that an architectural feature such as tower has not been approved within an 800 foot radius. Although the accessory structure is architecturally compatible to the principal structure, staff cannot support this request.

##### Waiver of Development Standards #2

Staff finds that the 14 foot driveway located on the western half of the detached garage does not meet the 18 feet required per Chapter 30.56.040. However, the driveway on the eastern half exceeds Code requirement by 2 feet. The applicant has the opportunity to adjust the detached garage prior to construction to accommodate what is required per Code. Staff is not in support of this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Finished floor of the tower not to exceed the finished floor of the balcony;
- All windows for the second floor of the accessory structure shall be opaque.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PAUL HARBER**

**CONTACT: PAUL HARBER, 4308 ALEXANDER ROAD, LAS VEGAS, NV 89115**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |                |   |
|--|----------------|---|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input type="checkbox"/> DESIGN REVIEW (DR)<br><input type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>_____<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>_____<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>_____<br>(ORIGINAL APPLICATION #) | STAFF          | DATE FILED: <u>11/5/2018</u><br>PLANNER ASSIGNED: <u>JOR</u><br>ACCEPTED BY: <u>JOR</u><br>FEE: <u>\$475</u><br>CHECK #: _____<br>COMMISSIONER: <u>MK</u><br>OVERLAY(S)? <u>N/A</u><br>PUBLIC HEARING? <u>(Y) N</u><br>TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u><br>APPROVAL/DENIAL BY: _____ |
|  | PROPERTY OWNER | NAME: <u>Paul + Nola Harber</u><br>ADDRESS: <u>4308 Alexander</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u><br>TELEPHONE: <u>702</u> CELL: <u>702-525-7990</u><br>E-MAIL: <u>pharber1223@gmail.com</u>   |
|  | APPLICANT      | NAME: <u>Paul Harber Nola Harber</u><br>ADDRESS: <u>4308 Alexander</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u><br>TELEPHONE: <u>702</u> CELL: <u>702-525-7990</u><br>E-MAIL: <u>pharber1223@gmail.com</u> REF CONTACT ID #: _____                                      |
|  | CORRESPONDENT  | NAME: <u>same</u><br>ADDRESS: _____<br>CITY: _____ STATE: _____ ZIP: _____<br>TELEPHONE: _____ CELL: _____<br>E-MAIL: _____ REF CONTACT ID #: _____   |

ASSESSOR'S PARCEL NUMBER(S): APN 125-09-704-005

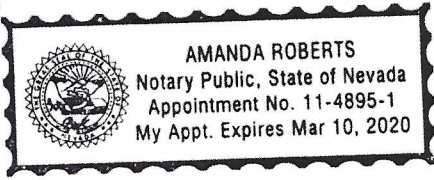
PROPERTY ADDRESS and/or CROSS STREETS: Ravel + Coke

PROJECT DESCRIPTION: Garage with Deck

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

[Signature] Property Owner (Signature)\*      Paul Harber Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 24, 2018 (DATE)  
 By Paul Harber  
 NOTARY PUBLIC: [Signature]



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



See Submittal Requirements form &  
Title 30.16.240 for more information

Staff notes: \_\_\_\_\_

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**APPLICATION PROCEDURES**

1. At time of submittal, you will be scheduled for all required meeting dates. Depending upon the application, you may be scheduled to appear at the Town Advisory Board or Citizens' Advisory Council (TAB/CAC) for the area *and* the Clark County Planning Commission *and/or* Board of County Commissioners. Failure to appear at any meeting may result in delays *and/or* extra expense.
2. Depending on the application type, staff recommendations will be mailed to the application Correspondent. To discuss a recommendation, contact the appropriate Department/Agency prior to hearing.
3. A letter indicating final decision, including all conditions of approval (if applicable), will be mailed to application Correspondent.

**CLARK COUNTY COMPREHENSIVE PLANNING**

500 S. Grand Central Parkway, P.O. Box 551741, Las Vegas, NV 89155-1741

APPOINTMENT LINE: (702) 455-4972      MAIN LINE: (702) 455-4314      FAX: (702) 455-3271

[www.ClarkCountyNV.gov](http://www.ClarkCountyNV.gov)

## Justification Letter

Clark County Comprehensive Planning Department  
Current Planning

WS-18-0886

Re: APN 124-09-704-005

Request for waiver of development standard

To whom it may concern:

Waiver request: The covered area (9 feet x 9 feet ) on the deck over the garage exceeds the 25 foot limit for a detached structure by 5 feet. We are requesting a waiver to allow us to put a roof over this area that would require a waiver of 5 feet.

It's purpose is to provide a small covered space for storage and service to the deck. As well as a design feature that adds interest to an otherwise square garage.

The impact of this covered area is extremely minimal because there is a park to the west of the garage, our house is to the east, our private cul-de-sac is to the south, and the one house to the north faces east west. In addition, that homes elevation is 4 feet lower than us already. They have a 6 foot wall, with an additional 4 feet of wall height on our property. This portion of the patio is another 10 feet from the fence. In addition there will be some palm trees between the fence and this feature that would further obscure any visibility they may have of the structure.

Appreciate your consideration,  
Paul and Nola Harber

01/23/19 BCC AGENDA SHEET

TROPICAL AND ELUA  
(TITLE 30)

TROPICAL PKWY/EULA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500210-USA:**

**HOLDOVER TENTATIVE MAP** consisting of 8 residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Tropical Parkway and Eula Street within Lone Mountain. LB/al/ml (For possible action)

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RELATED INFORMATION:

APN:  
125-30-301-008

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,018/28,058 (net and gross)
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 8 lots with a density of 1.6 dwelling units per acre. The site has frontage along Tropical Parkway to the north, Eula Street to the west, and Corbett Street to the south. The plans show 6 lots will have access from Eula Street, 1 lot for Corbett Street, and 1 lot from Tropical Parkway.

**Surrounding Land Use**

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

### Related Applications

| Application Number | Request  |
|--------------------|--|
| WS-18-0871         | A waiver of development standards with a design review for a single family residential development is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, approval of this request is contingent upon approval of WS-18-0871 which staff does not support.

##### Staff Recommendation

Denial.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Tropical Parkway, 30 feet for Eula Street, 30 feet for Corbett Street and all associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and 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.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to contact the City of Las Vegas.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** December 19, 2018 – HELD – To 01/23/18 – per the applicant.

**APPLICANT:** D.R. HORTON

**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DR, SUITE 17, LAS VEGAS, NV 89106

DRAFT



01/23/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

**UPDATE**  
TROPICAL PKWY/EULA ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-18-0871-USA:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a proposed single family residential lot to have access to a collector street (Tropical Parkway) where not permitted; and **2)** increase wall height.

**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Tropical Parkway and Eula Street within Lone Mountain. LB/al/ml (For possible action)

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RELATED INFORMATION:

APN:  
125-30-301-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a proposed single family residential lot to have access to a collector street (Tropical Parkway) where not permitted by Section 30.56.080.
2. Increase block wall height to 12 feet (up to 6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (6 foot retaining with 3 foot screen wall) is permitted per Section 30.64.050 (a 33.3% increase).

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase finished grade for a proposed single family residential development to 72 inches (6 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8

- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,018/28,058 (net and gross)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 27
- Square Feet: 3,450 to 5,100

**Site Plans**

The plan depicts a single family residential development consisting of 8 lots with a density of 1.6 dwelling units per acre. The site has frontage along Tropical Parkway to the north, Eula Street to the west, and Corbett Street to the south. The plans show 6 lots will have access from Eula Street, 1 lot for Corbett Street and 1 lot from Tropical Parkway. Tropical Parkway is a collector 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 north side along Tropical Parkway and along the east side adjacent to an existing single family residential development.

**Landscaping**

All of the proposed lots face the perimeter streets and the future home owners will provide their own front yard landscaping. The 2 corner lots will provide 6 foot wide landscape strips consisting of trees along the side streets.

**Elevations**

The plans depict 6 different homes which are all one story with a maximum height of 22 feet. All of the homes have pitched roofs with concrete tile for roofing material. The exterior of the homes will include combinations of stucco finish painted in earth tone colors, stone or brick veneer, and other architectural enhancements.

**Floor Plans**

The plans depict 6 different floor plans that are between 3,450 square feet to 5,100 square feet in area. The home options include 3 to 5 bedrooms and garage spaces for 3 to 5 cars.

**Applicant's Justification**

The applicant indicates that the increased height of the retaining walls is necessary to provide positive drainage for the proposed development; and existing residential developments abutting this site limit the design options to provide the drainage. The waiver to allow access to Tropical Parkway is for one lot only. The project is located in a rural area and similar waivers of development standards have been approved for abutting developments.

**Surrounding Land Use**

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



## Related Applications

| Application Number | Request   |
|--------------------|---|
| TM-18-500210       | A tentative map for a single family residential development is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### 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.

##### Waiver of Development Standards #1

Allowing a single family residence to have access from Tropical Parkway, a collector street, does not comply with implementing the Transportation System Policy 8 of the Transportation Element of the Comprehensive Master Plan, which states that access to residential lots should be taken from local streets. Allowing access to Tropical Parkway does not comply with Urban Specific Policy 33 of the Comprehensive Master Plan which encourages any parcels within residential subdivisions located at major intersections be required to receive their access from within the subdivision. Policy 33 also states that corner parcels at major intersections, that have a residential land use designation, should not have access to collector or arterial streets.

There are other single family residences in the area that have access to Tropical Parkway. However, there are other design options available for the subdivision layout that would not require a waiver of development standards. In the past single family residences were constructed in other areas with access to collector and arterial streets like Eastern Avenue and Desert Inn Road when these areas had less traffic. As development in these areas increased Eastern Avenue and Desert Inn Road became high traffic streets creating issues for the owners of the homes on these streets. Several of the residences that were constructed on Eastern Avenue and Desert Inn Road have been reclassified to CRT or C-P zones and the homes converted to office uses. As development continues in the northwest, there will be increased traffic demand on Tropical Parkway and there will be pressure to convert the homes that front on and have access to Tropical Parkway to commercial uses. Staff finds that the request to allow access to Tropical Parkway is due to the design of the proposed subdivision which is a self-imposed hardship that staff does not support. Staff also finds that the applicant has not provided a sufficient justification to allow access to Tropical Parkway for the proposed lot; therefore, staff does not support this request.

### Waiver of development Standards #2

The existing topography of the site can be a unique or special circumstance to warrant approval of the request to increase the height of the retaining walls. Plus, the existing developments abutting this site can affect how drainage is provide for this site, which could require the increase in the retaining wall height. However, for reasons listed above, staff does not support waiver of development standards #1 which is necessary to allow the proposed site layout and therefore, does not support this waiver.

### Design Review #1

Staff does not support the waiver of development standards to allow access for one lot to Tropical Parkway. Therefore staff cannot support the layout of the proposed subdivision with access to a collector street.

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

#### Waiver of Development Standards #1

Staff agrees with the Comprehensive Planning analysis and strongly recommends that an alternative design, such as providing access to the 1 lot from Eula Street via an access easement, be proposed.

#### Design Review #2

This design review represents the maximum grade difference along 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 of design review #2; and denial of waivers of development standards 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Tropical Parkway, or the applicant shall apply for, and have approved, a waiver of development standards for full off-site improvements on Tropical Parkway;
- Right-of-way dedication to include 40 feet for Tropical Parkway, 30 feet for Eula Street, 30 feet for Corbett Street, and associated spandrels.
- Applicant is advised that Title 30 requires full off-site improvements on Tropical Parkway, a collector street; and that staff cannot support any requests to not install full off-sites on Tropical Parkway.

**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 contact the City of Las Vegas.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 7 cards**

**COUNTY COMMISSION ACTION:** December 19, 2018 – HELD – To 01/23/19 – per the applicant.

**APPLICANT:** D.R. HORTON

**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DR, SUITE 17, LAS VEGAS, NV 89106



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |  |  |
|--|--|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input checked="" type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>_____<br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>_____<br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>_____<br>(ORIGINAL APPLICATION #) | <b>STAFF</b>   | DATE FILED: <u>10-25-18</u><br>PLANNER ASSIGNED: <u>AI</u><br>ACCEPTED BY: <u>AI</u><br>FEE: <u>1150.02</u><br>CHECK #: <u>675665/675667</u><br>COMMISSIONER: <u>LTB 681905</u><br>OVERLAY(S)? <u>N/A</u><br>PUBLIC HEARING? <u>Y/N</u><br>TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u><br>APPROVAL/DENIAL BY: _____<br><br>APP. NUMBER: <u>WS-18-0871</u><br>TAB/CAC: <u>Lore Markin</u><br>TAB/CAC MTG DATE: <u>11-27</u> TIME: <u>6:30</u><br>PC MEETING DATE: _____<br>BCC MEETING DATE: <u>12-19 9:00</u><br>ZONE / AE / RNP: <u>R/E RUP/E</u><br>PLANNED LAND USE: <u>RUP</u><br>NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u><br>LETTER DUE DATE: _____<br>COMMENCE/COMPLETE: _____ |
| <b>PROPERTY OWNER</b>  | NAME: <u>D. R. Horton, Inc.</u><br>ADDRESS: <u>1081 Whitney Ranch Drive</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u><br>TELEPHONE: <u>702-635-3600</u> CELL: <u>702-806-1488</u><br>E-MAIL: <u>mpcuddy@drhorton.com</u>                                |  |
| <b>APPLICANT</b>   | NAME: <u>D. R. Horton, Inc</u><br>ADDRESS: <u>1081 Whitney Ranch Dr, Suite 141</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u><br>TELEPHONE: <u>702-635-6300</u> CELL: <u>702-806-1488</u><br>E-MAIL: <u>mpcuddy@drhorton.com</u> REF CONTACT ID #: _____ |  |
| <b>CORRESPONDENT</b>   | NAME: <u>RCI Engineering/Amber Dolce</u><br>ADDRESS: <u>500 S Rancho Drive, Suite 17</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u><br>TELEPHONE: <u>702-998-2109</u> CELL: _____<br>E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u> |  |

ASSESSOR'S PARCEL NUMBER(S): 125-303-01-008

PROPERTY ADDRESS and/or CROSS STREETS: W Tropical Pkwy and N Eula St

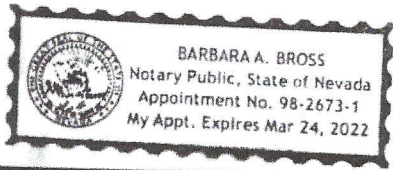
PROJECT DESCRIPTION: Please see attached justification letter

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

Property Owner (Signature)\* [Signature]      Bradley F. Buens  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 10, 2018 (DATE)  
 By Bradley F. Buens  
 NOTARY PUBLIC: Barbara A. Bross



\*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.

# RCI Engineering

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October 25, 2018

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
PO Box 551744  
Las Vegas, NV 89155

**RE: Justification Letter - Tentative Map, Design Review, Waiver of Development Standards and Parking Analysis  
Tropical and Eula by DR Horton**

On behalf of our client, DR Horton Inc, we have prepared the following letter in support of a Tentative Map and Waiver of Development Standards for the Tropical and Eula Single Family Residential Development.

## Design Review

The Project site consists of 5 gross acres located at the southeast corner of W Tropical Parkway and N Eula Street, Assessor's Parcel Number 125-30-301-008. The property is bound on the all four sides by R-E (Rural Estates Residential) zoned land, which has a planned land use of RNP (Rural Neighborhood Preservation), each lot consisting of a single-family custom home.

The proposed development will consist of 8 single family residential lots on 5 acres with a density of 1.6 dwelling units per acre. Lots range in size between minimum 20,018 square feet and maximum 28,058 square feet, with an average lot size of 22,002 square feet.

The exterior of the single family residences for the project will consist of stucco with a stone/brick veneer and clay tile roofs. There are 6 floor plan options, measuring from 3,450 square feet to 5,100 square feet, each with 3 elevation types to provide a varied streetscape. Each of the models are single story, with the 5,100-plan allowing option for a loft. And a maximum height of 26-feet 3 ½ -inches.

An additional Design Review is being requested to allow relief from Section 30.32.040.a.9. This section limits the elevation that a new pad can be elevated above an existing development to 18 inches. This request is to have that elevation adjusted to a maximum grade change of six feet (6').

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This request is being made for all lots within the subject development. There are two driving forces behind this request. The first factor being the natural topography which crosses the site. Based upon the size of the RE lots, the grading necessary to create a pad for development will result in the lower side of the lot being more that 18 inches above the natural grade. Per regulations the lot will be graded to drain at a minimum of 1 percent. When the natural grade is sloped at 1 percent in the opposite direction, then for every 100 feet the pad will be going up 1 foot and the existing topography will be going down 1-foot creating a fill in excess of 18-inches. For natural topography slopes greater than 1 percent the amount of fill will increase up to a maximum of 6-feet. The second factor is the need to provide for flood protection. It is anticipated that many of the lots will need to be elevated above grade to provide flood protection within this rural area. It should be noted that with the final design all efforts will be made to minimize fill and retaining.

### Waiver of Development Standards

Two Waiver of development standards requests have been included with this application. The first waiver is to allow for an increase in wall height.

Due to providing positive drainage for each proposed lot, it is anticipated that wall heights may need to increase to a maximum of 12 total feet (6-foot decorative screen wall and 6 foot retaining wall). This would be a 100% increase in retaining wall height per section 30.64.050 of Title 30.

The second waiver is to allow for access from lot 308 onto a Collector Street. Title 30.56.040, item 4 allows for access from the lot front onto a collector or arterial, where such access shall include a circular driveway design or onsite turnaround. Due to the depth of the lot, the front set back will be 40-feet from edge of right of way (Tropical Parkway). This and the fact that the proposed homes are in a rural neighborhood, with lower amounts of traffic at slower speeds, will allow for space and time to safely enter onto the street.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2106.

Sincerely,

**RCI** Engineering



Chris Thompson, P.E.  
Principal

01/23/19 BCC AGENDA SHEET

EL CAMPO GRANDE AND JENSEN  
(TITLE 30)

EL CAMPO GRANDE AVE/JENSEN ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-18-500211-USA:**

**HOLDOVER TENTATIVE MAP** consisting of 8 residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Jensen Street and El Campo Grande Avenue within Lone Mountain. LB/al/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-30-302-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,000/29,030 (net and gross)
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 8 lots with a density of 1.6 dwelling units per acre. The site has frontage along Corbett Street (alignment) to the north, Jensen Street to the west, and El Campo Grande Avenue to the south. The plans show 6 lots will have access from Jensen Street, 1 lot for Corbett Street, and 1 lot from El Campo Grande Avenue.

**Surrounding Land Use**

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

### **Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| WS-18-0873                | A waiver of development standards with a design review for a single family residential development is a companion item on this agenda. |

### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

##### **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, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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;
- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Jensen Street, 30 feet for Corbett Street and all associated spandrels.
- 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.

#### **Building Department - Fire Prevention**

- No comment.



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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact the City of Las Vegas.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** December 19, 2018 – HELD – To 01/23/19 – per the applicant.

**APPLICANT:** D.R. HORTON

**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DR, SUITE 17, LAS VEGAS, NV 89106

**DRAFT**



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|   |       |   |   |
|---|-------|---|---|
| <b>APPLICATION TYPE</b><br><input checked="" type="checkbox"/> TENTATIVE MAP (TM) | STAFF | DATE FILED: <u>10-25-18</u><br>PLANNER ASSIGNED: <u>AL</u><br>ACCEPTED BY: <u>RI</u><br>FEE: <u>7500</u><br>CHECK #: <u>675668</u><br>COMMISSIONER: <u>LB</u><br>OVERLAY(S)? <u>RNPT</u><br>TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> | APP. NUMBER: <u>TM-18-500211</u><br>TAB/CAC: <u>Love Math</u><br>TAB/CAC MTG DATE: <u>11-27</u> TIME: <u>6:30P</u><br>PC MEETING DATE: <u>          </u><br>BCC MEETING DATE: <u>12-19 9A.</u><br>ZONE / AE / RNP: <u>RE RNPT</u><br>PLANNED LAND USE: <u>RNP</u><br>NOTES: <u>          </u> |
|---|-------|---|---|

|                |   |
|----------------|---|
| PROPERTY OWNER | NAME: <u>D. R. Horton, Inc.</u><br>ADDRESS: <u>1081 Whitney Ranch Drive</u><br>CITY: <u>Henderson</u><br>TELEPHONE: <u>702-635-3600</u> STATE: <u>NV</u> ZIP: <u>89014</u><br>E-MAIL: <u>mpcuddy@drhorton.com</u> CELL: <u>702-806-1488</u> |
|----------------|---|

|           |  |
|-----------|--|
| APPLICANT | NAME: <u>D. R. Horton, Inc.</u><br>ADDRESS: <u>1081 Whitney Ranch Drive</u><br>CITY: <u>Henderson</u><br>TELEPHONE: <u>702-635-3600</u> STATE: <u>NV</u> ZIP: <u>89014</u><br>E-MAIL: <u>mpcuddy@drhorton.com</u> CELL: <u>702-806-1488</u><br>REF CONTACT ID #: <u>132803</u> |
|-----------|--|

|               |  |
|---------------|--|
| CORRESPONDENT | NAME: <u>RCI Engineering/Amber Dolce</u><br>ADDRESS: <u>500 So Rancho Drive, Suite 17</u><br>CITY: <u>Las Vegas</u><br>TELEPHONE: <u>702-998-2109</u> STATE: <u>NV</u> ZIP: <u>89106</u><br>E-MAIL: <u>adolce@rcinevada.com</u> CELL: <u>          </u><br>REF CONTACT ID #: <u>132803</u> |
|---------------|--|

ASSESSOR'S PARCEL NUMBER(S): 125-30-302-014

PROPERTY ADDRESS and/or CROSS STREETS: El Campo Grande Ave and N Jensen St

TENTATIVE MAP NAME: El Campo Grande & Jensen

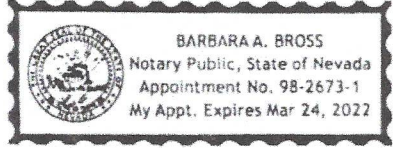
NUMBER OF LOTS: 8 GROSS/NET ACREAGE 5 GROSS/NET DENSITY           

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.

Chris Foley Property Owner (Signature)\*  
Chris Foley Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 12 2018 (DATE)  
 By Chris Foley, Asst. Secretary  
 NOTARY PUBLIC: Barbara A. Broso



\*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.

# RCI Engineering

---

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
PO Box 551744  
Las Vegas, NV 89155

**RE: El Campo and Jensen  
Tentative Map Consent to Extension of Time Limit**

On behalf of our client, DR Horton Inc, we have prepared the following letter agreeing to an extension of the time limit for action upon a tentative map as outlined within NRS 278.350. This Tentative Map application has an accompanying Design Review, <sup>and Waiver.</sup> We agree to have the subject tentative map heard concurrently with the accompanying item.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,  
**RCI** Engineering

Chris Thompson, P.E.  
Principal

01/23/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

**UPDATE**  
EL CAMPO GRANDE AVE/JENSEN ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-18-0873-USA:**

**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Jensen Street and El Campo Grande Avenue within Lone Mountain. LB/al/ml (For possible action)

---

RELATED INFORMATION:

**APN:**  
125-30-302-014

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase block wall height to 12 feet (up to 6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (6 foot retaining with 3 foot screen wall) is permitted per Section 30.64.050 (a 33.3% increase).

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase finished grade for a proposed single family residential development to 72 inches (6 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,000/29,030 (net and gross)
- Project Type: Single family residential development

- Number of Stories: 1
- Building Height (feet): Up to 27
- Square Feet: 3,450 to 5,100

Site Plans

The plans depicts a single family residential development consisting of 8 lots with a density of 1.6 dwelling units per acre. The site has frontage along Corbett Street (alignment) to the north, Jensen Street to the west, and El Campo Grande Avenue to the south. The plans show 6 lots will have access from Jensen Street, 1 lot for Corbett Street, and 1 lot from El Campo Grande Avenue. The request includes a waiver of development standards to increase the height of retaining walls. The plans indicate the increase for retaining wall heights are for the areas on the north side of the site along Corbett Street adjacent to the side street of a proposed corner lot, and along the rear yards of the proposed lots on the east side of the project adjacent to an existing single family residential development.

Landscaping

All of the proposed lots face the perimeter streets and the future homeowners will provide their own front yard landscaping. The 2 corner lots will provide 6 foot wide landscaping strips consisting of trees along the side streets.

Elevations

The plans depict 6 different homes which are all 1 story with a maximum height of 27 feet. All of the homes have pitched roofs with concrete tile for roofing material. The exterior of the homes will include combinations of stucco finish painted in earth tone colors, stone or brick veneer, and other architectural enhancements.

Floor Plans

The plans depict 6 different floor plans that are between 3,450 square feet to 5,100 square feet in area. The home options include dwelling from 3 to 5 bedrooms and garage spaces for 3 to 5 cars.

Applicant's Justification

The applicant indicates that the increased height of the retaining walls is necessary to provide positive drainage for the proposed development and existing residential developments abutting this site limit the design options to provide the drainage. The project is consistent and compatible with existing developments in the area.

Surrounding Land Use

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

### Related Applications

| Application Number | Request   |
|--------------------|---|
| TM-18-500211       | A tentative map for a single family residential development is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Current Planning

##### Waiver of Development Standards

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

The existing topography of the site can be a unique or special circumstance to warrant approval of the request to increase the height of the retaining walls. Plus, the existing developments abutting this site can affect how drainage is provided for this site, which could require the increase in the retaining wall height. Given these factors, staff can support the increase in wall height.

##### Design Review #1

The proposed use of the property is consistent and compatible with existing and planned land uses on the abutting properties. The architectural design of the residences is consistent with existing single family homes in the area; therefore staff supports the design review.

#### Public Works - Development Review

##### Design Review #2

This design review represents the maximum grade difference along 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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;
- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Jensen Street, 30 feet for Corbett Street and all associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact the City of Las Vegas.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 5 cards**

**COUNTY COMMISSION ACTION:** December 19, 2018 – HELD – To 01/23/19 – per the applicant.

**APPLICANT:** D.R. HORTON

**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DR, SUITE 17, LAS VEGAS, NV 89106



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) 47500
- DESIGN REVIEW (DR)
- PUBLIC HEARING 67500
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)

**STAFF**

DATE FILED: 10-25-18 APP. NUMBER: WS-180873  
 PLANNER ASSIGNED: AI TAB/CAC: Lore Markson  
 ACCEPTED BY: AI TAB/CAC MTG DATE: 11-27 TIME: 6:30P  
 FEE: 1150 PC MEETING DATE: \_\_\_\_\_  
 CHECK #: 675669/675670 BCC MEETING DATE: 12-19 9A  
 COMMISSIONER: LBS / 681903 ZONE / AE / RNP: RN RNPJ  
 OVERLAY(S)? NA PLANNED LAND USE: RNP  
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 500 SIGN? Y/ N  
 TRAILS? Y/ N PFNA? Y/ N  
 APPROVAL/DENIAL BY: \_\_\_\_\_ LETTER DUE DATE: \_\_\_\_\_  
 COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: D. R. Horton, Inc.  
 ADDRESS: 1081 Whitney Ranch Drive  
 CITY: Henderson STATE: NV ZIP: 89014  
 TELEPHONE: 702-635-3600 CELL: 702-806-1488  
 E-MAIL: mpcuddy@drhorton.com

**APPLICANT**

NAME: D. R. Horton, Inc  
 ADDRESS: 1081 Whitney Ranch Dr, Suite 141  
 CITY: Henderson STATE: NV ZIP: 89014  
 TELEPHONE: 702-806-1488 CELL: \_\_\_\_\_  
 E-MAIL: mpcuddy@drhorton.com REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

NAME: RCI Engineering/Amber Dolce  
 ADDRESS: 500 S Rancho Drive, Suite 17  
 CITY: Las Vegas STATE: NV ZIP: 89106  
 TELEPHONE: 702-998-2109 CELL: \_\_\_\_\_  
 E-MAIL: adolce@rcinevada.com REF CONTACT ID #: 132803

ASSESSOR'S PARCEL NUMBER(S): 125-30-302-014

PROPERTY ADDRESS and/or CROSS STREETS: El Campo Grande Ave and N Jensen St

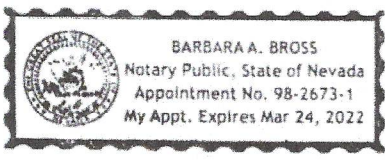
PROJECT DESCRIPTION: Please see attached justification letter

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

Property Owner (Signature)\* Bradley F Burns  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 10, 2018 (DATE)  
 By Bradley F Burns  
 NOTARY PUBLIC: Barbara A Bross



\*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.



# RCI Engineering

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October 25, 2018

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
PO Box 551744  
Las Vegas, NV 89155

**RE: Justification Letter - Tentative Map, Design Review, Waiver of Development Standards and Parking Analysis  
El Campo Grande and Jensen by DR Horton**

On behalf of our client, DR Horton Inc, we have prepared the following letter in support of a Tentative Map and Waiver of Development Standards for the El Camp Grande and Jensen Single Family Residential Development.

## Design Review

The Project site consists of 5 gross acres located at the northeast corner of W El Campo Grande Avenue and N Jensen Street, Assessor's Parcel Number 125-30-302-014. The property is bound on the all four sides by R-E (Rural Estates Residential) zoned land, which has a planned land use of RNP (Rural Neighborhood Preservation). Properties to the north and south are undeveloped and adjacent properties to east and west are developed, each lot consisting of a single-family custom home.

The proposed development will consist of 8 single family residential lots on 5 acres with a density of 1.6 dwelling units per acre. Lots range in size between minimum 20,000 square feet and maximum 29,030 square feet, with an average lot size of 22,280 square feet.

The exterior of the single family residences for the project will consist of stucco with a stone/brick veneer and clay tile roofs. There are 6 floor plan options, measuring from 3,450 square feet to 5,100 square feet, each with 3 elevation types to provide a varied streetscape. Each of the models are single story, with the 5,100-plan allowing option for a loft. And a maximum height of 26-feet 3 ½ -inches.

An additional Design Review is being requested to allow relief from Section 30.32.040.a.9. This section limits the elevation that a new pad can be elevated above an existing development to 18 inches. This request is to have that elevation adjusted to a maximum grade change of six feet (6').

EASEMENTS  
(TITLE 30)

CRAIG RD/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0933-DAPPLE GREY TWO.FIVE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Helena Avenue and between Fort Apache Road and Dapple Gray Road within Lone Mountain (description on file). LB/sd/ml (For possible action)

RELATED INFORMATION:

APN:

138-05-301-010

LAND USE PLAN:

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

BACKGROUND:

**Project Description**

The plans submitted show the vacation and abandonment of existing 33 foot wide government patent easements located along the northern and western property lines and a 3 foot wide government patent easement located along the eastern and southern property lines of the subject parcel. The applicant states that the existing patent easements are no longer needed for roadway purposes or for future development.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| ZC-0296-01         | Various parcels within Lone Mountain to preserve the residential character of the area | Approved by BCC | September 2001 |

**Surrounding Land Use**

|                           | Planned Land Use Category       | Zoning District | Existing Land Use                     |
|---------------------------|---------------------------------|-----------------|---------------------------------------|
| North, South, East & West | Rural Neighborhood Preservation | 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**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Dapple Gray Road, 30 feet for Helena Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DAPPLE GREY TWO.FIVE, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|  |       |   |  |
|--|-------|---|--|
| <b>APPLICATION TYPE</b><br><input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS)<br><input type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #): _____ | STAFF | DATE FILED: <u>11/26/18</u><br>PLANNER ASSIGNED: <u>SWD</u><br>ACCEPTED BY: <u>SWD</u><br>FEE: <u>875</u> CHECK # <u>12</u><br>COMMISSIONER: <u>L.B</u><br>OVERLAY(S)? <u>RNP-1</u><br>TRAILS? <input checked="" type="checkbox"/> Y/N      PFNA? <input checked="" type="checkbox"/> Y/N | APP. NUMBER: <u>VS-18-0933</u><br>TAB/CAC <u>Lone Mountain</u><br>TAB/CAC DATE: <u>1/15</u> TIME: <u>6:30</u><br>PC MEETING DATE: <u>1/22/19</u><br>BCC MTG DATE: _____<br>ZONE / AE / RNP: <u>R-E</u><br>PLANNED LAND USE: <u>RNP</u> |
|--|-------|---|--|

|                |   |
|----------------|---|
| PROPERTY OWNER | NAME: <u>Dapple Grey Two.Five, LLC</u><br>ADDRESS: <u>3311 S. Rainbow Blvd., Ste 225</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u><br>TELEPHONE: <u>702-873-6700</u> CELL: _____<br>E-MAIL: <u>kt@ktri.biz</u> |
|----------------|---|

|           |   |
|-----------|---|
| APPLICANT | NAME: <u>Dapple Grey Two.Five, LLC</u><br>ADDRESS: <u>3311 S. Rainbow Blvd., Ste 225</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u><br>TELEPHONE: <u>702-873-6700</u> CELL: _____<br>E-MAIL: <u>kt@ktri.biz</u> REF CONTACT ID #: _____ |
|-----------|---|

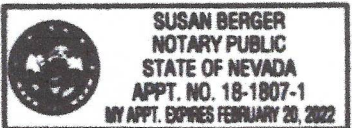
|               |   |
|---------------|---|
| CORRESPONDENT | NAME: <u>Taney Engineering Attn: Elisha Scrogum</u><br>ADDRESS: <u>6030 S. Jones Blvd.</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u><br>TELEPHONE: <u>702-362-8844</u> CELL: _____<br>E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____ |
|---------------|---|

ASSESSOR'S PARCEL NUMBER(S): 138-05-301-010

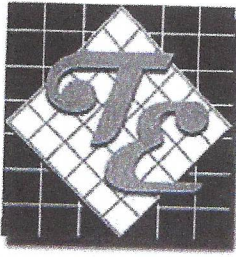
PROPERTY ADDRESS and/or CROSS STREETS: N. Dapple Grey Rd. & Helena Ave.

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.

|  |  |
|--|--|
| _____<br>Property Owner (Signature)*<br>STATE OF NEVADA<br>COUNTY OF <u>Clark</u><br>SUBSCRIBED AND SWORN BEFORE ME ON <u>11/14/18</u> (DATE)<br>By <u>Kenneth Templeton</u><br>NOTARY PUBLIC: <u>Susan Berger</u> | <u>Kenneth Templeton</u><br>Property Owner (Print) |
|--|--|



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



# TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

**PLANNER  
COPY**

November 21, 2018

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

**RE: Dapple Grey & Helen  
Vacation**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Dapple Grey Two Five, LLC, is submitting a vacation of patent easements located on 138-05-301-010. Patent easements are not needed for roadway purposes, therefor we are requesting the patent easements to be vacated.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Elisha Scrogum  
Taney Engineering

01/23/19 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

TROPICAL PKWY/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-18-0956-JOHNSON 2013 TRUST & JOHNSON JASON C & LAUREN B CO-TRS:**

**DESIGN REVIEW** to increase finished grade for a proposed 4 lot single family residential development on 2.1 acres in an R-E (Rural Estates Residential)(RNP-I) Zone.

Generally located on the east side of Dapple Gray Road and the south side of Tropical Parkway within Lone Mountain. LB/md/ml (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-29-302-014

**DESIGN REVIEW:**

Increase finished grade for a proposed single family residential development to 54 inches (4.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9085 Tropical Parkway
- Site Acreage: 2.1
- Number of Lots/Units: 4
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 21,981/22,075 (gross)
- Project Type: Single family residential development

**Site Plans**

The plans depict a proposed 4 lot single family residential development on 2.1 acres at a density of 1.9 dwelling units per acre. The minimum and maximum lot sizes are 21,981 square feet and 22,075 square feet, respectively. Access to the residential lots will be granted via a private cul-de-sac measuring between 40 feet to 90 feet in width connecting to Tropical Parkway.

Landscaping

The plans depict 24 inch box large trees planted 20 feet on center along Dapple Gray Road and Tropical Parkway, located behind an existing 5 foot high block wall adjacent to the public right-of-way.

Applicant's Justification

The applicant states that the project has been designed in a way to provide reasonably minimal slopes within the cul-de-sac and for lot drainage. The proposed grading allows for positive drainage for storm water to exit the site.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| WS-1181-07         | Allow residential access onto a collector street and waive landscaping and screening requirements in conjunction with a proposed single family residence – expired | Approved by PC  | November 2007 |
| RP-0273-94         | Consolidated 4 lots into 1 lot   | Approved by BCC | November 1994 |

**Surrounding Land Use**

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

**Related Applications**

| Application Number | Request   |
|--------------------|---|
| MSM-0039-17        | A minor subdivision map is currently in process for the subject parcel. |

**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 along 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that 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.
- 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.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there are 2 active septic permits on this property; to connect to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the *SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed or abandoned.

**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 contact either the Southern Nevada Health District or the City of Las Vegas with regards to sewage disposal.

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



**APPLICANT: JASON JOHNSON**

**CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816  
GILLESPIE ST, BUILDING E. STE 120, LAS VEGAS, NV 89183**

**DRAFT**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |  |  |
|--|--|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br>WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br>_____<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>_____<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br>_____<br>(ORIGINAL APPLICATION #) | <b>STAFF</b>   | DATE FILED: <u>11/29/18</u> APP. NUMBER: <u>DR-18-0956</u><br>PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>LOWE MOUNTAIN</u><br>ACCEPTED BY: <u>MNO</u> TAB/CAC MTG DATE: _____ TIME: _____<br>FEE: <u>\$675.00</u> PC MEETING DATE: _____<br>CHECK #: <u>272</u> BCC MEETING DATE: <u>1/23/19 9:00AM</u><br>COMMISSIONER: <u>BROWN</u> ZONE / AE / RNP: <u>R-E/RNP-1/NO/NE</u><br>OVERLAY(S)? <u>RNP-T</u> PLANNED LAND USE: <u>LMRNP</u><br>PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u><br>TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> LETTER DUE DATE: _____<br>APPROVAL/DENIAL BY: _____      COMMENCE/COMPLETE: _____ |
| <b>PROPERTY OWNER</b>  | NAME: <u>Johnson 2013 Trust</u><br>ADDRESS: <u>788 Tillis Place</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u><br>TELEPHONE: <u>702.455.4458</u> CELL: <u>702.588.7825</u><br>E-MAIL: <u>jason.johnson@bradyindustries.com</u>   |  |
| <b>APPLICANT</b>   | NAME: <u>Jason Johnson</u><br>ADDRESS: <u>788 Tillis Place</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u><br>TELEPHONE: <u>702.455.4458</u> CELL: <u>702.588.7825</u><br>E-MAIL: <u>jason.johnson@bradyindustries.com</u> REF CONTACT ID #: _____                              |  |
| <b>CORRESPONDENT</b>   | NAME: <u>Blue Diamond Civil Engineering/ Phillip Wakefield, PE</u><br>ADDRESS: <u>9816 Gillespie Street, Ste 120</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u><br>TELEPHONE: <u>702.287.8914</u> CELL: _____<br>E-MAIL: <u>pwakefield@bdce-lv.com</u> REF CONTACT ID #: _____ |  |

ASSESSOR'S PARCEL NUMBER(S): 125-29-302-014  
 PROPERTY ADDRESS and/or CROSS STREETS: 9085 W. Tropical Pkwy, / Tropical & Dapple Gray  
 PROJECT DESCRIPTION: Single Family Residential

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

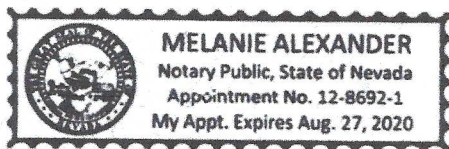
\_\_\_\_\_  
 Property Owner (Signature)\*

JASON JOHNSON  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 23 2018 (DATE)  
 By Jason Johnson ~~XXXX~~

NOTARY PUBLIC: Melanie Alexander



\*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 27, 2018

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

**Re: Justification Letter for Johnson 2013 Trust (Design Review)**

To Whom It May Concern:

This letter is prepared to address the proposed fill that exceed Title 30 requirements. This application is for a design review for the associated fill. The project is located on an approximate 2.02 acre parcel located on the southeast corner of Tropical Parkway and Dapple Gray Road (APN 125-29-302-014). The project currently has a parcel map application (MSM-0039-17).

Design Review

During the drainage study review, it was requested to address Title 30.32-040-9 in which a maximum of 18 inches of fill is allowed. The project has been designed in a way to provide reasonably minimal slopes within the cul de sac and for lot drainage. The proposed grading allows for positive drainage for stormwater to exit the site. We are requesting a maximum increase of 54 inches.

I trust this satisfies your concerns regarding this project. If there are any questions or additional information necessary, please contact this office.

Sincerely,

**Blue Diamond Civil Engineering**

A handwritten signature in blue ink that reads "Philip D. Wakefield".

Philip D. Wakefield, P.E.  
Principal

PLANNER  
COPY

01/23/19 BCC AGENDA SHEET

ANN & DAPPLE GRAY  
(TITLE 30)

ANN RD/DAPPLE GRAY RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500226-GORDON JAMES PATRICK TRUST:**

**TENTATIVE MAP** consisting of 11 single family residential lots on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. LB/md/ml (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-32-101-005; 125-32-102-033

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.1
- Number of Lots: 11
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,004/30,061 (gross)/18,278/29,061 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 11 lots on 7.1 acres for a density of 1.6 dwelling units per acre. The minimum and maximum lot sizes (gross) are 20,004 and 30,061, respectively. The primary ingress and egress to the proposed development is via Dapple Gray Road, a public right-of-way, which connects to Ann Road. Nine lots have direct access to Dapple Gray Road, while 2 lots have access to Stephen Avenue. Two of the public streets adjacent to the site, Dapple Gray Road and Stephen Avenue, will be developed to non-urban standards with the minimum required paving (32 feet) for Air Quality Regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver of off-site improvements is required. This request includes an increased finished grade for the proposed single family residential development to 36 inches.

**Landscaping**

The plans depict a proposed landscape area measuring 3 feet in width, consisting of shrubs, located adjacent to Lot 5 along Ann Road and Lot 10 along Stephen Avenue. The 2 landscape

areas are located immediately in front of a proposed 9 foot high screen wall/retaining wall combination that meets the requirements of the Development Code. By providing the 3 foot wide landscape area, the required side street (corner) setback for Lots 5 and 10 may be reduced from 15 feet to 10 feet, per the Development Code. An additional 9 foot high screen wall/retaining wall combination is proposed adjacent to lot 4, along Stephen Avenue.

**Surrounding Land Use**

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

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| WS-18-0954                | A waiver of development standards for off-site improvements (curb, gutter sidewalk, streetlights, and partial paving); and design reviews for a proposed single family residential development and to increase finished grade is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**Staff Recommendation**

Approval is contingent upon approval of WS-18-0954.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Coordinate with Public Works to install large equestrian signs within the unpaved portion of Dapple Gray Road designating the equestrian trail alignment to alert drivers to the presence of riders and horses.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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;
- Right-of-way dedication to include 50 feet for Ann Road, 30 feet for Dapple Gray Road, 30 feet for Stephen Avenue and all associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; streets with roll curbs must be a minimum of 39 feet back of curb to back of curb; fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; to contact either the Southern Nevada Health District or the City of Las Vegas with regards to sewage disposal.

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

**APPLICANT:** MICHAEL CUDDY

**CONTACT:** JOANNA OPENA, WSP, 3753 HOWARD HUGES PKWY #135, LAS VEGAS, NV 89169



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|   |       |   |   |
|---|-------|---|---|
| <b>APPLICATION TYPE</b><br><br><input checked="" type="checkbox"/> TENTATIVE MAP (TM) | STAFF | DATE FILED: <u>11/29/19</u><br>PLANNER ASSIGNED: <u>MND</u><br>ACCEPTED BY: <u>MND</u><br>FEE: <u>\$750.00</u><br>CHECK #: <u>359370</u><br>COMMISSIONER: <u>BROWN</u><br>OVERLAY(S)? <u>RNP-1</u><br>TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N | APP. NUMBER: <u>TM-18-500226</u><br>TAB/CAC: <u>LOU MOUNTAIN</u><br>TAB/CAC MTG DATE: <u>11/15/19</u> TIME: <u>6:30</u><br>PC MEETING DATE: <u>-</u><br>BCC MEETING DATE: <u>11/23/19 9:00 AM</u><br>ZONE / AE / RNP: <u>R-E/RNP-E/NONE</u><br>PLANNED LAND USE: <u>LMRNP</u><br>NOTES: _____ |
|---|-------|---|---|

|                |   |
|----------------|---|
| PROPERTY OWNER | NAME: <u>Gordon James Patrick Trust</u><br>ADDRESS: <u>9108 Ghost Mountain Avenue</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u><br>TELEPHONE: _____ CELL: _____<br>E-MAIL: _____ |
|----------------|---|

|           |  |
|-----------|--|
| APPLICANT | NAME: <u>Michael Cuddy, Engineering Manager (D.R. Horton)</u><br>ADDRESS: <u>1081 Whitney Ranch Drive, Suite 141</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u><br>TELEPHONE: <u>702-635-3600</u> CELL: _____<br>E-MAIL: <u>MPCuddy@drhorton.com</u> REF CONTACT ID #: _____ |
|-----------|--|

|               |   |
|---------------|---|
| CORRESPONDENT | NAME: <u>Joanna Opena (WSP)</u><br>ADDRESS: <u>3753 Howard Hughes Parkway, Suite 135</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u><br>TELEPHONE: <u>702-697-8135</u> CELL: <u>702-569-6871</u><br>E-MAIL: <u>MariaJoanna.Opena@wsp.com</u> REF CONTACT ID #: _____ |
|---------------|---|

ASSESSOR'S PARCEL NUMBER(S): 125-32-101-005

PROPERTY ADDRESS and/or CROSS STREETS: Generally Northwest Corner of Stephen Avenue & Dapple Gray Road

TENTATIVE MAP NAME: Ann Road & Dapple Gray Road

NUMBER OF LOTS: 4 GROSS/NET ACREAGE +/- 2.1 acres GROSS/NET DENSITY Roughly 5 dwellings/hectare

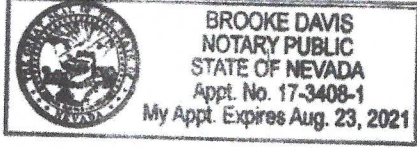
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

\_\_\_\_\_  
 Property Owner (Signature)\* James P. Gordon  
Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 13th 2019 (DATE)  
 By \_\_\_\_\_

NOTARY PUBLIC: Brooke Davis



\*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.



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|   |       |  |  |
|---|-------|--|--|
| <b>APPLICATION TYPE</b><br><br><input checked="" type="checkbox"/> TENTATIVE MAP (TM) | STAFF | DATE FILED: <u>1/29/18</u><br>PLANNER ASSIGNED: <u>MNO</u><br>ACCEPTED BY: <u>MNO</u><br>FEE: <u>\$750.00</u><br>CHECK #: <u>353370</u><br>COMMISSIONER: <u>BROWN</u><br>OVERLAY(S)? <u>RNP-1</u><br>TRAILS? <u>MIN</u> PFNA? <u>Y/N</u> | APP. NUMBER: <u>TM-18500226</u><br>TAB/CAC: <u>ONE MOUNTAIN</u><br>TAB/CAC MTG DATE: <u>1/15/19</u> TIME: <u>6:30</u><br>PC MEETING DATE: <u>-</u><br>BCC MEETING DATE: <u>1/23/19 9:00 A.M.</u><br>ZONE / AE / RNP: <u>R-E/RNP-T/NONE</u><br>PLANNED LAND USE: <u>LMRNP</u><br>NOTES: _____ |
|---|-------|--|--|

|                |  |
|----------------|--|
| PROPERTY OWNER | NAME: <u>68 Investments Inc</u><br>ADDRESS: <u>3400 Edgefield Court</u><br>CITY: <u>Greensboro</u><br>TELEPHONE: _____ STATE: <u>NC</u> ZIP: <u>27409</u><br>E-MAIL: _____ CELL: _____ |
|----------------|--|

|           |   |
|-----------|---|
| APPLICANT | NAME: <u>Michael Cuddy, Engineering Manager (D.R. Horton)</u><br>ADDRESS: <u>1081 Whitney Ranch Drive, Suite 141</u><br>CITY: <u>Henderson</u><br>TELEPHONE: <u>702-635-3600</u> STATE: <u>NV</u> ZIP: <u>89014</u><br>E-MAIL: <u>MPCuddy@drhorton.com</u> CELL: _____<br>REF CONTACT ID #: _____ |
|-----------|---|

|               |  |
|---------------|--|
| CORRESPONDENT | NAME: <u>Joanna Opena (WSP)</u><br>ADDRESS: <u>3753 Howard Hughes Parkway, Suite 135</u><br>CITY: <u>Las Vegas</u><br>TELEPHONE: <u>702-697-8135</u> STATE: <u>NV</u> ZIP: <u>89169</u><br>E-MAIL: <u>MariaJoanna.Opena@wsp.com</u> CELL: <u>702-569-6871</u><br>REF CONTACT ID #: _____ |
|---------------|--|

ASSESSOR'S PARCEL NUMBER(S): 125-32-102-033

PROPERTY ADDRESS and/or CROSS STREETS: Generally Southeast Corner of Ann Road & Dapple Gray Road  
 TENTATIVE MAP NAME: Ann Road & Dapple Gray Road  
 NUMBER OF LOTS: 7 GROSS/NET ACREAGE +/- 5 acres GROSS/NET DENSITY Roughly 4 dwellings/hectare

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.

Alvin M Bodford \_\_\_\_\_  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF North Carolina  
 COUNTY OF Guilford

SUBSCRIBED AND SWORN BEFORE ME ON 11-7-2018 (DATE)  
 By Alvin M Bodford

NOTARY PUBLIC: Vicky W Vaughn Vicky W Vaughn

VICKY W VAUGHN  
 Notary Public - North Carolina  
 Guilford County  
 My Commission Expires January 14, 2020

\*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.





29 November 2018

Mr. Mark Donohue  
Senior Planner, Clark County  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

Re: Ann Road and Dapple Gray Road: Hold Letter for Tentative Map (APN 125-32-102-033 and 125-32-101-005)

Dear Mr. Donohue,

On behalf of our client, DR Horton, we are offering this hold letter to request that the Tentative Map application be held concurrently with the accompanying companion applications for review at the same Lone Mountain Town Board meeting date on January 15, 2019 and Board of County Commissioners meeting date on January 22, 2019.

The companion applications requested to dovetail the Tentative Map application for the Lone Mountain Town Board and Board of County Commissioners meeting dates are as follows:

- 1) **Design Review with Various Waivers**
- 2) **Vacation and Abandonment of Existing Patent Easements**

We appreciate your cooperation in holding the Tentative Map application to coincide with the companion applications' reviewal by the Lone Mountain Town Board and Board of County Commissioners. If there are any additional questions regarding this hold letter, please do not hesitate to contact our office at (702) 697-8127.

Respectfully,

WSP USA  
Jason Shon, EI

cc: D.R. Horton

PLANNER  
COPY

01/23/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

ANN RD/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0954-GORDON JAMES PATRICK TRUST & GORDON JAMES PATRICK TRS,  
ET AL:**

**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter sidewalk, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increase finished grade on 7.1 acres in an R-E (Rural Estates Residential)(RNP-I) Zone.

Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. LB/md/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-32-101-005; 125-32-102-033

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Ann Road where required per Chapter 30.52.

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade for a single family residential development to 36 inches (3 feet) where 18 inches is the standard per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.1
- Number of Lots: 11
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,004/30,061 (gross)/18,278/29,061 (net)
- Project Type: Single family residential development
- Number of Stories: 1 and 2

- Building Height (feet): 21.5 to 26.5
- Square Feet: 3,450 to 5,100

#### Site Plans

The plans depict a proposed single family residential development consisting of 11 lots on 7.1 acres for a density of 1.6 dwelling units per acre. The minimum and maximum lot sizes (gross) are 20,004 and 30,061, respectively. The primary ingress and egress to the proposed development is via Dapple Gray Road, a public right-of-way, which connects to Ann Road. Nine lots have direct access to Dapple Gray Road, while 2 lots have access to Stephen Avenue. Two of the public streets adjacent to the site, Dapple Gray Road and Stephen Avenue, will be developed to non-urban standards with the minimum required paving (32 feet) for Air Quality Regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver of off-site improvements is required. This request includes an increased finished grade for the proposed single family residential development to 36 inches.

#### Landscaping

The plans depict a proposed landscape area measuring 3 feet in width, consisting of shrubs, located adjacent to Lot 5 along Ann Road and Lot 10 along Stephen Avenue. The 2 landscape areas are located immediately in front of a proposed 9 foot high screen wall/retaining wall combination that meets the requirements of the Development Code. By providing the 3 foot wide landscape area, the required side street (corner) setback for Lots 5 and 10 may be reduced from 15 feet to 10 feet, per the Development Code. An additional 9 foot high screen wall/retaining wall combination is proposed adjacent to lot 4, along Stephen Avenue.

#### Elevations

The plans depict single story model homes with a maximum height of 26.5 feet. The plans submitted depict 5 different models with each residence having potential architectural and design variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, stone veneer accents, and fenestration on windows and doors on all sides of the model homes.

#### Floor Plans

The plans depict 5 different models with a minimum of 3 car garages and range between 3,450 square feet to 5,100 square feet.

#### Applicant's Justification

The project site is located within a RNP Overlay District and there are no other curb, gutter, sidewalk, and streetlights within the vicinity. The waiver for off-site requests is being made to be consistent with the development in the existing area.

The applicant states fill heights will remain consistent with the currently allowed retaining wall height maximums allowed per the Development Code. The increase in finished grade request is necessary to direct storm runoff around habitable structures and provide adequate flood protection. The proposed single family residential development is compatible with adjacent uses in terms of scale and site design.

### Surrounding Land Use

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

### Related Applications

| Application Number | Request   |
|--------------------|---|
| TM-18-500226       | A tentative map for 11 single family residential lots is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

##### 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.

##### Design Review #1

The design of the subdivision layout is consistent and compatible with approved and planned land uses in the area. Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Therefore, staff recommends approval.

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

##### Waivers of Development Standards

Even when Public Works has an active project which is improving Ann Road, developer should be responsible for bonding and constructing the improvements along Ann Road in the event that for some reason the Public Works Project is interrupted and does not get completed. Staff cannot support this waiver.

##### Design review #2

This design review represents the maximum grade difference along 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 of the design reviews; and denial of waiver of development standards.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Coordinate with Public Works to install large equestrian signs within the unpaved portion of Dapple Gray Road designating the equestrian trail alignment to alert drivers to the presence of riders and horses.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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;
- Right-of-way dedication to include 50 feet for Ann Road, 30 feet for Dapple Gray Road, 30 feet for Stephen Avenue and all associated spandrels.
- 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.

#### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb; fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

**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 contact either the Southern Nevada Health District or the City of Las Vegas with regards to sewage disposal.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MICHAEL CUDDY**

**CONTACT: JOANNA OPENA, WSP, 3753 HOWARD HUGHES PKWY, SUITE 135, LAS VEGAS, NV 89169**

**DRAFT**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |                       |   |
|--|-----------------------|---|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input checked="" type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>_____<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>_____<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>_____<br>(ORIGINAL APPLICATION #) | <b>STAFF</b>          | DATE FILED: <u>11/29/18</u><br>PLANNER ASSIGNED: <u>MND</u><br>ACCEPTED BY: <u>MND</u><br>FEE: <u>\$1,150</u><br>CHECK #: <u>693721</u><br>COMMISSIONER: <u>BROWN</u><br>OVERLAY(S)? <u>RUP-I</u><br>PUBLIC HEARING? <input checked="" type="checkbox"/> <u>Y</u> / <input type="checkbox"/> <u>N</u><br>TRAILS? <input checked="" type="checkbox"/> <u>Y</u> / <input type="checkbox"/> <u>N</u> PFNA? <input type="checkbox"/> <u>Y</u> / <input checked="" type="checkbox"/> <u>N</u><br>APPROVAL/DENIAL BY: _____ |
|  | <b>PROPERTY OWNER</b> | APP. NUMBER: <u>WS-18-0954</u><br>TAB/CAC: <u>LOVE MOUNTAIN</u><br>TAB/CAC MTG DATE: <u>1/15/19</u> TIME: <u>6:30</u><br>PC MEETING DATE: _____<br>BCC MEETING DATE: <u>1/23/19 9:00AM</u><br>ZONE / AE / RNP: <u>R-E/RUP-I/None</u><br>PLANNED LAND USE: <u>LMRNP</u><br>NOTIFICATION RADIUS <u>500'</u> SIGN? <input checked="" type="checkbox"/> <u>Y</u> / <input type="checkbox"/> <u>N</u><br>LETTER DUE DATE: _____<br>COMMENCE/COMPLETE: _____  |
|  | <b>APPLICANT</b>      | NAME: <u>Gordon James Patrick Trust</u><br>ADDRESS: <u>9108 Ghost Mountain Avenue</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u><br>TELEPHONE: _____ CELL: _____<br>E-MAIL: _____   |
|  | <b>CORRESPONDENT</b>  | NAME: <u>Michael Cuddy, Engineering Manager (D.R. Horton)</u><br>ADDRESS: <u>1081 Whitney Ranch Drive, Suite 141</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u><br>TELEPHONE: <u>702-635-3600</u> CELL: _____<br>E-MAIL: <u>MPCuddy@drhorton.com</u> REF CONTACT ID #: _____  |
|  | <b>CORRESPONDENT</b>  | NAME: <u>Joanna Opena (WSP)</u><br>ADDRESS: <u>3753 Howard Hughes Parkway, Suite 135</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u><br>TELEPHONE: <u>702-697-8135</u> CELL: <u>702-569-6871</u><br>E-MAIL: <u>MariaJoanna.Opena@wsp.com</u> REF CONTACT ID #: _____   |

ASSESSOR'S PARCEL NUMBER(S): 125-32-101-005

PROPERTY ADDRESS and/or CROSS STREETS: Generally Northwest Corner of Stephen Avenue & Dapple Gray Road

PROJECT DESCRIPTION: Construction of single family residential development

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

\_\_\_\_\_  
 Property Owner (Signature)\*

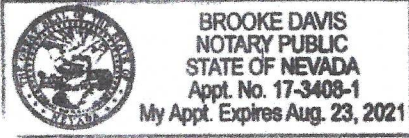
\_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 13th 2018 (DATE)

By \_\_\_\_\_

NOTARY PUBLIC: Brooke Davis



\*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.



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |   |  |
|--|---|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input checked="" type="checkbox"/> PUBLIC HEARING<br><br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br>_____<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>_____<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br>_____<br>(ORIGINAL APPLICATION #) | <b>STAFF</b>  | DATE FILED: _____ APP. NUMBER: _____<br>PLANNER ASSIGNED: _____ TAB/CAC: _____<br>ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____<br>FEE: _____ PC MEETING DATE: _____<br>CHECK #: _____ BCC MEETING DATE: _____<br>COMMISSIONER: _____ ZONE / AE / RNP: _____<br>OVERLAY(S)? _____ PLANNED LAND USE: _____<br>PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N<br>TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____<br>APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____ |
|  | <b>PROPERTY OWNER</b>   | NAME: <u>68 Investments Inc</u><br>ADDRESS: <u>3400 Edgefield Court</u><br>CITY: <u>Greensboro</u> STATE: <u>NC</u> ZIP: <u>27409</u><br>TELEPHONE: _____ CELL: _____<br>E-MAIL: _____   |
|  | <b>APPLICANT</b>  | NAME: <u>Michael Cuddy, Engineering Manager (D.R. Horton)</u><br>ADDRESS: <u>1081 Whitney Ranch Drive, Suite 141</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u><br>TELEPHONE: <u>702-635-3600</u> CELL: _____<br>E-MAIL: <u>MPCuddy@drhorton.com</u> REF CONTACT ID #: _____   |
| <b>CORRESPONDENT</b>   | NAME: <u>Joanna Opena (WSP)</u><br>ADDRESS: <u>3753 Howard Hughes Parkway, Suite 135</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u><br>TELEPHONE: <u>702-697-8135</u> CELL: <u>702-569-6871</u><br>E-MAIL: <u>MariaJoanna.Opena@wsp.com</u> REF CONTACT ID #: _____ |  |

ASSESSOR'S PARCEL NUMBER(S): 125-32-102-033

PROPERTY ADDRESS and/or CROSS STREETS: Generally Southeast Corner of Ann Road & Dapple Gray Road

PROJECT DESCRIPTION: Construction of single family residential development

(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.

Alvin M Bodford  
 Property Owner (Signature)\*

Alvin M Bodford  
 Property Owner (Print)

STATE OF North Carolina  
 COUNTY OF Guilford

SUBSCRIBED AND SWORN BEFORE ME ON 11-7-2018 (DATE)  
 By Alvin M Bodford

NOTARY PUBLIC: Vicky Vaughn Vicky Vaughn

**VICKY W VAUGHN**  
 Notary Public - North Carolina  
 Guilford County  
 My Commission Expires January 14, 2020

\*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.





13 November 2018

PLANNER  
COPY

Mr. Mark Donohue  
Senior Planner, Clark County  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

Re: Ann Road and Dapple Gray Road: Justification Letter for Tentative Map, Design Review, Waivers, and Vacation Applications (APN 125-32-102-033 and 125-32-101-005)

Dear Mr. Donohue,

On behalf of our client, DR Horton, we are pleased to offer this Justification Letter for a Tentative Map, Design Review with various waivers, and Vacation of existing easements in support of a proposed +/- 7.1 acre residential subdivision generally located at the southeast corner of Ann Road and Dapple Gray Road located within Clark County Jurisdiction.

**Project Description:**

The proposed single family residential development consists of eleven (11) lots on +/- 7.1 gross acres, for a gross density of 1.5 lots per acre. The site consists of two parcels; APN 125-32-102-033 (5 acres) is located at the southeast corner of the intersection of Ann Road and Dapple Gray Road and APN 125-32-101-005 (2.06 acres) is located at the northwest corner of the intersection of Stephen Avenue and Dapple Gray Road. Both parcels are currently zoned R-E (Rural Estates Residential) and are within RNP 1 overlay district, which falls in the Lone Mountain 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 face public right-of-way. The site is proposing rural street standards, 32-foot access roads, where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area.

Semi-custom homes are proposed for the lots. Seven (7) single family residential lots are planned for parcel 125-32-102-033 and four (4) single family residential lots are planned for parcel 125-32-101-005.

**Tentative Map:**

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from proposed 32-foot access roads along Dapple Gray Road and Stephen Avenue. It is anticipated that the proposed single family residential development will generate less than 50 total trips in a peak hour and therefore a traffic impact analysis is not required for this application.

Based on readily available record drawings, potable water is available in Ann Road. However, this line currently exists as a dead-end line and an off-site water line will need to be installed within Campbell Road to close the loop prior to connecting in Ann Road. The closest available sanitary sewer is located within Hammer Lane. However, because the residential lots lie within Clark County jurisdiction and this existing sanitary sewer system is managed by City of Las Vegas, the client is requesting an interlocal agreement per NRS 287 between the two jurisdictions to provide sanitary sewer service to the proposed single family residential developments. All eleven (11) lots will maintain a minimum of 20,000 SF gross to remain in compliance with the requested interlocal agreement. Drainage



of storm runoff is sheet flow from the west to the east and this existing drainage pattern will be generally maintained.

**Design Review:**

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 36-inches adjacent to zoned residential properties as required per Title 30.32.040(9). This request for fill heights will remain consistent with the currently allowed retaining wall height maximums outlined in Title 30. These requests are necessary to direct storm runoff around habitable structures and provide adequate flood protection.

**Waivers:**

1. Waiver of off-site street improvements – At present juncture, a waiver of off-sites (curb, gutter, sidewalk, and streetlights) on Ann Road, Dapple Gray Road, and Stephen Avenue is being requested. The site is located within a Rural Neighborhood Preservations (RNP) District and there are no other curb, gutter, sidewalk, and streetlights within the vicinity. The request is being made to be consistent with the existing area development. The proposed development is proposing rural street standards, 32-foot access road, where pavement does not currently exist which is primarily on Dapple Gray Road. Partial pavement will be proposed where pavement already exists, specifically on Ann Road and Stephen Avenue.

**Vacation & Abandonment:**

1. Currently, there is a 50-foot wide patent easement along the north property line adjacent to Ann Road and a 30-foot wide patent easement along the south (adjacent to Stephen Avenue) and west (Dapple Gray Road) property lines of APN: 125-32-102-033 that was recorded in book 875 instrument 703200 and book 876 instrument 703201. Due to the fact that the existing patent easement fall within the limits of the proposed right-of-way dedication for Ann Road, Dapple Gray Road, and Stephen Avenue, these patent easements are no long required and therefore need to be vacated.

**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. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. Despite this fact however, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. No significant adverse impacts to the existing natural environment are anticipated.

The project parcels are 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 Lone Mountain 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. If there are any additional questions regarding this application, please do not hesitate to contact our office at (702) 697-8135.



Respectfully,

A handwritten signature in black ink, appearing to read 'M. J. ...'.

WSP USA

cc: D.R. Horton

02/06/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
DEVELOPMENT  
(TITLE 30)

GRAND CAYNON DR/HAMMER LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0996-GRAND HAMMER ESTATES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce net lot area, 2) increased wall height; and 3) waive off-site improvements (streetlights, sidewalk, curb, gutter and partial pavement).

**DESIGN REVIEW** to increase finished grade for a single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Grand Canyon Drive and the south side of Hammer Lane (alignment) within Lone Mountain. LB/sd/ja (For possible action)

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RELATED INFORMATION:

**APN:**

125-31-601-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce net lot area to 15,555 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 13.6% reduction).
- b. Reduce net lot area to 15,820 square feet where a minimum of 16,200 square feet is required for lots along a collector street per Table 30-40-1 (2.3% reduction).
2. Increase wall height to 12 feet (6 foot retaining/6 foot screen wall) where a maximum of 9 feet (3 foot retaining/6 foot screen) is allowed per Chapter 30.64.050.
3. Waive full off-site improvements (streetlights, sidewalk, curb, gutter and partial pavement) along Grand Canyon Drive where required per Chapter 30.52.

**DESIGN REVIEW:**

Increase the finished grade for a single family residential development to 90 inches where a maximum of 18 inches is allowed by the standards per Section 30.32.040 (a 400% increase).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 15,555/19,175 (net) and 20,739/21,172 (gross)
- Project Type: Single family residential development

#### Site Plans

The plans show a proposed single family residential development consisting of 4 lots on 2.5 acres for a density of 1.6 dwelling units per acre. The proposed lots within the subdivision will be served by a 54 foot wide private cul-de-sac with access from Hammer Lane. Access to the subdivision will be controlled by an access gate. The increased finished grade will generally be along the east and north property lines. The net lot area for lot 1 is 15,820 square feet where a minimum of 16,200 square feet is required and a net lot area for lot 2 is 15,555 square feet where an 18,000 square feet is required. Therefore, a waiver of development standards for both lots is required.

The proposed block wall will consist of a 6 foot high retaining wall with a 6 foot high screening wall on top for a total height of 12 feet, and will be constructed on a portion of Hammer Lane and along the entire east property line.

#### Landscaping

Street landscaping along Grand Canyon Drive consists of 24 inch box trees planted every 20 feet on the inside of the wall. Landscaping is also shown at the entrance to the development.

#### Elevations & Floor Plans

The proposed homes are custom designs and therefore no plans are provided with this request.

#### Applicant's Justification

The applicant indicates that the proposed development is consistent in lot size and density with the surrounding R-E (RNP-I) zoned properties. The adjacent subdivision to the south has 4 residential lots. The proposed increase in finished grade is to allow for proper drainage which also affects the retaining wall design. This is requested in order to maximize flat usable area.

The applicant is also requesting a reduction to the minimum net lot area for 2 lots due to required easements on the property. This will include a 3 foot traffic control easement along Grand Canyon Drive, a 5 foot utility easement along the private cul-de-sac, and a 10 foot private drainage easement along the south property line of lot 2.

The applicant is also requesting to waive full off-site improvements, including streetlights, sidewalk, curb, gutter and partial pavement due to the rural nature of this area and states that there are no other off-site improvements along Grand Canyon Drive in the immediate area.

### Prior Land Use Requests

| Application Number | Request                                | Action         | Date          |
|--------------------|--|----------------|---------------|
| VS-0036-08         | Vacated and abandoned patent easements | Approved by PC | February 2008 |

### Surrounding Land Use

|       | Planned Land Use Category                       | Zoning District | Existing Land Use   |
|-------|---|-----------------|---|
| North | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I)     | Undeveloped   |
| South | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I)     | Single family residences                                  |
| East  | City of Las Vegas                               | R-E             | Undeveloped   |
| West  | Rural Neighborhood Preservation (up to du/ac)   | R-E (RNP-I)     | Partially developed single family residential subdivision |

### 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 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.

##### Waiver of Development Standards #1

Per the Lone Mountain Specific Policy 2.8 from the Comprehensive Master Plan, in an area designated RNP, a minimum net lot size of 18,500 square feet or larger is encouraged when lot size variation is needed to subdivide a parcel larger than 0.5 acres. The proposed residential development can be redesigned to meet the minimum net lot sizes required for the zoning district. The reduction to the net lot size requirements is a self-imposed hardship; therefore, staff cannot support this request.

##### Waiver of Development Standards #2

The applicant's request for an increase in the height of the block wall is necessary due to drainage and grading design constraints on the property. According to the applicant, the existing site constraints are a unique circumstance for the site, which justifies the increase in the height of the retaining and screen walls. Since the increased block wall height is only proposed on a portion of Hammer Lane and along the east property line adjacent to an undeveloped parcel, staff

finds this request will have minimal impacts on the surrounding area. Therefore, staff can support this request.

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

#### Waiver of Development Standards #3

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

This design review represents the maximum grade difference along 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 of waiver of development standards #2 and the design review; and denial of waivers of development standards #1 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Applicant is advised that 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, PW18-17072, or submit an update or a new drainage study;
- If drainage study PW18-17072 does not address the proposed grade elevation differences, then submit an update or a new drainage study that demonstrates that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on the interior private street;
- Paving on Hammer Lane to be a minimum of 32 feet in width per the non-urban street standards and Title 30;

- Right-of-way dedication to include 40 feet for Grand Canyon Drive, 30 feet for Hammer Lane, and the associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division.
- Applicant is advised that gates and call boxes must meet the minimum standards in Uniform Standard Drawing 222.1, including, but not limited to, throat depth to the call box and egress gates that do not block the required turn around area; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and for any sanitary sewer needs, applicant is advised to contact either the Southern Nevada Health District concerning the use of an individual disposal system, or 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: HAILEY R. SHINTON**

**CONTACT: HAILEY SHINTON, ACG DESIGN, 4310 CAMERON ST, SUITE 12-A, LAS VEGAS, NV 89103**





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |                       |  |  |
|--|-----------------------|--|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (Nzc)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input checked="" type="checkbox"/> PUBLIC HEARING<br><br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> DEVELOPMENT AGREEMENT (DA) | <b>STAFF</b>          | DATE FILED: <u>12-12-18</u><br>PLANNER ASSIGNED: <u>GRC</u><br>ACCEPTED BY: <u>GRC</u><br>FEE: <u>\$1,150</u><br>CHECK #: <u>8181, 8308</u><br>COMMISSIONER: <u>LB</u><br>OVERLAY(S)? <u>—</u><br>PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N<br>TRAILS? Y / <input type="checkbox"/> N PFNA? Y / <input type="checkbox"/> N<br>APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>WS-18-0996</u><br>TAB/CAC: <u>Lohe Mountain</u><br>TAB/CAC MTG DATE: <u>1-15-19</u> TIME: <u>6:30pm</u><br>PC MEETING DATE: <u>—</u><br>BCC MEETING DATE: <u>2-6-19 9am</u><br>ZONE / AE / RNP: <u>R-E, RVP-I</u><br>PLANNED LAND USE: <u>RVP</u><br>NOTIFICATION RADIUS: <u>500</u> SIGN? Y / <input checked="" type="checkbox"/> N<br>LETTER DUE DATE: _____<br>COMMENCE/COMPLETE: _____ |
|  | <b>PROPERTY OWNER</b> | NAME: <u>Grand Hammer Estates LLC</u><br>ADDRESS: <u>6700 Paradise Rd Unit A-1</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u><br>TELEPHONE: <u>702-487-5500</u> FAX: <u>702-487-5400</u><br>CELL: <u>702-815-9681</u> E-MAIL: <u>eyal.precision@gmail.com</u>  |  |
|  | <b>APPLICANT</b>      | NAME: <u>ACG Design</u><br>ADDRESS: <u>4310 Cameron St</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u><br>TELEPHONE: <u>702-448-8737</u> FAX: <u>NA</u><br>CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u>   |  |
|  | <b>CORRESPONDENT</b>  | NAME: <u>ACG Design</u><br>ADDRESS: <u>4310 Cameron St</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u><br>TELEPHONE: <u>702-448-8737</u> FAX: <u>NA</u><br>CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u>   |  |

ASSESSOR'S PARCEL NUMBER(S): 125-31-601-001  
 PROPERTY ADDRESS and/or CROSS STREETS: Hammer Ln & Grand Canyon Dr  
 PROJECT DESCRIPTION: 4 Lot Residential Subdivision

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

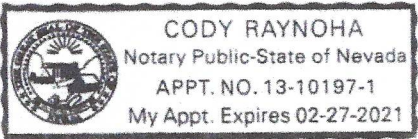
\_\_\_\_\_  
 Property Owner (Signature)\*

Avi Segal  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/30/18 (DATE)  
 By AVI SEGAL

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.



December 14, 2018

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

**RE: Grand Hammer Estates 4 Lot Subdivision (Custom Homes)  
Design Review & Waiver of Development Standards Application  
125-31-601-001**

To Whom It May Concern,

Please find attached our Land Use Application for the above referenced project. We are filing for a design review and waiver of development standards for the request to increase the finished grade over 18 in, increase the height of our walls, reduce net lot area, and waive full off-sites for Grand Canyon Drive.

The proposed street and lot grades have been designed to minimize fill while providing positive lot drainage. The existing house to the south was built with an existing finished floor that is approximately 4-5 ft lower than the adjacent street to the west (Grand Canyon Dr). We have respected the existing conditions along our south property line to utilize existing block wall openings, that were constructed 4-5 ft above the existing site to the south. In conclusion, we are proposing our finished grade at approximately 60 in higher compared to the property to the south, and approximately 90 in higher compared to the undeveloped property to the east.

Due to the existing conditions of the land and having to increase our finished grade, this design also affects our retaining wall design. To properly retain this site in certain areas, we are having to propose 6 ft of retaining wall on top of 6 ft screen wall, bringing us to a total wall height of approximately 12 ft. This is done in order to maximize flat usable lot area.

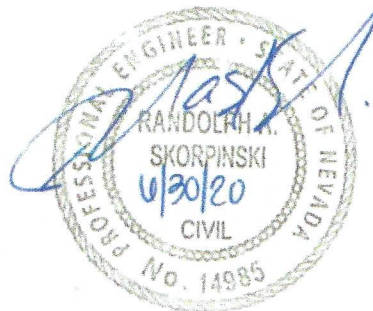
We would like to request to waive full off-sites along Grand Canyon Drive to include curb, gutter, sidewalks, streetlights, and partial paving. Due to the rural nature of this area, no other off-site improvements exist along Grand Canyon from the 215 N to Alexander Rd, which is approximately a 3-mile total length.

Our final request is to reduce net lot area for lot 1 to 15,820 sq. ft where a minimum of 16,200 sq. ft is required and reduce net lot area for lot 2 to 15,555 sq. ft where a minimum of 18,000 sq. ft is required. The reason we are unable to meet the minimum net lot area is due to the following easements that are being required for the property: a 3 ft traffic control easement along Grand Canyon, a 5 ft utility easement along the private drive col-de-sac, and a 10 ft private drainage easement along south property line of lot 2. The total net square footages for each lot are; Lot 1= 15,820 sq ft, Lot 2= 15,555 sq ft, Lot 3=19,175 sq ft, and Lot 4= 18,625 sq ft.

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

Sincerely,

Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157



DEC 14 2018