



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

February 26, 2019

6:30 p.m.

AGENDA

NOTE:

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

Board Members: Teresa Krolak-Owens, Chair
Evan Wishengrad, Vice-Chair
Kimberly Burton
Chris Darling
Dr. Sharon Stover

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com

County Liaison: Sue Baker, 702-455-1900, sue.baker@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- III. Approval of February 12, 2019 Minutes (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for February 26, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Updates from Commissioner Brown's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area

VI. Planning & Zoning

03/05/19 PC

1. **TM-19-500013-EGAN CREST, LLC: TENTATIVE MAP** consisting of 8 single family residential lots and 1 common lot on 5.0 acres in an R-E Zone. Generally located on the south side of Corbett Street and the east side of Egan Crest Drive within Lone Mountain. LB/jor/ja (For possible action)

03/06/19 BCC

2. **TM-19-500010-P N II INC.: TENTATIVE MAP** consisting of 26 single family residential lots and 1 common lot on 16.3 acres in an R-E (RNP-I) Zone. Generally located on the west side of Coke Street and the south side of Brent Lane within Lone Mountain. MK/lm/ja (For possible action)
3. **VS-19-0009-P N II INC.: VACATE AND ABANDON** a portion of a right-of-way being Brent Lane located between Coke Street and Conough Lane within Lone Mountain. MK/tk/ja (For possible action)
4. **WC-19-400007 (WS-18-0148)-P N II INC.: WAIVER OF CONDITIONS** of a waiver of development standards to provide right-of-way dedication to include a portion of a cul-de-sac at the west end of Brent Lane in conjunction with a single family residential subdivision on 16.3 acres in an R-E (RNP-I) Zone. Generally located on the west side of Coke Street and the south side of Brent Lane within Lone Mountain. MK/lm/ja (For possible action)

03/19/19 PC

5. **UC-19-0098-NIEMANN REVOCABLE LIVING TRUST:**
USE PERMITS for the following: 1) allow more than 1 accessory apartment or casita on a lot; 2) allow existing casitas to not be architecturally compatible with the principal building (single family residence); 3) allow existing accessory structures to not be architecturally compatible with the existing principal building; and 4) waive all applicable design standards for existing accessory structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce interior side yard setback for existing accessory structures; 2) reduce the rear yard setback for existing accessory structures; 3) reduce the required separation between buildings and; 4) waive all applicable design standards for existing casitas. Generally located on the west side of Monte Cristo Way and 180 feet south of Washburn Road within Lone Mountain. LB/md/ja (For possible action)

03/20/19 BCC

6. **TM-19-500027-D.R. HORTON INC.:**
TENTATIVE MAP consisting of 8 single family residential lots on 4.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of Park Street and the north side of La Mancha Avenue within Lone Mountain. LB/jt/ja (For possible action)
7. **WS-19-0087-D.R. HORTON INC.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot area; and 2) reduced front setbacks.
DESIGN REVIEW for a proposed single family residential development on 4.2 acres in an R-E(RNP-I) Zone. Generally located on the west side of Park Street and the north side of La Mancha Avenue within Lone Mountain. LB/jt/ja (For possible action)
8. **TM-19-500030-DELDIN MICHAEL 2016 TRUST & DELDIN TAMMIE TRS:**
TENTATIVE MAP consisting of 10 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Lutts Street and the south side of Brent Lane within Lone Mountain. MK/md/ja (For possible action)
9. **WS-19-0093-DELDIN MICHAEL 2016 TRUST & DELDIN TAMMIE TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce lot area.
DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) hammerhead street design; and 3) increase finished grade for a proposed single family residential development on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Lutts Street and the south side of Brent Lane within Lone Mountain. MK/md/ja (For possible action)

VII. General Business

None

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: March 12, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129

Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130

Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

EGAN CREST ESTATES
(TITLE 30)

EGAN CREST DR/CORBETT ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500013-EGAN CREST, LLC:

TENTATIVE MAP consisting of 8 single family residential lots and 1 common lot on 5.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Corbett Street and the east side of Egan Crest Drive within Lone Mountain. LB/jor/ja (For possible action)

RELATED INFORMATION:

APN:
126-25-701-068

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 (residential)/1 (common element)
- Density (du/ac): 2
- Minimum/Maximum Lot Size: 20,272/20,303 (net) and 21,412/24,581 (gross)
- Project Type: Single family residential development

Site Plan

The site plan depicts 8 single family residential lots with access to the subject property from Corbett Street. The proposed plans feature a gated residential subdivision with a private street which contains a cul-de-sac at the southern end of the subdivision. The minimum net lot size is 20,272 square feet and maximum net lot size is 20,303 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within the Lone Mountain area to RNP-I and RNP-II 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, East, & West	Rural Neighborhood Preservation	R-E	Single family residential
South	Rural Neighborhood Preservation	R-E	Undeveloped

Related Applications

Application Number	Request
DR-19-0141	A design review for 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. Approval of this application is contingent upon approval of DR-19-0141.

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 future land use applications are required to address the increase in finished grade and wall heights; 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;
- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Egan Crest Drive, 30 feet for Corbett Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that a design review as a public hearing may be required pursuant to Title 30.32.040(9).

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any patent vacation requests; and to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EGAN CREST, LLC

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>1/16/2019</u>	APP. NUMBER: <u>TM-19-500013</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>LB</u>	TAB/CAC: <u>LONE MOUNTAIN</u>
		ACCEPTED BY: <u>LB</u>	TAB/CAC MTG DATE: <u>2/28/19</u> TIME: <u>6:30pm</u>
		FEE: <u>\$750</u>	PC MEETING DATE: <u>3/15/2019</u>
		CHECK #: <u>3189</u>	BCC MEETING DATE: _____
		COMMISSIONER: <u>LB</u>	ZONE / AE / RNP: <u>RE RNP I</u>
		OVERLAY(S)? _____	PLANNED LAND USE: <u>RNP</u>
		TRAILS? Y / N _____	PFNA? Y / N _____
			NOTES: _____

PROPERTY OWNER	NAME: <u>Egan Crest, LLC</u> ADDRESS: <u>8441 W Fisher Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-882-1424</u> CELL: <u>N/A</u> E-MAIL: <u>joe@lhv.com</u>
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APPLICANT	NAME: <u>Egan Crest, LLC</u> ADDRESS: <u>8441 W Fisher Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-882-1424</u> CELL: <u>N/A</u> E-MAIL: <u>joe@lhv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Baughman & Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>N/A</u> E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 126-25-701-068

PROPERTY ADDRESS and/or CROSS STREETS: Egan Crest/Corbett

TENTATIVE MAP NAME: Egan Crest Estates

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.

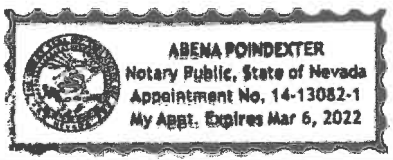
Ray C. Newmiller
 Property Owner (Signature)*

RAYMOND C. NEWMILLER
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON Jan. 4, 2019 (DATE)

By Abena Poindexter
 NOTARY PUBLIC: Abena Poindexter



*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.

**CLARK COUNTY
TOWN ADVISORY BOARD (TAB)/CITIZEN ADVISORY COUNCIL (CAC)
MEETING HOLD LIST**

The following application(s) has/have been held from the TAB/CAC meeting.

TAB/CAC: _____

TAB/CAC MEETING DATE: _____

Application Number	Held To	Notes

Signature Date

The Department of Comprehensive Planning will use this form as an Agenda Log Amendment (ALA) to document all application holds. PLEASE EMAIL THE COMPLETED FORM WITHIN TWO WORKING DAYS AFTER THE TAB/CAC MEETING. *When a holiday falls within the two working day time period, the form should be returned BEFORE the holiday when possible.*

Email to Agenda Processing: CPAgendas@ClarkCountyNV.gov

TM-19-500013 HOLD

Please hold this item at the Lone Mountain 2/26 town board meeting.

New meeting dates will be:

March 12, 2019 Lone Mountain

April 3, 2019 BCC Meeting ← NEW DATE

DR -19-0141 is a companion item for increase finished grade and must be heard at BCC.

Thank you!

JILLEE OPINIANO-ROWLAND | SENIOR PLANNER |

Clark County Current Planning/Zoning

500 Grand Central Parkway- 1st Floor

Las Vegas, NV 89155

Direct- 702.455.3132

E-mail- jillee.opiniano@clarkcountynv.gov

To Schedule An Appointment: <http://dsnet.co.clark.nv.us/plansched/dsplanmtgform.aspx>

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

Jillee Opiniano-Rowland

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

Re: TM-19-500013

Jillee,

Please let this letter serve as notification that we would like to hold the above-mentioned item from the February 26, 2019 Lone Mountain Town Board meeting, and to be placed on the **March 12, 2019 Lone Mountain Town Board** meeting. Additionally, we would like the item held from the March 5, 2019 Planning Commission Meeting and placed on the **April 2, 2019 Planning Commission meeting**. The owners are filing a Design Review application in conjunction with the tentative map application and would like them to be companion items.

If you should have any questions or require more information, please do not hesitate to call me at 702-870-8771.

Sincerely,

Baughman & Turner, Inc.


Josh Harney
Project Coordinator

03/06/19 BCC AGENDA SHEET

TULE SPRINGS PHASE II
(TITLE 30)

COKE ST/BRENT LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500010-P N II INC.:

TENTATIVE MAP consisting of 26 single family residential lots and 1 common lot on 16.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Coke Street and the south side of Brent Lane within Lone Mountain. MK/lm/ja (For possible action)

RELATED INFORMATION:

APN:

125-09-602-001 through 125-09-602-003; 125-09-602-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.3
- Number of Lots: 26
- Density (du/ac): 1.6
- Gross Minimum/Maximum Lot Size: 20,130/36,102
- Net Minimum/Maximum Lot Size: 18,500/30,181
- Project Type: Single family residential

Request

The purpose of this request is to update the map boundary to include the southern portion of Brent Lane which is to be vacated and adjust lot sizes to match engineering requirements.

The plans depict 26 single family residential lots with 1 common element lot at a density of 1.6 dwelling units per acre. Lots range in size from 18,500 to 30,181 with the common element lot being used for drainage. The plans depict interior private streets shown at 37 feet wide with roll curbs with access from Coke Street. Landscaping is provided along Coke Street and Brent Lane, with a 15 foot wide equestrian trail located within the future vacated area of Brent Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500033	26 single family residential lots	Approved by BCC	April 2018
WS-18-0148	Reduced street intersection off-set with a design review for a single family residential development	Approved by BCC	April 2018
VS-0136-14 (WC-0017-15)	Waived a vacation and abandonment condition requiring right-of-way dedication of a cul-de-sac at the proposed west end of Brent Lane	Approved by PC	May 2015
VS-0136-14	Vacated a portion of right-of-way for Horse Drive	Approved by PC	April 2014
VS-0763-05	Vacated a portion of right-of-way for Conough Lane	Approved by BCC	November 2005
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II) zones to preserve the residential character of the Lone Mountain area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences
South	City of Las Vegas	R-PD2	Single family residences
East	Rural Neighborhood Preservation and City of Las Vegas	R-E (RNP-I) and R-PD3	Single family residences & undeveloped
West	City of Las Vegas	R-PD2 & C-V	Single family residences & Tule Springs

Related Applications

Application Number	Request
WC-19-400007 (WS-18-0148)	A waiver of conditions of a waiver of development standards which required Right-of-way dedication to include a portion of a cul-de-sac at the west end of Brent Lane for a single family residential subdivision is a companion item on this agenda.
VS-19-0009	A request to vacate and abandon a portion of Brent Lane 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

- Expunge TM-18-500033.
- 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;
- Portions of the vacated area of Brent Lane shall be reserved for private access to the 2 parcels on the north side of the Brent Lane alignment and for public access for trail use;
- Applicant shall be required to dedicate the cul-de-sac at the west end of Brent Lane if the remaining portions of Brent Lane west of Coke Street are not vacated, with said vacation being approved and recorded.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PN II

CONTACT: GCW INC, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>1/15/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$ 750</u> CHECK #: <u>112045</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>N/A</u> TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500010</u> TAB/CAC: <u>LOWE MTN.</u> TAB/CAC MTG DATE: <u>2/12/19 TIME: 6:30P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/6/2019</u> ZONE / AE / RNP: <u>RE-RNP-I</u> PLANNED LAND USE: <u>LMRNP</u> NOTES: <u>TM-18-500033 WS-18-0148</u> <u>WK-19-400007</u>
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PROPERTY OWNER	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 South Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-804-7554</u> CELL: _____ E-MAIL: <u>Brenin.Anderson@pultegroup.com</u>
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APPLICANT	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 South Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-804-7554</u> CELL: _____ E-MAIL: <u>Brenin.Anderson@pultegroup.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc./Cindie Gee</u> ADDRESS: <u>1555 South Rainbow</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2107</u> CELL: <u>702-785-2299</u> E-MAIL: <u>cgee@gcwengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-09-602-001; 125-09-602-002; 125-09-602-003; 125-09-602-005

PROPERTY ADDRESS and/or CROSS STREETS: Coke and Brent

TENTATIVE MAP NAME: Tule Springs Phase II

NUMBER OF LOTS: 26 GROSS/NET ACREAGE 9.79 GROSS/NET DENSITY 2.655

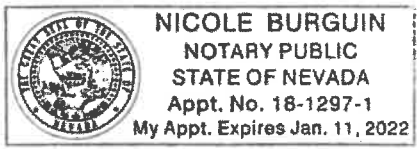
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Brenin Anderson Brenin Anderson
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1/10/19 (DATE)
 By BRENIN ANDERSON

NOTARY PUBLIC: Nicole Burguin



*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.

RIGHT-OF-WAY
(TITLE 30)

BRENT LN/COKE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0009-P N II INC.:

VACATE AND ABANDON a portion of a right-of-way being Brent Lane located between Coke Street and Conough Lane (alignment) within Lone Mountain (description on file). MK/tk/ja (For possible action)

RELATED INFORMATION:

APN:
125-09-501-006; 125-09-501-007; 125-09-602-001; 125-09-602-002

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon the 60 foot wide right-of-way known as Brent Lane. The southern 30 feet incorporate a horse trail and an easement for an existing storm drain. The northern 30 feet will become a private access easement for the existing homeowners. The applicant states with this request, there will be no further requirement for paving.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0148	Reduced street intersections with design reviews for single family development	Approved by BCC	April 2018
WC-0017-15	Waived a vacation and abandonment condition requiring right-of-way dedication	Approved by PC	May 2015
VS-0136-14	Vacated and abandoned a portion of Horse Drive and Conough Lane	Approved by PC	May 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family development
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family development
West	City of Las Vegas	CV	City of Las Vegas Park

Related Applications

Application Number	Request
TM-19-500010	A tentative map consisting of 26 single family residential lots is a companion item on this agenda.
WC-19-400007 (WS-18-0148)	A waiver of conditions on a waiver of development standards to provide right-of-way dedication to include a portion of a cul-de-sac at the west end of Brent Lane is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

The applicant is proposing to vacate Brent Lane, including the portions of the cul-de-sac that have already been dedicated. Access to the parcels on the north side of Brent Lane will be maintained with a private easement and a public easement will provide for trail use. Staff has no objection to the vacation subject to the proposed conditions of 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

- 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

- Drainage study and compliance;
- Portions of the vacated area shall be reserved for private access to the 2 parcels on the north side of the Brent Lane alignment and for public access for trail use;
- Applicant shall be required to dedicate the cul-de-sac at the west end of Brent Lane if this vacation does not record;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II

CONTACT: CINDIE GEE, GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>1-3-19</u> PLANNER ASSIGNED: <u>TK</u> ACCEPTED BY: <u>TK</u> FEE: <u>88</u> CHECK #: <u>112008</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS-19-0009</u> TAB/CAC <u>LOVE Mountain</u> TAB/CAC DATE: <u>1/29</u> TIME: <u>630PM</u> PC MEETING DATE: <u>2/19 7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>RE RNP2</u> PLANNED LAND USE: <u>LM RSP</u>
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PROPERTY OWNER	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 South Tenaya Way #200</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89113</u> TELEPHONE: <u>702-804-7554</u> CELL: _____ E-MAIL: <u>Brenin.Anderson@pultegroup.com</u>
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APPLICANT	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 South Tenaya Way #200</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89113</u> TELEPHONE: <u>702-804-7554</u> CELL: _____ E-MAIL: <u>Brenin.Anderson@pultegroup.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc., Cindie Gee</u> ADDRESS: <u>1555 South Rainbow</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2107</u> CELL: <u>702-785-2299</u> E-MAIL: <u>cgee@gcwengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-09-699-001; 125-09-599-009
125-09-602-001 + 002; 125-09-501-006 + -007

PROPERTY ADDRESS and/or CROSS STREETS: Brent and Coke

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.

Brenin Anderson

Brenin Anderson

Property Owner (Print)
NICOLE BURGUIN
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 18-1297-1
 My Appt. Expires Jan. 11, 2022

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 27th 2018 (DATE)
 By Nicole Burguin
 NOTARY PUBLIC: Nicole Burguin

*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.

764-A143-001

January 2, 2019

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

RE: TULE SPRINGS PHASE II VACATION OF RIGHT-OF-WAY

Gentlemen:

On behalf of our client, PN II, Inc., we are requesting the vacation and abandonment of the 60 feet of Brent Lane that borders the project known as Tule Springs Phase II. In addition to the 60 feet of right-of-way, it may be necessary to incorporate into this application several irregular pieces surrounding the right-of-way, i.e., APN 125-09-699-003, 004 and 005.

This vacation is at the request of Commissioner Marilyn Kirkpatrick, along with the stipulation that the southern 30 feet incorporate a horse trail and an easement for the existing storm drain. The northern 30 feet will become a private access easement for the existing property owners to the north of Brent Lane. Easements for any existing utilities will be provided as needed.

With the vacation of this right-of-way, there will be no further requirement for paving.

Thank you for your consideration of this matter. Please feel free to contact me at 804-2152 should you have any questions.

Cordially,

GCW, INC.



Kirby Adams, PE
Senior Engineer

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Confidential Information

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



O 702.804.2000
F 702.804.2299



info@gcwengineering.com
gcwengineering.com

03/06/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

COKE ST/BRENT LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-19-400007 (WS-18-0148)-P N II INC.:

WAIVER OF CONDITIONS of a waiver of development standards to provide right-of-way dedication to include a portion of a cul-de-sac at the west end of Brent Lane in conjunction with a single family residential subdivision on 16.3 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Coke Street and the south side of Brent Lane within Lone Mountain. MK/lm/ja (For possible action)

RELATED INFORMATION:

APN:
125-09-602-001 through 125-09-602-003; 125-09-602-005

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 16.3
- Number of Lots: 26
- Density (du/ac): 1.6
- Gross Minimum/Maximum Lot Size: 20,130/36,102
- Net Minimum/Maximum Lot Size: 18,500/30,181
- Project Type: Single family residential

Site Plans

The plans depict 26 single family residential lots with 1 common element lot at a density of 1.6 dwelling units per acre. Lots range in size from 18,500 to 30,181 (net) with the common element lot used for drainage. The plans depict interior private streets shown at 37 feet wide with roll curbs with access from Coke Street with the entry street located 56 feet south of Butterscotch Court to the northeast. Landscaping is provided along Coke Street and Brent Lane.

Landscaping

The plans depict 10 foot wide landscape easements provided along Coke Street and Brent Lane and on either side of the private entry street.

Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0148:

Current Planning

- Depending on the final grades, the wall along Coke Street to be tiered;
- An equestrian trail to be provided along Brent Lane;
- Pedestrian access gate to be provided;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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;
- Right-of-way dedication to include a portion of a cul-de-sac at the west end of Brent Lane;
- Applicant agrees to evaluate the hydraulic capacity of Coke Street from Brent Lane to Racel Street and reconstruct any and all portions of Coke Street necessary to address the flooding issues and maintain access to other properties, as determined and approved by the Department of Public Works - Development Review.
- 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.

Applicant's Justification

The applicant indicates that the condition is no longer needed with the vacation of Brent Lane for the addition of the equestrian trail and landscaping along the north boundary of the subdivision map.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500033	26 single family residential lots	Approved by BCC	April 2018
WS-18-0148	Reduced street intersection off-set with a design review for a single family residential development	Approved by BCC	April 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0136-14 (WC-0017-15)	Waived a vacation and abandonment condition requiring right-of-way dedication of a cul-de-sac at the proposed west end of Brent Lane	Approved by PC	May 2015
VS-0136-14	Vacated a portion of right-of-way for Horse Drive	Approved by PC	April 2014
VS-0763-05	Vacated a portion of right-of-way for Conough Lane	Approved by BCC	November 2005
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II) zones to preserve the residential character of the Lone Mountain area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences
South	City of Las Vegas	R-PD2	Single family residences
East	Rural Neighborhood Preservation and City of Las Vegas	R-E (RNP-I) and R-PD3	Single family residences & undeveloped
West	City of Las Vegas	R-PD2 & C-V	Single family residences & Tule Springs

Related Applications

Application Number	Request
TM-19-500010	A tentative map consisting of 26 single family residential lots is a companion item on this agenda.
VS-19-0009	A request to vacate and abandon a portion of Brent Lane is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

The applicant is proposing to vacate Brent Lane, including the portions of the cul-de-sac that have already been dedicated. Access to the parcels on the north side of Brent Lane will be maintained with a private easement and a public easement will provide for trail use. Therefore, staff has no objection to the request to not dedicate the cul-de-sac at the west end of Brent Lane, provided that the vacation for the remaining portions of Brent Lane is recorded.

Staff Recommendation

Approval.

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

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:

Public Works - Development Review

- Portions of the vacated area shall be reserved for private access to the 2 parcels on the north side of the Brent Lane alignment and for public access for trail use;
- Applicant shall be required to dedicate the cul-de-sac at the west end of Brent Lane if the remaining portions of Brent Lane west of Coke Street are not vacated, with said vacation being approved and recorded.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PN II

CONTACT: GCW, KIRBY ADAMS, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



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)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - WS-18-0148
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 1/15/2019 APP. NUMBER: WC-19-400067
 PLANNER ASSIGNED: LMN TAB/CAC: LONE MTN
 ACCEPTED BY: LMN TAB/CAC MTG DATE: 2/2/19 TIME: 6:30
 FEE: \$475 PC MEETING DATE: _____
 CHECK #: 112044 BCC MEETING DATE: 3/6/2019
 COMMISSIONER: MK ZONE / AE / RNP: RE-RNFI
 OVERLAY(S)? N/A PLANNED LAND USE: LMRNP
 PUBLIC HEARING? IN NOTIFICATION RADIUS: 500 SIGN? Y/N
 TRAILS? Y/ PFNA? Y/ LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: PN II, Inc.
 ADDRESS: 7255 South Tenaya Way, Suite 200
 CITY: Las Vegas STATE: NV ZIP: 89113
 TELEPHONE: 702-804-7554 CELL: _____
 E-MAIL: Brenin.Anderson@pultegroup.com

APPLICANT

NAME: PN II, Inc.
 ADDRESS: 7255 South Tenaya Way, Suite 200
 CITY: Las Vegas STATE: NV ZIP: 89113
 TELEPHONE: 702-804-7554 CELL: _____
 E-MAIL: Brenin.Anderson@pultegroup.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: GCW, Inc./Cindie Gee
 ADDRESS: 1555 South Rainbow
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: 702-804-2107 CELL: 702-785-2299
 E-MAIL: cgee@gcwengineering.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-09-802-001, 002, 003, 005
 PROPERTY ADDRESS and/or CROSS STREETS: Coke and Brent
 PROJECT DESCRIPTION: Waiver of Condition for WS18-0148

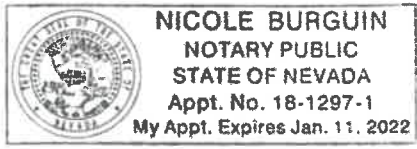
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Brenin Anderson
 Property Owner (Signature)* Brenin Anderson
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1/10/19 (DATE)
 By Nicole Burguin BRENIN ANDERSON

NOTARY PUBLIC: Nicole Burguin



*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.

764-A143-001

January 10, 2019

Ms. Lorna Phegley
Senior Planner
Clark County – Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: TULE SPRINGS PHASE II TENTATIVE MAP AND WAIVER OF CONDITION

Dear Lorna:

On behalf of our client, PN II, Inc., we are submitting a new tentative map due to the revised boundary that was a result of the Brent Lane vacation (VS-19-0009) requested by Commissioner Kirkpatrick.

We are also requesting a waiver of condition on WS-18-0148 that states “right-of-way dedication to include a portion of a cul-de-sac at the west end of Brent Lane”. Per the vacation application that is mentioned above, this condition is no longer applicable.

Thank you for your consideration of this matter. Please feel free to contact me at 804-2152 should you have any questions.

Cordially,

GCW, INC.



Kirby Adams, PE
Senior Engineer



CASITAS/ACCESSORY STRUCTURES
(TITLE 30)

WASHBURN RD/MONTE CRISTO WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0098-NIEMANN REVOCABLE LIVING TRUST:

USE PERMITS for the following: 1) allow more than 1 accessory apartment or casita on a lot; 2) allow existing casitas to not be architecturally compatible with the principal building (single family residence); 3) allow existing accessory structures to not be architecturally compatible with the existing principal building; and 4) waive all applicable design standards for existing accessory structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce interior side yard setback for existing accessory structures; 2) reduce the rear yard setback for existing accessory structures; 3) reduce the required separation between buildings and; 4) waive all applicable design standards for existing casitas.

Generally located on the west side of Monte Cristo Way and 180 feet south of Washburn Road within Lone Mountain. LB/md/ja (For possible action)

RELATED INFORMATION:

APN:

125-34-310-016

USE PERMITS:

1. Allow 2 casitas where a maximum of 1 accessory apartment, casita, guest quarters, or temporary living quarters per lot shall be permitted per Table 30.44-1 (a 100% increase).
2. Allow 2 existing casitas to not be architecturally compatible with the existing principal building (single family residence).
3. Allow existing accessory structures to not be architecturally compatible with the existing principal building per Table 30.44-1.
4. Waive design standards on all elevations for existing accessory structures where required per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the interior side yard setback for existing accessory structures to 1 foot where 5 feet is the standard per Table 30.40-1 (an 80% percent reduction).
2. Reduce the rear yard setback for existing accessory structures to 1 foot where 5 feet is the standard per Table 30.40-1 (an 80% reduction).
3. a. Reduce the separation between an existing casita and an existing accessory structure to 0 feet where 6 feet is required per Table 30.40-1 (a 100% reduction).

- b. Reduce the separation between existing accessory structures to 0 feet where 6 feet is required per Table 30.40-1 (a 100% reduction).
4. Waive design standards on all elevations for existing casitas where required per Table 30.56-2A.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5159 N. Monte Cristo Way
- Site Acreage: 1.1
- Project Type: Single family residence with casitas and accessory structures
- Number of Stories: 1 (including the existing single family residence, accessory structures and casitas)
- Building Height (feet): 13.5 (Structure A - casita)/9.5 (Structure B - casita)/10 (Structure C - metal carport)/7.5 (Structure D - wood carport)/9 (Structure E - shade storage structure)/10 (Structure F - metal garage)/9 (Structure G - storage building)/9.5 (Structure H - metal garage)/9 (Structure I - storage building)/15.5 (Structure J - single family residence)/8 (Structure K - storage building)
- Square Feet: 912 (Structure A - casita)/418 (Structure B - casita)/572 (Structure C - metal carport)/216 (Structure D - wood carport)/96 (Structure E - shade storage structure)/440 (Structure F - metal garage)/423 (Structure G - storage building)/264 (Structure H - metal garage)/54 (Structure I - storage building)/4,310 (Structure J - single family residence)/36 (Structure K - storage building)

Site Plans

The plans depict an existing 1 story single family residence consisting of 4,310 square feet located on a 1.1 acre lot. Two existing casitas, measuring 912 square feet and 418 square feet, respectively, are located on the southwest portion of the lot. Both casitas are set back a minimum of 5 feet from the interior side (south) property line. However, Structure K (storage building) is located between Structures C (metal carport) and B (casita) resulting in 0 feet of building separation between the 3 structures. Structure C has an existing setback of 1 foot from the interior side (south) and rear (west) property lines while Structure K has a setback of 1 foot from the south property line. Structure I (storage building), is located between Structures K and A (casita) and is set back 1 foot from the south property line. Structure D (wood carport) is set back 2 feet from the rear (west) property line. Structure E (shade storage structure) is located on the western portion of the site with a 7 foot setback from the rear property line. Structure E is immediately adjacent to Structure F (metal garage), resulting in 0 feet of building separation between the structures. Both structures are located on the northwest portion of the site. Structure F, measures 440 square feet and is set back 15 feet and 20 feet from the west and north property lines, respectively. Structure G (storage building), measuring 423 square feet, is located on the northwest portion of the site with a setback of 6 feet from the north property line. Structure H (metal garage) consists of 264 square feet and is set back 3.5 feet from the north property line. The single family residence is set back 12.5 feet from the north property line, 41

feet from the south property line, and 37 feet from the east (front) property line. The single family residence is serviced by an existing circular driveway consisting of concrete located along Monte Cristo Way. A second existing driveway consisting of asphalt and concrete is located along Monte Cristo Way and services the existing accessory structures and casitas located behind the single family residence. Areas located within the rear yard utilized for the maneuvering of motor vehicles are paved with concrete and asphalt. The project site is surrounded by an existing 6 foot high CMU block wall.

Landscaping

All site landscaping exists and no additional landscaping is required or provided with this application. Mature landscaping is centrally located within the rear yard of the subject property and consists of several large landscape and garden areas with large trees.

Elevations

Structure A (casita) has an overall height of 13.5 feet and consists of an exterior wood panel finish and an asphalt shingled roof. Structure B (casita) measures 9.5 feet in height and consists of metal siding and a metal roof. Structure C (metal carport) is 10 feet high and consists of an exterior metal siding and metal roof. Structure D (wood carport) has an overall height of 7.5 feet and is constructed of wood materials. Structure F (metal garage) measures 10 feet in height and consists of a metal exterior with a metal roof. Structure G (storage building) is 9 feet high with a wood panel exterior and an asphalt shingled roof. Structure H (metal garage) has an overall height of 9.5 feet and consists of metal siding and a metal roof. Structure I (storage building) measures 9 feet in height and is constructed of wood with an asphalt shingled roof. Structure J (single family residence) is 15.5 feet high and consists of an existing brick and wood panel finish with an asphalt shingled roof. Structure K (storage building) has an overall height of 8 feet and is constructed of a metal exterior with a metal roof.

Floor Plans

The plans for Structure A (casita) depict an overall area measuring 912 square feet that includes 2 bathrooms, 2 wet bars, 2 closets, living room, and an exercise room. Structure B (casita) measures 418 square feet and includes a living room, bathroom, and wet bar. Structure C (metal carport) measures 572 square feet. Structure F (metal garage) consists of an open floor plan measuring 440 square feet. Structure G (storage building) has an overall area of 423 square feet and consists of an open floor plan. Structure H (metal garage) consists of 264 square feet with an open floor plan. Structures I and K (storage buildings) consist of 54 square feet and 36 square feet, respectively.

Applicant's Justification

The proposed uses are compatible and harmonious to adjacent properties as the surrounding properties are zoned Rural Estates Residential as well and feature custom homes on large lots each unique from its neighbor. Furthermore, all of the associated structures have been on this parcel for approximately 30 years, thus being part of the neighborhood for a generation.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0289-01 (VC-0278-82)	Sixth extension of time to review a mobile home in conjunction with an existing single family residence subject to 3 years for review- expired	Approved by PC	September 2001
VC-278-82	Mobile home as a residence in conjunction with an existing single family residence	Approved by BCC	September 1982

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE18-14748 is an active violation on the subject property for unpermitted accessory structures located within setbacks and existing casitas.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

The multiple casitas on the subject property are a self-imposed burden. Sufficient justification has not been provided to staff to increase the number of casitas permitted on the subject property. Therefore, staff recommends denial.

Use Permits #2 through #4

Had building permits been submitted prior to the construction of the accessory structures, the reductions to the setback requirements could have been acted upon and considered through the land use application process. Although the majority of the accessory structures cannot be seen from the street, and are partially screened by the landscaping in the rear yard, staff finds these requests are a self-imposed hardship; therefore, recommends denial.

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, #2, and #4

Had building permits been submitted prior to the construction of the accessory structures, the reductions to the setback requirements could have been acted upon and considered through the land use application process. Staff finds the site does not have unique circumstances or topographical features to justify the setback reductions and that the request is a self-imposed hardship. Therefore, staff cannot support these requests.

Waiver of Development Standards #3a and #3b

The intent of the building separation requirement is to prevent the massing of buildings and to provide an adequate buffer between structures. The building separation between the existing structures is a self-imposed hardship; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to complete and to obtain all necessary building permits with any extension of time to be a public hearing;
- 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.

Public Works - Development Review

- 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 either the Southern Nevada Health District or the City of Las Vegas with regard to sewage disposal.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LOTHAR K NIEMANN

CONTACT: AIRR PHANTHIP, 1900 NUEVO ROAD, HENDERSON, NV 89014

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

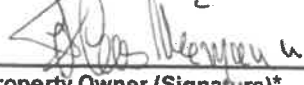
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/31/19</u> PLANNER ASSIGNED: <u>MWO</u> ACCEPTED BY: <u>MWO</u> FEE: <u>\$1,950</u> CHECK #: <u>1121</u> COMMISSIONER: <u>DR. LIA</u> OVERLAY(S)? <u>RUP-I</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>CC-19-0098</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC MTG DATE: <u>2/26/19</u> TIME: <u>6:30</u> PC MEETING DATE: <u>3/19/19</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>R-E / NONE / RNP-I</u> PLANNED LAND USE: <u>LMRUP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>LOTHAR NIEMANN</u> ADDRESS: <u>5159 MONTE CRISTO WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>702) 680-8963</u> E-MAIL: _____	
	APPLICANT	NAME: <u>LOTHAR NIEMANN</u> ADDRESS: <u>5159 MONTE CRISTO WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>AIRR PHANTHIP</u> ADDRESS: <u>1900 NUOVO RD.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702 372 4898</u> CELL: _____ E-MAIL: <u>PHANTHIP@COX.NET</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 123-34-310 616

PROPERTY ADDRESS and/or CROSS STREETS: MONTE CRISTO WAY / W. WASHINGTON

PROJECT DESCRIPTION: _____

(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.





 Lothar U. NIEMANN

Property Owner (Signature)* _____ Property Owner (Print) _____

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-31-19 (DATE)
 By: Lothar U. Niemann
 NOTARY PUBLIC: Diane Scarcelli



DIANE SCARCELLI
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 08-15-22
 Certificate No: 06-108832-1

*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.

WOOLDRIDGE LAW LTD.

400 South 7th Street
Suite 400
Las Vegas, NV 89101
LVCriminalDefense.com
P: 702-330-4645
F: 702-359-8494

January 31, 2019

VIA HAND DELIVERY

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

RE: NIEMANN REVOCABLE LIVING TRUST: LAND USE APPLICATION
Assessor's Parcel No.: 125-34-310-016


To whom it may concern:

Please allow this correspondence to serve as a justification letter submitted by the undersigned and law firm on behalf of Lothar Niemann Klaus and the Niemann Revocable Living Trust, owner of the property located at 5159 N. Monte Cristo Way in Las Vegas, Nevada. Niemann Revocable Living Trust, the applicant, is requesting a use permit to allow for the continued use of the accessory structures on property (carports, shed, storage buildings and casitas) in addition to a use permit to allow for structures not architecturally compatible with the principal building. Further, the applicant is requesting waivers of developmental standards to (1) reduce separation to 0 ft. where 6 ft. is required between buildings; (2) waive design standards on all elevations for existing accessory structures; and (3) allow the cumulative area for all accessory structures to exceed the footprint of the principal building.

The property is currently zoned Rural Estates Residential (R-E) with an associated planned land use of Rural Neighborhood Preservation (RNP). The proposed use is permissible under Clark County Code Title 30 in association with a use permit and the waivers of developmental standards to reduce the setbacks along the perimeter walls. The use is compatible and harmonious to adjacent properties as the surrounding properties are zoned Rural Estates Residential as well and feature custom homes on large lots each unique from its neighbor. Furthermore, all of the associated structures have been on this parcel for approximately 30 years, thus being part of the neighborhood for a generation, and contribute to the overall rural, historic character of the area. Lastly, this parcel is in Rural Neighborhood Preservation territory with structures built much earlier than the current Code was adopted and therefore consideration is warranted to preserve this truly unique County property.

Thank you for your time and attention to this correspondence. Should you have any questions or concerns please do not hesitate to contact me personally. I remain,

Very truly yours,


Matthew B. Sibert, Esq.
WOOLDRIDGE LAW LTD.

EL CAMPO PARK
(TITLE 30)

LA MANCHA AVE/PARK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500027-D.R. HORTON INC.:

TENTATIVE MAP consisting of 8 single family residential lots on 4.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Park Street and the north side of La Mancha Avenue within Lone Mountain. LB/jt/ja (For possible action)

RELATED INFORMATION:

APN:

125-30-801-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.2
- Number of Lots: 8
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (feet): 18,100/30,128 (gross area); 18,100/29,098 (net area)
- Project Type: Single family residential development

The plans depict a proposed single family residential subdivision consisting of 8 residential lots at a density of 1.9 dwelling units per gross acre. The lots range in size from a minimum of 18,100 gross square feet to a maximum of 30,128 gross square feet. Three lots are less than 20,000 gross square feet. All lots within the subdivision have direct access to the adjacent public streets, which will be developed to non-urban standards with the minimum required paving for air quality regulations. Six lots face east and front on Park Street, 1 lot faces north and fronts on El Campo Grande Avenue, and 1 lot faces south and fronts on La Mancha Avenue. An equestrian trail will be located within the unpaved portion of the rural street standard on the north side of La Mancha Avenue, adjacent to this project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0259-17	Reduced lot area and reduced front setbacks for a single family residential development	Approved by BCC	May 2017
TM-0054-17	8 single family residential lots with access to public streets	Approved by BCC	May 2017
WS-0260-16	Reduce front setbacks for a single family residential development	Withdrawn	April 2016
TM-0055-16	8 single family residential lots with access to public streets	Withdrawn	April 2016
TM-0178-14	8 single family residential lots with access from a private hammerhead street – expired	Approved by PC	November 2014
VS-0835-06	Vacated government patent easements on the site	Approved by PC	July 2006
TM-0260-06	8 single family residential lots with access from 2 private hammerhead streets – expired	Approved by PC	July 2006

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)	Developed & undeveloped single family residential homes

Related Applications

Application Number	Request
WS-19-0087	A waiver of development standards with a design review for reduced lot area and front setbacks for an 8 lot 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, since staff does not support the waivers associated with WS-19-0087, staff cannot support this application.

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:

- Expunge TM-0054-17.
- 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- El Campo Grande Avenue shall be improved to non-urban standards with a minimum pavement width of 32 feet;
- The proposed improvements on La Mancha Avenue to the west of the subject site, if installed by the applicant, shall be improved to non-urban standards with a minimum pavement width of 32 feet.

Current Planning Division - Addressing

- 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 either the Southern Nevada Health District or the City of Las Vegas with regard to sewage disposal.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON

CONTACT: JOHN HAMILTON, 3945 PEBBLE CREEK AVE, LAS VEGAS, NV 89147



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>1/29/19</u>	APP. NUMBER: <u>TM-19-500027</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JBT</u>	TAB/CAC: <u>LOWE MONTANA</u>
		ACCEPTED BY: <u>[Signature]</u>	TAB/CAC MTG DATE: <u>2/26</u> TIME: <u>6:30 PM</u>
		FEE: <u>\$750</u>	PC MEETING DATE: _____
		CHECK #: <u>724652</u>	BCC MEETING DATE: <u>3/20/19</u> <u>9A</u>
		COMMISSIONER: <u>LB</u>	ZONE / AE / RNP: <u>R-E (RNP-1)</u>
		OVERLAY(S)? <u>J</u>	PLANNED LAND USE: <u>LMRNP</u>
		TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
			NOTES: _____

PROPERTY OWNER	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>(702) 635-3600</u> CELL: <u>(702) 806-1488</u> E-MAIL: <u>MPCuddy@DRHorton.com</u>
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APPLICANT	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>(702) 635-3600</u> CELL: <u>(702) 806-1488</u> E-MAIL: <u>MPCuddy@DRHorton.com</u> REF CONTACT ID #: <u>Michael Cuddy</u>
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CORRESPONDENT	NAME: <u>John R. Hamilton Enterprises, Inc.</u> ADDRESS: <u>3945 Pebble Creek Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(702) 580-3658</u> CELL: <u>(702) 580-3658</u> E-MAIL: <u>John@JRHamiltonEnterprises.com</u> REF CONTACT ID #: <u>John R. Hamilton, P.E.</u>
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ASSESSOR'S PARCEL NUMBER(S): 125-30-801-005

PROPERTY ADDRESS and/or CROSS STREETS: Southwest Corner El Campo Grande Avenue / Park Street

TENTATIVE MAP NAME: El Campo Park

NUMBER OF LOTS: 8 GROSS/NET ACREAGE 4.07 GROSS/NET DENSITY 1.97

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)* David Jennings Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 23, 2019 (DATE)
 By David Jennings
 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.

03/20/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL/
LOT SIZE/SETBACKS
(TITLE 30)

LA MANCHA AVE/PARK ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0087-D.R. HORTON INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot area; and 2) reduced front setbacks.

DESIGN REVIEW for a proposed single family residential development on 4.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Park Street and the north side of La Mancha Avenue within Lone Mountain. LB/jt/ja (For possible action)

RELATED INFORMATION:

APN:
125-30-801-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the gross lot area to 18,100 square feet where a minimum of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2. Reduce the front setback to 25 feet where a minimum of 40 feet is required per Table 30.40-1 (a 38% reduction).

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.2
- Number of Lots/Units: 8
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 18,100/30,128 (gross area); 18,100/29,098 (net area)
- Project Type: Single family residential development
- Number of Stories: 1 and 2
- Building Height (feet): 20 feet 9 inches to 26 feet 4 inches
- Square Feet: 3,450 to 5,100

Site Plans

The plans depict a proposed single family residential subdivision consisting of 8 residential lots at a density of 1.9 dwelling units per gross acre. The lots range in size from a minimum of 18,100 gross square feet to a maximum of 30,128 gross square feet. Three lots are less than 20,000 gross square feet. All lots within the subdivision have direct access to the adjacent public streets, which will be developed to non-urban standards with the minimum required paving for air quality regulations. Six lots face east and front on Park Street, 1 lot faces north and fronts on El Campo Grande Avenue, and 1 lot faces south and fronts on La Mancha Avenue. The north and south facing lots will each have a 40 foot front setback. The east facing lots will have tiered front setbacks including front setbacks of 25 feet, 30 feet, and 40 feet. An equestrian trail will be located within the unpaved portion of the rural street standard on the north side of La Mancha Avenue, adjacent to this project.

Elevations

The plans depict 3, one story models and 1, two story model that range in height from 20 feet 9 inches to 26 feet 4 inches. The models have optional elevations consisting of slightly different architectural elements and design. Building materials consist of stucco finish, foam trim and shutters, stone veneer, and concrete tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans

The plans depict 4 models that range in size from 3,450 to 5,100 square feet with available options.

Applicant's Justification

The applicant indicates that the waiver request to reduce the front setbacks will only affect 4 lots and is intended to allow for a staggered streetscape, with varied setbacks at intervals, along Park Street. The reduction in lot size for 3 lots is due to topographical and drainage related reasons. A 10 foot wide drainage easement along with utility easements along the westerly parcel boundary causes the lots to be smaller in gross lot area.

The applicant notes that a similar request for reduced front setbacks and reduced lot area (WS-0259-17) along with a companion tentative map (TM-0054-17) were both approved by the Board of County Commissioners in May 2017 for this site. At that time, the specific home models were not well defined. Subsequently, the applicant has determined a product line that is most suitable for this neighborhood. However, the revised home models necessitate the changes in lot layout to the previously approved tentative map and require an additional waiver of development standards for reduced lot area. The request for reduced front setbacks remains unchanged.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0259-17	Reduced lot area and reduced front setbacks for a single family residential development	Approved by BCC	May 2017
TM-0054-17	8 single family residential lots with access to public streets	Approved by BCC	May 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0260-16	Reduce front setbacks for a single family residential development	Withdrawn	April 2016
TM-0055-16	8 single family residential lots with access to public streets	Withdrawn	April 2016
TM-0178-14	8 single family residential lots with access from a private hammerhead street – expired	Approved by PC	November 2014
VS-0835-06	Vacated government patent easements on the site	Approved by PC	July 2006
TM-0260-06	8 single family residential lots with access from 2 private hammerhead streets – expired	Approved by PC	July 2006

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)	Developed & undeveloped single family residential homes

Related Applications

Application Number	Request
TM-19-500027	A tentative map for 8 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Although staff cannot support the request for the reduced lot size and reduced front setbacks since they are self-imposed hardships, staff finds that the layout of the subdivision with the homes facing out toward the public streets and the staggered front setbacks will help mitigate some of the negative impacts. Access to local streets contributes to a sense of community rather than creating a gated subdivision. In addition, staggered setbacks can help break-up the

monotonous street frontage of repetitive homes. Nevertheless, this site is an undeveloped lot, and the applicant could subdivide the property consistent with Code requirements. All lots adjacent or in the immediate area are a minimum of 20,000 square feet with residences that comply with required minimum setbacks. Lastly, staff finds these types of waivers historically trigger other waivers from future homeowners for the construction of additions or accessory structures.

Design Review

Per Chapter 30.48.170 of the Clark County Development Code, the purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The RNP-I Overlay requires an area to be maintained as low density residential development, not exceeding an overall density of 2 dwelling units per acre. Staff finds the proposed density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. This request is compliant with Land Use Goal 5 of the Comprehensive Master Plan that encourages opportunities for developing low density residential areas as a lifestyle choice.

The design of the residential elevations, with varied architectural elements and floor plans, comply with Code requirements. However, since the design of the site cannot function independent of the waivers of development standards, which staff is not supporting, staff cannot support the design review portion 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:

- Expunge WS-0259-17;
- Homes to have staggered front setbacks from 25 feet to 40 feet.
- 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- El Campo Grande Avenue shall be improved to non-urban standards with a minimum pavement width of 32 feet;
- The proposed improvements on La Mancha Avenue to the west of the subject site, if installed by the applicant, shall be improved to non-urban standards with a minimum pavement width of 32 feet.

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON

CONTACT: JOHN HAMILTON, 3945 PEBBLE CREEK AVE, LAS VEGAS, NV 89147



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/27/19</u> PLANNER ASSIGNED: <u>JT</u> ACCEPTED BY: <u>JT</u> FEE: <u>\$1,150</u> CHECK #: <u>724650/724651</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>WS-19-0087</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC MTG DATE: <u>2/26</u> TIME: <u>6:30 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/20/19</u> ZONE / AE / RNP: <u>R-E (RNP-2)</u> PLANNED LAND USE: <u>UMRNP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>(702) 635-3600</u> CELL: <u>(702) 806-1488</u> E-MAIL: <u>MPCuddy@DRHorton.com</u>	
	APPLICANT	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>(702) 635-3600</u> CELL: <u>(702) 806-1488</u> E-MAIL: <u>MPCuddy@DRHorton.com</u> REF CONTACT ID #: <u>Michael Cuddy</u>	
	CORRESPONDENT	NAME: <u>John R. Hamilton Enterprises, Inc.</u> ADDRESS: <u>3945 Pebble Creek Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(702) 580-3658</u> CELL: <u>(702) 580-3658</u> E-MAIL: <u>John@JRHamiltonEnterprises.com</u> REF CONTACT ID #: <u>John R. Hamilton, P.E.</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-30-801-005
 PROPERTY ADDRESS and/or CROSS STREETS: Southwest Corner El Campo Grande Avenue / Park Street
 PROJECT DESCRIPTION: 8-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)*

Dario Jennings

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 23rd 2019 (DATE)
 By Dario Jennings

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.



John R. Hamilton Enterprises, Inc.
3945 Pebble Creek Avenue • Las Vegas • Nevada • 89147
Ph: (702) 580-3658 • John@JRHamiltonEnterprises.com

Wednesday, January 23, 2019

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

RE: Justification for Waiver of Development Standards- El Campo/Park (APN 125-30-801-005)

Attn: Planner:

On behalf of DR Horton, Inc., John R. Hamilton Enterprises, Inc. respectfully submits this Justification Letter to accompany an application package for an 8-lot residential Tentative Map, Design Review, and a request for a Waiver of Development Standards on a 4.07 gross acre parcel of land located at the southwest corner of El Campo Grande Avenue and Park Street. Two waivers are sought with this request:

1. A waiver to reduce the front yard setback on 4 of the 8 lots from a required 40 ft minimum to 25 ft to allow for a staggered streetscape, particularly along Park Street.
 - a. Lot 2: Front Setback – 25 ft
 - b. Lot 3: Front Setback – 30 ft
 - c. Lot 6: Front Setback – 30 ft
 - d. Lot 7: Front Setback – 25 ft

2. A reduction in the minimum allowable gross square footage on 3 of the 8 lots from the required 20,000 SF to a minimum of 18,100 SF in direct response to topographical and drainage control reasons. The Tentative Map depicts a 10 ft drainage easement along the westerly parcel boundary to mitigate an offsite drainage impact to the site. This constraint along with existing utility easements along the westerly parcel boundary has caused certain restrictions to necessitate this waiver. In all instances, each lot conforms to the Title 30 requirements for 18,000 SF net acreage.

Overall, the plans depict an 8-lot single family residential development in an R-E zoning district conforming to the minimum bulk restrictions outlined in Title 30 excepting the above.

A Tentative Map (TM 0054-17) and a companion Waiver of Development Standards application (WS 0259-17) was approved at the Board of County Commissioners public hearing on May 17, 2017 for these aforementioned items excepting the changes identified below:

- a) Front Setback reduction approved for Lots 2,3,6, and 7 being unchanged.
- b) Gross / Net Acreage:

	May 17, 2017				CURRENT			
	GROSS AREA	GROSS AREA % CHG 20,000 SF	NET AREA	NET AREA % CHG 18,000 SF	GROSS AREA	GROSS AREA % CHG 20,000 SF	NET AREA	NET AREA % CHG 18,000 SF
LOT 1	30,339	--	27,730	--	20,686	--	18,663	--
LOT 2	19,459	2.71%	19,459	--	20,205	--	20,205	--
LOT 3	19,486	2.57%	19,486	--	19,131	4.35%	18,185	--
LOT 4	19,463	2.69%	18,501	--	30,128	--	29,098	--
LOT 5	19,439	2.81%	19,439	--	29,334	--	28,384	--
LOT 6	19,416	2.92%	19,416	--	19,477	2.62%	19,477	--
LOT 7	19,348	3.26%	19,348	--	18,170	9.15%	18,170	--
LOT 8	30,341	--	27,032	--	20,162	--	18,096	--

As demonstrated in the above table, 6 out of 8 lots were non-compliant for gross acreage in the originally approved application; whereas, only 3 out of 8 lots are non-compliant for gross acreage in this application.

At the time of approval of the original application, specific model homes were not well-defined. Since that time, DR Horton has determined the product line most suitable for this project development that would be most congruent with the neighborhood community to result in these changes.

We believe these requests will result in a development that the Lone Mountain Town Board and the surrounding neighbors will look favorable upon and support. We are hopeful that the information contained in this letter is adequate and acceptable. If you have any questions, please do not hesitate to call my office at (702) 580-3658.

Sincerely,

John R. Hamilton, P.E.
President / Principal Civil Engineer

Cc: DR Horton, Inc.



BRENT LN & LUTTS ST
(TITLE 30)

BRENT LN/LUTTS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500030-DELDIN MICHAEL 2016 TRUST & DELDIN TAMMIE TRS:

TENTATIVE MAP consisting of 10 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Lutts Street and the south side of Brent Lane within Lone Mountain. MK/md/ja (For possible action)

RELATED INFORMATION:

APN:

125-11-604-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.4 (net)/5 (gross)
- Number of Lots: 10
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 18,000/20,257 (gross), 18,000/18,053 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 10 lots on 5 acres for a density of 2 dwelling units per acre. The minimum and maximum gross lot sizes are 18,000 square feet and 20,257 square feet, respectively. The minimum and maximum net lot sizes are 18,000 square feet and 18,053 square feet, respectively. Lots 2 and 10 have access from Guy Avenue and Brent Lane, respectively. Lot 9 has access from either Brent Lane or Lutts Street. Access to lot 1 is granted from either Lutts Street or Guy Avenue. Access to lots 3 through 8 is granted via a 37 foot wide hammerhead cul-de-sac (Interior Court) measuring 220 feet in length. The public streets adjacent to the site 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.

Landscaping

Landscaping is not required or provided for the proposed single family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the project site from R-E to R-E (RNP-I)	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	City of Las Vegas	R-P D2	Single family residential development
East	Rural Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Rural Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential development

Related Applications

Application Number	Request
WS-19-0093	A waiver of development standards to reduce lot area and design reviews for a single family residential development, hammerhead street design, and increased 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. However, since staff is not supporting the related waiver of development standard and design reviews for WS-19-0093, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- Applicant is advised that 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 with regard to sewage disposal.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: PERAMANCE ENGINEERING, LLC, 9345 W. SUNSET RD, STE 101, LAS VEGAS, NV 89148



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	<input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>1/31/19</u>	APP. NUMBER: <u>TM-19-50030</u>
			PLANNER ASSIGNED: <u>MWO</u>	TAB/CAC: <u>LONE MOUNTAIN</u>
			ACCEPTED BY: <u>MWO</u>	TAB/CAC MTG DATE: <u>2/6/19</u> TIME: <u>6:30</u>
			FEE: <u>\$750</u>	PC MEETING DATE: _____
			CHECK #:	BCC MEETING DATE: <u>3/20/19 9:00 AM</u>
			COMMISSIONER: <u>KIRKPATRICK</u>	ZONE / AE / RNP: <u>REC/NP-I / NO/HES</u>
			OVERLAY(S)? <u>RNP-F</u>	PLANNED LAND USE: <u>LMNP</u>
			TRAILS? <u>Y/N</u>	PFNA? <u>Y/N</u>
				NOTES: <u>RELATED WS-19-0093</u>

PROPERTY OWNER	NAME: <u>Michael Deldin 2016 Trust</u>	
	ADDRESS: <u>906 Granada Circle</u>	
	CITY: <u>Los Banos</u>	STATE: <u>CA</u> ZIP: <u>93635</u>
	TELEPHONE: <u>209-617-5461</u>	CELL: _____
	E-MAIL: <u>TMACLOSETHEKOR@YAHOO.COM</u>	

APPLICANT	NAME: <u>Pinnacle Homes</u>	
	ADDRESS: <u>9225 W. Flamingo Rd. Ste 190</u>	
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720</u>	CELL: <u>702-228-5895</u>
	E-MAIL: <u>andy@pinnaclelv.com</u>	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Per4mance Engineering, llc.</u>	
	ADDRESS: <u>4525 W. Hacienda Ave. Ste L-1</u>	
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-569-9770</u>	CELL: <u>702-569-9770</u>
	E-MAIL: <u>rayf@per4mancelv.com</u>	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-11-604-004

PROPERTY ADDRESS and/or CROSS STREETS: SEC - Brent Ln at Lutts St.

TENTATIVE MAP NAME: Brent Ln at Lutts St

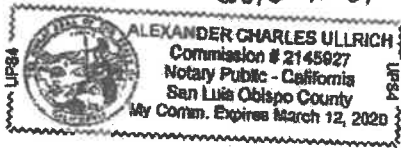
NUMBER OF LOTS: 10 GROSS/NET ACREAGE 5.0 GROSS/NET DENSITY 2.0

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.

Tamara Deldin, Trustee of the Michael Deldin 2016 Trust / Tamara Deldin, Trustee of the Michael Deldin 2016 Trust
Property Owner (Signature) / Property Owner (Print)

STATE OF California
COUNTY OF San Luis Obispo
SUBSCRIBED AND SWORN BEFORE ME ON 1/31/19 (DATE)
By Tamara Deldin

NOTARY PUBLIC: Alexander Charles Ullrich



*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.



TM-19-50030

January 22, 2019

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

Re: Brent Ln. & Lutts St. Tentative Map
(APN(s): 125-11-604-004)

To Whom it May Concern,

Per4mance Engineering, llc., on behalf of our client, Pinnacle Homes Inc., respectfully submits this justification letter in support of the application for a tentative map on the above mentioned parcels. The tentative map is being submitted at this time such that an 10-lot detached single family residential subdivision improvement plans and final map(s) can be completed at a later date. All homes within development will be custom homes.

The proposed site is located at the southeast corner of Brent Lane and Lutts St. within Clark County jurisdiction. The site is currently zoned R-E with an RNP Overlay. The proposed development will consist of 10 single family residential home lots with a 5-ft private drainage easement through lots 2 and 5.

The site has been designed to match the RNP nature of the adjacent communities with no curb, gutter, sidewalk, and no streetlights.

The developer, respectfully requests your approval of the enclosed application for the residential subdivision tentative map.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in blue ink, appearing to read "Ray Fredericksen".

Ray Fredericksen, P.E.
President

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

BRENT LN/LUTTS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0093-DELDIN MICHAEL 2016 TRUST & DELDIN TAMMIE TRS.

WAIVER OF DEVELOPMENT STANDARDS to reduce lot area.

DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) hammerhead street design; and 3) increase finished grade for a proposed single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-P) Zone.

Generally located on the east side of Lutts Street and the south side of Brent Lane within Lone Mountain. MK/md/ja (For possible action)

RELATED INFORMATION:

APN:

125-11-604-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce gross lot area to 18,000 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).

DESIGN REVIEWS:

1. Proposed single family residential development.
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Section 30.56.080.
3. Increase finished grade up to 36 inches 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: 4.4 (net)/5 (gross)
- Number of Lots: 10
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 18,000/20,257 (gross), 18,000/18,053 (net)

- Project Type: Single family residential development
- Number of Stories: 1 (single family residences and recreational vehicle garage)
- Building Height (feet): 16 to 23 (single family residences)/19 (recreational vehicle garage)
- Square Feet: 4,528 to 6,169 (single family residences)/951 (recreational vehicle garage)

Site Plans

The plans depict a proposed single family residential development consisting of 10 lots on 5 acres for a density of 2 dwelling units per acre. The minimum and maximum gross lot sizes are 18,000 square feet and 20,257 square feet, respectively. The minimum and maximum net lot sizes are 18,000 square feet and 18,053 square feet, respectively. Lots 2 and 10 have access from Guy Avenue and Brent Lane, respectively. Lot 9 has access from either Brent Lane or Lutts Street. Access to lot 1 is granted from either Lutts Street or Guy Avenue. Access to lots 3 through 8 is granted via a 37 foot wide hammerhead cul-de-sac (Interior Court) measuring 220 feet in length. The public streets adjacent to the site 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.

Landscaping

Landscaping is not required or provided for the proposed single family residential development.

Elevations

The plans depict 4 different, 1 story models with an overall height ranging between 16 to 23 feet. The proposed models consist of a stucco exterior with a concrete tile roof. The plans depict different options on the elevations such as pop-outs, window trims, and stone veneer.

The detached recreational vehicle garage consists of 1 story with a maximum height of 19 feet. The garage consists of a stucco exterior, stone veneer, and a concrete tile roof. A stucco trim is also located along the sides and rear of the garage for an additional architectural embellishment.

Floor Plans

The plans depict 1 story model homes ranging in size from 4,528 to 6,169 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, den, guestroom, retreat, great room and family room. All models feature a minimum 2 car garage.

The plans for the recreational vehicle garage depict an open floor area measuring 831 square feet with an optional half-bath and storage room consisting of 120 square feet.

Applicant's Justification

The applicant states that the lots within the proposed development meet the minimum net lot size of 18,000 square feet for all lots within the subdivision. The average lot size is 19,259 square feet and includes a 37 foot wide private street within the gross lot size calculation.

The proposed finished grade of the development exceeds 2 feet above the existing grade as the site slopes to the east. The existing site contours show the site slopes 5 feet from the northwest to the southeast over approximately 600 feet. Utilizing the minimum design criteria for grading of 1 percent to set the lot high point, the result is a pad elevation that requires the above mentioned grading design review, specifically for lots 2, 5, 6, and 10. The lots have been designed such that there is approximately 36 inches of fill on the east property line.

The hammerhead design is being proposed to help mitigate the proposed grading impact to the site. The hammerhead design has a smaller footprint than the standard cul-de-sac. The smaller footprint allows a reduction to the amount of fill on the site by providing more space to the east of the proposed hammerhead to slope down to existing grade at the east property line. This allows a reduction to the amount of fill along the east property line and reducing the height of potential retaining walls.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the project site from R-E to R-E (RNP-I)	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500030	A tentative map for 10 single family residential lots in an R-E (RNP-I) zone 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 proposed residential development can be redesigned to 9 lots, which would meet the minimum gross lot size required for the zoning district. Per the Lone Mountain Specific Policy 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. A reduction to 9 lots within the proposed subdivision will increase the minimum net lot area to 18,500 square feet, complying with the Lone Mountain Specific Policy. The reduction to the gross lot size requirement is a self-imposed burden; therefore, staff cannot support this request.

Design Review #1

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 includes reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides of the model homes. However, since the subdivision is designed with a hammerhead cul-de-sac for the termination of a private street, which staff is not supporting, staff cannot support this portion of the request.

Design Review #2

Staff is concerned with the proposed hammerhead design being utilized for the termination of a private street within the subdivision. The hammerhead design encourages additional on-street parking, making it difficult for vehicular maneuverability within the cul-de-sac. Additionally, staff is concerned the hammerhead design, in conjunction with increased on-street parking, impedes the vehicle maneuverability and access for emergency vehicles within this portion of the subdivision. Staff finds the applicant has not provided compelling justification for the proposed street design; therefore, cannot support this request.

Public Works - Development Review

Design Review #3

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 #3; and denial of the waiver of development standards and design reviews #1 and #2.

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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 with regard to sewage disposal.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: PER4MANCE ENGINEERING, LLC, 9345 W. SUNSET RD, STE 101, LAS VEGAS, NV 89148



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/31/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,150</u> CHECK #: <u>10/13, 10/15</u> COMMISSIONER: <u>KIRKPATRICK</u> OVERLAY(S)? <u>RNP-T</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>WS-19-0093</u> TAB/CAC: <u>LOPE MOUNTAIN</u> TAB/CAC MTG DATE: <u>2/26/19</u> TIME: <u>6:30PM</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>3/20/19 9:00AM</u> ZONE / AE / RNP: <u>R-EC(RNP-T) / NONE / WS</u> PLANNED LAND USE: <u>LMRNP-</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>Michael Deldin 2018 Trust</u> ADDRESS: <u>906 Granada Circle</u> CITY: <u>Los Banos</u> STATE: <u>CA</u> ZIP: <u>93635</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Pinnacle Homes</u> ADDRESS: <u>9225 W. Flamingo Rd. Ste 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: <u>702-281-8609</u> E-MAIL: <u>andy@pinnacle.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Per4mance Engineering, llc.</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste L-1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-11-604-004
 PROPERTY ADDRESS and/or CROSS STREETS: SEC - Brent Ln & Lutts St.
 PROJECT DESCRIPTION: Waiver of Development Standards reduced gross/net lot size Table 30.40-1

(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.

Jamie Deldin, Trustee Tammie Deldin, Trustee
 Property Owner (Signature) Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

See Attached for Notary Certificate

*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.

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF San Luis Obispo)

On 11/22/19 before me, Alexander Charles Ullrich Notary Public,

Date

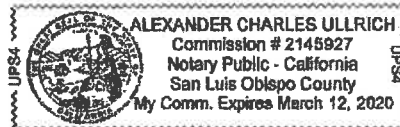
(here insert name and title of the officer)

personally appeared Tammie Deldin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Alex Ullrich (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Land Use Application Number of Pages: 4

Document Date: N/A Other: N/A



January 30, 2019

Clark County
Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89050

Re: Justification Letter Brent Ln & Lutts St. – Waiver(s)
(APN(s): 125-11-604-004)

Dear Planner,

Per4mance Engineering, llc. on behalf of the applicant, Pinnacle Homes, Inc. respectfully submits this justification letter in support of the Waiver application for the subject development. The proposed project requires a waiver to the minimum gross lot size for all lots to meet the requirements of the development.

Waiver #1 – Minimum Lot size (Gross) less than 20,000 sq.ft.

Per Table 30.40-1 the minimum gross lot size for a lot in R-E zoning is 20,000 sq.ft. net. Justification for request for this waiver is that this site meets the minimum net lot size of 18,000 sq.ft. for all lots within the subdivision. The gross lot sizes range from minimums of 18,000 sq.ft. (Lots 1, 9, & 10) to a maximum of 23,257 sq.ft. (Lot 5). The average gross lot size is 19,259 sq.ft. The 37-ft wide Private Street is included within the gross lot size. The develop is respectfully requesting approval of this request as we meet minimum net lot size requirements.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.
President

PLANNED
COPY