



# Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

July 30, 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](mailto:clarkcountycac@hotmail.com) and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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Board Members:

Teresa Krolak-Owens, Chair  
Evan Wishengrad, Vice-Chair  
Kimberly Burton

Chris Darling  
Dr. Sharon Stover (EXCUSED)

Secretary:

Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)

County Liaison:

Sue Baker, 702-455-1900, [sue.baker@clarkcountynv.gov](mailto:sue.baker@clarkcountynv.gov)

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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 July 9, 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 July 30, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Item

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

1. **VS-19-0563-MARRERO, LOUIS: VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane and between La Madre Way and Rosada Way and portion of a right-of-way being Park Street located between Rosada Way and La Madre Way within Lone Mountain LB/sd/ma (For possible action) 8/7/19 BCC
2. **UC-19-0495-THOMPSON FAMILY TRUST & THOMPSON LOIS & TROY TRS: USE PERMITS** for the following: 1) allow existing accessory structures to not be architecturally compatible with the principal building (single family residence); 2) waive all applicable design standards for existing accessory structures; 3) increase the area of a proposed accessory structure; and 4) increase the cumulative area of all accessory structures.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce separation between existing accessory structures; 2) increase the amount of driveways; and 3) reduce the setback for an existing driveway in conjunction with an existing single family residence on 1.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Juliano Road and 200 feet south of Washburn Road within Lone Mountain. LB/bb/ja (For possible action) 8/20/19 PC
3. **UC-19-0499-SUNNY PROPERTIES II, LLC: USE PERMITS** for the following: 1) allow accessory structures prior to a principal use; and 2) allow a watchman's manufactured home.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a single family residence to access an arterial street; 2) reduce separation between accessory structures; 3) waive architectural compatibility and design requirements for accessory structures; and 4) allow alternative driveway access and geometrics. Generally located on the south side of Washburn Road and the east side of Buffalo Drive within Lone Mountain. LB/bb/ma (For possible action) 8/20/19 PC
4. **VS-19-0480-DAVIS JAMES M & KAYLA M: VACATE AND ABANDON** easement of interest to Clark County located between Fort Apache Road and Chieftain Street and between Azure Drive and Regena Avenue within Lone Mountain. LB/jvm/ma (For possible action) 8/20/19 PC
5. **WS-19-0492-SLATSKY FAMILY TRUST & SLATSKY WILLIAM TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Jensen Street within Lone Mountain. LB/nr/ma (For possible action) 8/20/19 PC
6. **WS-19-0503-LONE MOUNTAIN ESTATES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) allow alternative screening in the front yard on 13.5 acres in an R-E (RNP-I) Zone. Generally located on the west and east sides of Jensen Street, north of Alexander Road within Lone Mountain. LB/nr/ja (For possible action) 8/20/19 PC

VII. General Business

1. None

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

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: August 13, 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



## Lone Mountain Citizens Advisory Council

July 9, 2019

### MINUTES

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Board Members:	Teresa Krolak-Owens – Chair – <b>PRESENT</b> Evan Wishengrad – Vice Chair – <b>PRESENT</b> Kimberly Burton – <b>EXCUSED</b>	Chris Darling – <b>PRESENT</b> Dr. Sharon Stover – <b>PRESENT</b>
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Sue Baker, Sue.baker@clarkcountynv.gov	

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of June 25, 2019 Minutes  
**Moved by: EVAN**  
**Action: Approved subject minutes as submitted, with amended adjournment time**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for July 9, 2019  
**Moved by: SHARON**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**
- V. Informational Items  
Received updates pertaining to lack of support for modification of Land Use plan to require smaller homes on larger lots (can be condition of approval not change in Title 30), future open forum type meeting with major develops to discuss landscape changes and July 11<sup>th</sup> neighborhood meeting at YMCA to discuss City of Las Vegas project at Helena & Grand Canyon.

VI. Planning & Zoning

1. **WS-19-0374-BICHO MALO TRUST, ET AL: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback for an access gate; 2) landscaping; and 3) additional driveways in conjunction with an existing single family residence on 1.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Tropical Parkway and Campbell Road within Lone Mountain. LB/jor/ma 7/16/19 PC

**Action: APPROVED subject to all staff conditions and condition that landscaping not to exceed 2 feet will be placed on outside wall along Tropical Parkway.**

**Moved by: EVAN**

**Vote: 4/0 Unanimous**

2. **VS-19-0468-WU ROSLYN WANG & CAMERON S: VACATE AND ABANDON** a portion of a right-of-way being Ackerman Avenue located between Pioneer Way and Tioga Way within Lone Mountain. MK/tk/ma 8/06/19 PC

**Action: APPROVED subject to all staff conditions**

**Moved by: CHRIS**

**Vote: 4/0 Unanimous**

VII. General Business  
None

VIII. Public Comment  
None

IX. Next Meeting Date  
The next regular meeting will be July 30, 2019

X. Adjournment  
The meeting was adjourned at 7:29 p.m.

08/07/19 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY  
(TITLE 30)

ROSADA WY/PARK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0563-MARRERO, LOUIS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane and between La Madre Way and Rosada Way and portion of a right-of-way being Park Street located between Rosada Way and La Madre Way within Lone Mountain (description on file). LB/sd/ma (For possible action)

RELATED INFORMATION:

**APN:**

125-31-701-011; 125-31-704-003; 125-31-704-005 through 125-31-704-006

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements along the west and east property lines and 3 foot wide government patent easements along the south and north property lines of APN: 125-31-704-011. In addition, the plans depict the vacation of right-of-way being the west side of Park Street between Rosada Way and La Madre Way and 2 small driveway segments located at the entrance to the cul-de-sac from Park Street. The applicant states that these easements are not needed for future development. The vacation of right-of-way being Park Street will require the applicant to construct an approved County turnaround.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0274	Vacated and abandoned easements and right-of-way	Approved by BCC	June 2019
WS-19-0272	Reduced lot area, increased retaining wall/screen wall height, side yard setback with a design review for increased finished grade	Approved by BCC	June 2019
TM-19-500082	9 lot subdivision	Approved by BCC	June 2019

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of easements and right-of-way that are not necessary for site, drainage, or roadway development. This vacation request is based upon the design of a proposed project submitted with WS-19-0272 and TM-19-500082. If this request is approved, the owner must secure approval from the owner of APN 125-31-704-003 and APN 125-31-704-005 since those properties will receive a portion of the vacated roadway, which will be outside of the existing block wall.

**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**

- Expunge VS-19-0274;
- 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;
- Right-of-way dedication to include 30 feet for Rosada Way, 30 feet for La Madre Way, 30 feet and the portion of the cul-de-sac shown on the plans for Park Street, and associated spandrels;
- Secure written, notarized approval from the owner of APN's 125-31-704-003 & 005;
- Vacation to be recordable, prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

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

**APPLICANT:** PINNACLE HOMES  
**CONTACT:** PER4MANCE ENGINEERING, LLC, 4525 W. HACIENDA AVE, STE 1, LAS VEGAS, NV 89118

DRAFT



ACCESSORY STRUCTURES  
(TITLE 30)

WASHBURN RD/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0495-THOMPSON FAMILY TRUST & THOMPSON LOIS & TROY TRS.

**USE PERMITS** for the following: 1) allow existing accessory structures to not be architecturally compatible with the principal building (single family residence); 2) waive all applicable design standards for existing accessory structures; 3) increase the area of a proposed accessory structure; and 4) increase the cumulative area of all accessory structures.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce separation between existing accessory structures; 2) increase the amount of driveways; and 3) reduce the setback for an existing driveway in conjunction with an existing single family residence on 1.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Juliano Road and 200 feet south of Washburn Road within Lone Mountain. LB/bb/ja (For possible action)

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RELATED INFORMATION:

**APN:**

125-32-702-002

**USE PERMITS:**

1. Allow existing accessory structures (storage buildings, shade structure, and well house) to not be compatible with an existing single family residence where required per Table 30.44-1.
2. Waive design standards on all elevations for existing accessory structures where required per Table 30.56-2A.
3. Increase the area of a proposed accessory structure (storage building/garage) to 2,500 square feet where an accessory structure with a maximum area of 936 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 167% increase).
4. Increase the cumulative area of all accessory structures to 3,376 square feet where a maximum cumulative area of 1,872 square feet (the footprint of the principal building) is permitted per Table 30.44-1 (an 81% increase).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce separation between accessory structures (storage buildings, shade structure, and well house) to 0 feet where 6 feet is required per Table 30.40-1 (a 67% reduction).
2. Increase the number of driveways to 2 driveways where 1 is allowed per Uniform Standard Drawing 222 (a 100% increase).

3. Reduce the setback for an existing driveway to 0 feet where a 6 foot setback is required per Uniform Standard Drawing 222 (a 100% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5160 N. Juliano Road
- Site Acreage: 1
- Project Type: Accessory Structures
- Number of Stories: 1
- Building Height (feet): 23 feet 2 inches.
- Square Feet: 1,872 Residence/3,299 Accessory

Site Plan

The property includes a 1,872 square foot single family home on the west side of the property, 6 existing accessory structures totaling 799 square feet in the middle of the lot, and one proposed 2,500 square foot accessory RV garage at the southeast corner of the site. The 5 smaller and existing accessory structures total 414 square feet in area, and are located in close proximity to one another with effectively 0 foot setbacks between buildings. A 385 square foot accessory structure stands alone in the middle of the property. All existing and proposed accessory structures meet the required setbacks to side and rear lot lines.

Landscaping

The area between driveways is a landscaped mound between the street and view of the new accessory building. The applicant is not proposing to add any new trees or shrubs.

Elevations

The applicant provided elevations of the new accessory building showing stucco siding, wood trim painted to match the existing house and a 14 foot high metal garage door that will be visible from the street after removal of the 5 existing accessory structures. A second 10 foot high garage door is located on the north side of the structure.

Floor Plans

The floor plan of the RV garage shows one open space.

Applicant's Justification

The applicant is proposing a 50 foot by 50 foot RV garage to store a 42 foot motor home, off highway vehicles and tow dolly. The proposed RV garage is designed to be architecturally compatible with the primary residence. The west facing front of the RV garage will match the appearance of the primary residence in architectural materials and paint. The front yard fence replaced an older failing fence in 2018. The fence is needed to keep coyotes out of the yard in order to protect the family dog.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassify to RNP Overlay	Approved by BCC	August 2001

**Surrounding Land Use**

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

**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. The accessory structure will be located 178 feet from the main house and is compatible with other accessory structures that share land with much larger and much newer homes. Removal of all but one of the existing accessory structures on the lot after construction of the new building will make the site more in line with surrounding newer uses. The property located at 8680 West Washburn Road is an example of a nearby newer home with very large accessory structures.

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 setback between existing accessory structures is only temporary, considering they will be demolished upon completion of the main accessory structure. While the driveway is not entirely 12 feet in width, that portion at the street is more than 12 feet wide and enough to accommodate turning movements.

**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**

- 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**

- No comment.

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

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TROY A. THOMPSON**

**CONTACT: TROY THOMPSON, 5160 N. JULIANO RD, LAS VEGAS, NV 89149**



# 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)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
 

\_\_\_\_\_  
(ORIGINAL APPLICATION #)
  - APPLICATION REVIEW (AR)
 

\_\_\_\_\_  
(ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>6/26/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,150</u> CHECK #: <u>1175</u> COMMISSIONER: <u>BROWN</u> OVERLAY(S)? <u>RMP-I</u> PUBLIC HEARING? <u>NO</u> TRAILS? <input checked="" type="checkbox"/> <u>IN</u> PFNA? <input checked="" type="checkbox"/> <u>IN</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>UC-19-0495</u> TAB/CAC: <u>LOUIE MONTANA</u> TAB/CAC MTG DATE: <u>7/30/19</u> TIME: _____ PC MEETING DATE: <u>8/20/19 7:00PM</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>R-E/NONE/RMP-I</u> PLANNED LAND USE: <u>LMRNP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> <u>Y/N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
<b>PROPERTY OWNER</b>	NAME: <u>TROY FLOIS THOMPSON</u> ADDRESS: <u>5160 N. JULIANO RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>714 742 5311</u> CELL: <u>949 910 9506</u> E-MAIL: <u>TROYLOIS@YAHOO.COM</u>	
<b>APPLICANT</b>	NAME: <u>TROY THOMPSON</u> ADDRESS: <u>5160 N. JULIANO RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>714 742 5311</u> CELL: <u>949 910 9506</u> E-MAIL: <u>TROYLOIS@YAHOO.COM</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-32-702-002

PROPERTY ADDRESS and/or CROSS STREETS: 5160 N. JULIANO RD LV 89149

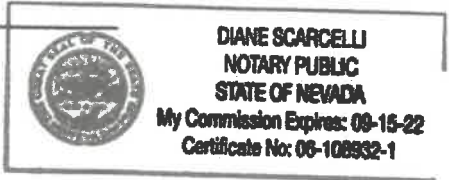
PROJECT DESCRIPTION: RV GARAGE

(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.

Troy Thompson  
 Property Owner (Signature)\*  
 TROY THOMPSON  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6-26-19 (DATE)  
 By Troy Thompson  
 NOTARY PUBLIC: Diane Scarcelli



\*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.

Troy & Lois Thompson  
5160 N Juliano Rd.  
Las Vegas, NV 89149

June 26, 2019

To: Clark County, Current Planning Department

RE: Justification Letter for New RV Garage at 5160 N Juliano Rd, Las Vegas, NV 89149

We are proposing to build a 50' x 50' RV Garage to store our 42' Motorhome plus tow dolly, and off highway vehicles. Construction will be at rear of property that is currently shielded with 6-foot block walls on both the East and South side of property.

Gated access to the RV Garage is on the South side of our property and is accessed by a gravel driveway to rear of property. The interior gate will be shielded with fabric screening. The proposed RV Garage will be obscured from street view via current landscaping and sits below street grade.

The RV Garage will be design compatible with our house, the wood & stucco painted to match, and we will comply with building codes. The design feature on the front (West side) of RV Garage will match design feature on North and South sides of our house.

There are existing storage structures on the property in two separate areas: North side of property 544 sqft total. These structures will be demolished after the RV garage is built. South side storage structures consist of 248 sqft total. These structures will also be demolished after RV garage is built except for a 10' x 9' Well House, that must remain to safely house the well plumbing, pump, and valves.

Construction of the RV Garage has been discussed with all adjacent neighbors with no objections stated. There are other large garages in the neighborhood that range from temporary storage containers, metal buildings, and wood/stucco structures. Our intention is to enhance the property value and provide a pleasing aesthetic structure in the rear of our property, while safely storing our RV and vehicles from sun and wind damage.

Thank you for your consideration.

Respectfully,

  
Troy Thompson

  
Lois Thompson

**PLANNER  
COPY**

08/20/19 PC AGENDA SHEET

SINGLE FAMILY DETACHED RESIDENTIAL BUFFALO DRIVE/WASHBURN ROAD  
(TITLE 30)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0499-SUNNY PROPERTIES II, LLC:**

**USE PERMITS** for the following: 1) allow accessory structures prior to a principal use; and 2) allow a watchman's manufactured home.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a single family residence to access an arterial street; 2) reduce separation between accessory structures; 3) waive architectural compatibility and design requirements for accessory structures; and 4) allow alternative driveway access and geometrics

Generally located on the south side of Washburn Road and the east side of Buffalo Drive within Lone Mountain. LB/bb/ma (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-34-310-001

**USE PERMITS:**

1.
  - a. Allow accessory structures (3 shipping containers) prior to a principal use where not allowed per Table 30.44-1.
  - b. Allow an accessory structure (perimeter wall) prior to a principal use where not allowed per Table 30.44-1.
  - c. Allow an accessory structure prior to a principal use where not allowed per Table 30.44-1.
2.
  - a. Allow a watchman's manufactured home that is not within an approved recreational vehicle or boat storage area within a residential subdivision where required per Table 30.44-1.
  - b. Allow a watchman's manufactured home that is visible from a public right-of-way where not allowed per Table 30.44-1.
  - c. Allow a watchman's manufactured home not located within a common area controlled by a homeowner's association where required per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a single family residence to access an arterial street (Buffalo Drive) where prohibited per 30.56.080.
2. Reduce the separation between accessory structures to 0 feet where a minimum of 6 feet is required per Table 30.40-1 (a 100% reduction).
3. Waive architectural compatibility and design requirements for accessory structures.

4. Waive residential driveway geometrics to allow circular access drives closer than 30 feet, and distance to street corner to be less than 6 feet, and allow an additional curb cut at Washburn Road.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7535 Washburn Road
- Site Acreage: 1
- Project Type: Single Family Residential
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 5400

Site Plan

The proposed site plan shows a 40 foot by 9 foot (360 square feet) temporary living quarters trailer, three 40 foot by 9 foot (1,080 square foot) storage containers, a 30 foot by 16 foot (480 square foot) accessory structure, a perimeter 6 foot chain-link fence, a circular driveway at Buffalo Drive, gated access at Washburn Road, a well house, a future perimeter block wall, and a future 19 foot high, 5,400 square foot single family home, with a 3 car garage facing Buffalo Drive.

Landscaping

The property has about 15 trees planted along the west, north and east property lines ranging from 15 foot to 60 foot separations.

Elevations

The applicant provided elevations of all four sides of the proposed single story home showing smooth stucco finishes, concrete tile roof, and wood tile finishes on the Buffalo Drive side of the future home.

Floor Plans

The floor plans show a large 4 bedroom, 4 bath home with approximately 5,400 square feet of floor area.

Applicant's Justification

The owner proposes to build a home on this property with primary access from Buffalo Drive and secondary access from Washburn Road. The owner is requesting multiple use permits and waivers that will allow temporary living quarters during the construction of a single family home and continued future use of 3 storage containers. The accessory structure existed on the property prior to the current owner and will be removed after construction of the home. The existing



perimeter chain-link fence will be replaced with the proposed block wall. The temporary living quarters is a manufactured home and will be removed after the residential home construction.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified to RNP-I Overlay	Approved by BCC	June 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Planned Development (city of Las Vegas)	R-PD5	Single family residential
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

**Clark County Public Response Office (CCPRO)**

This is an active neighborhood nuisance violation for operating a business on the property filed as of May 2019.

**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. The proposed uses are not compatible with the surrounding rural neighborhood preservation uses, without first constructing a primary residence. Staff finds that the request to allow the connex boxes, perimeter walls, and watchman’s trailer prior to the principal structure being permitted is premature and recommends a review period should they be approved.

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

Urban Specific policy 33 of the Comprehensive Master Plan states corner parcels at major intersections that have a residential land use designation should not have access to collector or arterial streets. Therefore, staff cannot support the request to allow the main access to this property from Buffalo Drive.

#### Waivers of Development Standards #2 & #3

Staff generally does not support connex boxes in conjunction with single family homes since they are typically not architectural compatible with the main residence. A detached accessory structure with compatibility architecturally with the main structure would be more acceptable to staff.

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

##### Waiver of Development Standards #1

Staff cannot support the new residential home facing Buffalo Drive as this requested road alignment is considered an arterial with a 100 foot right-of-way, when Washburn Road is the local road and this property is already addressed to utilize the local road and not the arterial.

##### Waiver of Development Standards #4

Staff cannot support the waivers to Uniform Standard Drawing 222 as this site can easily be redesigned to comply with standards. Three driveways with the possibility of a fourth exceed the amount allowed for a single family residence and of the three driveways on an arterial, two driveways less than the required 30 feet and a third driveway within the 6 foot minimum to an intersection, are not safe for the public.

#### **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:

- Until August 20, 2020 to review the status of the project as a public hearing.
- 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 and application for review; 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;
- Applicant to work with Clark County Public Works to dedicate the correct spandrel.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JIMMI MCKEE**

**CONTACT: JIMMI MCKEE, 7535 W. WASHBURN RD, LAS VEGAS, NV 89149**

**DRAFT**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

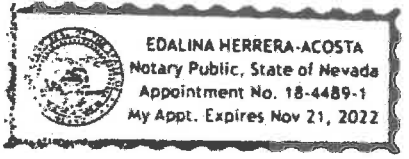
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) $(500 \times 2) = 1,000 + 175 = 1,175$ <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) $(300 \times 2) = 600 + 175 = 775$ <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) $1,950$ <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 #)	DATE FILED: <u>6/27/19</u> PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>1,950</u> CHECK #: <u>1003</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>UC-19-0499</u> TAB/CAC: <u>LONG MOUNTAIN</u> TAB/CAC MTG DATE: <u>7/30/19</u> TIME: <u>6:30</u> PC MEETING DATE: <u>8/20/19</u> BCC MEETING DATE: <u>X</u> ZONE / AE / RNP: <u>R-E (RNP E)</u> PLANNED LAND USE: <u>LMRNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>	
	STAFF $1,175$	NAME: <u>Sunny Properties II LLC</u> ADDRESS: <u>7495 W. Azure Dr # 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>(702) 969-4389</u> CELL: _____ E-MAIL: <u>Jimmie@snjlawnservice.com</u>	PROPERTY OWNER
	APPLICANT NAME: <u>Jimmi McKee</u> ADDRESS: <u>7535 W. Washburn Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-969-4389</u> CELL: <u>SAME</u> E-MAIL: <u>JimmiecmsLV@gmail.com</u> REF CONTACT ID #: _____	CORRESPONDENT NAME: <u>SAME AS ABOVE FOR PROPERTY OWNER</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	TOTAL $1,950$

ASSESSOR'S PARCEL NUMBER(S): 125-34-310-001  
 PROPERTY ADDRESS and/or CROSS STREETS: 7535 W. Washburn Rd LAS Vegas, NV 89149  
 PROJECT DESCRIPTION: Res Facing Buffalo Dr, Accessory Structures, Set backs ect

(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)\*  
Jimmi McKee  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON April 11th 2019 (DATE)  
 By Edalina Herrera-Acosta  
 NOTARY PUBLIC: [Signature]



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

**SUNNY PROPERTIES II LLC/ STEVE & JIMMI MCKEE**

7535 W. Washburn Rd. Las Vegas, NV 89149 | 702-969-4389 | [Jimmicmslv@gmail.com](mailto:Jimmicmslv@gmail.com)

4/23/19

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

To whom this may concern:

My husband and I own the land located at 7535 W. Washburn Rd. We purchased this land with the excitement and goal of building our retirement home. The lot borders Washburn and Buffalo. There are power lines all along the Washburn side so we would like to build facing west on the Buffalo side. We recently were advised that Buffalo has a 100' right of way. We were told we could not build facing that direction. As you can see on the map provided, Buffalo is no longer a through street since Painted Desert was built. The abatement was done for the portion of land facing Washburn, but the Buffalo Right of way was never abandoned. Because of this we are being told we can not build facing Buffalo. We were also told we would have to do offsite improvements on buffalo, if we were allowed to build facing that direction and would have to do a 40' set back as well.

After we sent the Mason to pull a permit for the block wall, we were also told we would have to fill out a use permit to have the storage buildings on our lot to store our belongings while building. Needless-to-say this has turned into complete CHAOS for us instead of working hard to realize our dreams, we are now facing one nightmare after another.

With this being said we respectfully request the following....

- WS 1) Please allow us to build our home facing Buffalo. In speaking to the neighbors, Mr. & Mrs. Huff, they do not want to look at the back of a 6' block wall and we do not want to look at power lines. We want to build a beautiful custom home and not have the front of it marred with the ugly power lines. (BUFFALO DR) (EXCEPT POWER)
- WS 2) We would like a waiver of offsite improvements. Rainbow Valley Estates is part of the North West Preservation with no street lights, curbs, or gutters. Making this improvement would put an unnecessary hardship on us where would no longer be able to afford build our house.
- WS 3) ~~We would like to set our house back 20' from the property line instead of 40'. In the future, we may want to subdivide the lot into 1/2 Acre as part of our retirement and would need every bit of land available on the West half of the lot for the back yard and future RV garage.~~
- UC 4) We are asking to be able to build the block wall around the property prior to building the house for security reasons. I am sure you are aware of the large increase in crime in the NW area of Las Vegas.

5) In building facing Buffalo, we respectfully request to go back to the original address assigned to this lot to wit: 5182 N Buffalo Dr., Las Vegas, NV 89149

UC

6) Finally, we respectfully request to have a use permit for the containers or "accessories" as they were affectionately called. We need to be able to use our land while in the process of building our new beautiful custom home. ~~ARCHITECTURAL COMPATIBILITY~~

We appreciate your time and input in absolving the issues with our upcoming project. We appreciate the time that is taken on our behalf and look forward with excitement to the future and your response.

UC  
JK

7) ALLOW WATCHMAN'S MANUFACTURED HOME UNTIL HOUSE IS CONSTRUCTED.

Sincerely,



Sunny Properties II LLC/ Steve & Jimmi Mckee

08/20/19 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

FORT APACHE RD/AZURE DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0480-DAVIS JAMES M & KAYLA M:**

**VACATE AND ABANDON** easement of interest to Clark County located between Fort Apache Road and Chieftain Street and between Azure Drive and Regena Avenue within Lone Mountain (description on file). LB/jvm/ma (For possible action)

RELATED INFORMATION:

**APN:**  
125-30-502-020

**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 33 foot wide patent easement located along the western edge of APN: 125-30-502-020. This easement is not needed for roadway or development purposes.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Established the RNP overlay	Approved by BCC	September 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of the easement that is not necessary for site or roadway development. Due to the natural wash traversing through this parcel, a Drainage Study is required prior to the vacation of the existing easement.

**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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

- No objection.

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

**APPLICANT: JAMES DAVIS**

**CONTACT: JAMES DAVIS, 6330 MICHELLI CREST WAY, LAS VEGAS, NV 89149**





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>6/18/19</u>	APP. NUMBER: <u>VS-19-0480</u>
		PLANNER ASSIGNED: <u>SV</u> ACCEPTED BY: <u>SV</u> FEE: <u>875</u> CHECK #: <u>309</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>-</u> TRAILS? Y/N <u>(0)</u> PFNA? Y/N <u>(0)</u>	TAB/CAC <u>Lone Mountain</u> TAB/CAC DATE: <u>7/30</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>8/20</u> <u>7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-E / RNP-1</u> PLANNED LAND USE: <u>RNP</u>

PROPERTY OWNER	NAME: <u>James &amp; Kayla Davis</u>
	ADDRESS: <u>6330 Michelli Crest Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: <u>1 (702) 496-4444</u> CELL: <u>1 (702) 327-3397</u>
	E-MAIL: <u>LvJmDavis@hotmail.com</u>

APPLICANT	NAME: <u>James Davis</u>
	ADDRESS: <u>6330 Michelli Crest Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: <u>1 (702) 496-4444</u> CELL: <u>1 (702) 327-3397</u>
	E-MAIL: <u>Lvjmdavis@hotmail.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Same as above</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-30-502-020

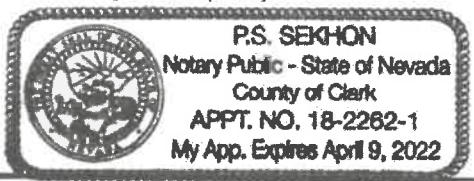
PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache Road & Azure Drive

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.

[Signature]  
 Property Owner (Signature)\*

James Davis  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 13 June 2019 (DATE)  
 BY James Merrill Davis  
 NOTARY PUBLIC: P.S. Seikhon



\*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.

June 12, 2019

Vacation of Patent Easement #1166862 Justification Letter

To whom it may concern,

The request is for Parcel number 125-30-502-020, West 33' of property line. Lot Two of Parcel Map in File 27, Page 51, in the Office of The County Recorder of Clark County, Nevada and recorded August 09, 1979 in Book 1099 of Official Records.

The Lot to my North #3 and Lot to my South #1 both have had their Patent Easements Vacated. The original intent was for possible roadway and/or public utilities which is no longer needed.

I will be improving this section of 33'x land by building a block wall, detached garage, RV Parking and Play Area for my children.

See Below for the Preliminary Design:



If you have any questions or concerns please call me anytime at (702) 496-4444 Monday – Friday, 7AM – 6PM.

Thank you for your time and consideration

James Davis

PI  
COPY

08/20/19 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

ELKHORN RD/JENSEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0492-SLATSKY FAMILY TRUST & SLATSKY WILLIAM TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Elkhorn Road and the east side of Jensen Street within Lone Mountain. LB/nr/ma (For possible action)

RELATED INFORMATION:

**APN:**

125-18-403-005

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the front setback to 15 feet where 40 feet is required per Table 30.40-1 (a 62% reduction).
- b. Reduce the rear setback to 26 feet where 30 feet is required per Table 30.40-1 (a 13% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7238 N Jensen Street
- Site Acreage: 0.5
- Project Type: Setbacks
- Number of Stories: 2
- Building Height (feet): 30.6
- Square Feet: 4,218 (main house)/1,300 (accessory structure)

**Site Plan**

The site plan depicts a proposed 4,218 square foot single family residence and proposed accessory structure on a 0.5 acre lot. The proposed single family residence is set back from Jensen Street by 15 feet, with a setback of 45 feet from Elkhorn Road, and a rear setback of 26 feet. The proposed accessory structure is to the north of the proposed single family residence and

set back from Jensen Street 39 feet 4 inches, 13 feet from the internal side (north), and 5 feet from the rear (east) property line. A 5 foot high privacy wall is proposed on the front side of the proposed single family residence and is set back from Jensen Street by 24 feet. The property is accessed from Jensen Street.

Landscaping

The applicant indicates that landscaping will be per Figure 30.64-5 or 30.64-6.

Elevations

The elevations show a 30 foot 6 inch high, 2 story single family home with 2,783 square feet on the first level with a 2 car garage and a second story with 1,435 square feet. The proposed single family residence will have a mixture of stucco exterior with decorative accents and stone tile and veneer in earth toned colors. The proposed accessory structure is shown with a height of 16 feet 6 inches with colors and exterior materials to match the principal structure.

Floor Plans

The plans depicts a 2 story single family residence with kitchen, restrooms, laundry room, bedrooms and various ancillary rooms. The plans also show a detached accessory structure with a garage and an attached workshop with restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the property was originally addressed from Elkhorn Road (an arterial roadway) and with the approval of an address change to Jensen Street, the setbacks for the property changed as well. The setback from Jensen Street left the property owner with development constraints for a proposed single family residence, which is why 2 waivers are being requested. The justification letter states that the proposed single family residence will conform to the development in the surrounding area.

Surrounding Land Use

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff can support the reduced setbacks for the proposed single family residence due to the change in address and corresponding setbacks. Urban Specific Policy 33 states that residential corner lots should not have to access from an arterial street, which is why the address could be changed.

The overall design of the site and of the house are compatible with the surrounding development in the area. The applicant has agreed to plant additional trees on the property in order to reduce any visual impact the reduce setbacks may have; therefore, staff can support the request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant to plant 2 additional medium trees along Jensen Street.
- 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TIFFANY SLATSKY

**CONTACT:** MARTY SLATSKY, 10033 SCENIC WALK AVE, LAS VEGAS, NV 89149



# 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 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 #)	<b>STAFF</b> DATE FILED: <u>6/26/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$475</u> CHECK #: <u>CASH</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS 19-1492</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>6:30</u> PC MEETING DATE: <u>8/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E/RNP</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	<b>PROPERTY OWNER</b> NAME: <u>TIFFANY SLATSKY - THE SLATSKY FAMILY TRUST</u> ADDRESS: <u>10033 SCENIC WALK AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>(702) 328-1294</u> CELL: _____ E-MAIL: <u>martytami@yahoo.com</u>		
	<b>APPLICANT</b> NAME: <u>TIFFANY SLATSKY</u> ADDRESS: <u>10033 SCENIC WALK AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>(702) 328-1294</u> CELL: _____ E-MAIL: <u>Martytami@yahoo.com</u> REF CONTACT ID #: _____		
	<b>CORRESPONDENT</b> NAME: <u>MARTY SLATSKY</u> ADDRESS: <u>10033 SCENIC WALK AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>(702) 328-1294</u> CELL: _____ E-MAIL: <u>Martytami@yahoo.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 125-18-403-005

PROPERTY ADDRESS and/or CROSS STREETS: 7238 N. JENSEN ST

PROJECT DESCRIPTION: NEW HOME CONSTRUCTION

(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.

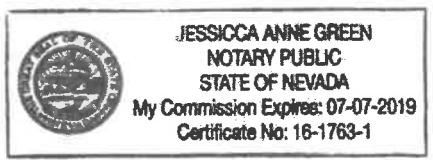
Tiffany Slatsky  
 Property Owner (Signature)\*

TIFFANY SLATSKY  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 6/26/2019 (DATE)  
 By TIFFANY SLATSKY

NOTARY PUBLIC: Jessica Anne Green



\*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.

WS-19-0492

June 26, 2019

Clark County Planning Commission

I would like to request a waiver for setbacks on property located at 7238 Jensen st. to be 15ft in front where 40ft is required and 26ft where 30ft is required. Without waiver this creates a hardship due to property being unbuildable due to a 30ft front to back envelope for home. This is a 1/2 acre lot and would like to conform to other property sizes and value in the neighborhood. thank you for your consideration.

Tiffany Slatsky



The Slatsky Family Trust

WE ~~WILL~~ WILL ADD ADDITIONAL TREES AND LANDSCAPE TO BOTH THE JENSEN AND ELKHORN SIDES OF PROPERTY TO REDUCE VISUAL IMPACT OF SETBACK REDUCTION.

08/20/19 PC AGENDA SHEET

WALL HEIGHT  
(TITLE 30)

JENSEN ST/ALEXANDER RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0503-LONE MOUNTAIN ESTATES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) allow alternative screening in the front yard on 13.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west and east sides of Jensen Street, north of Alexander Road within Lone Mountain. LB/nr/ja (For possible action)

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RELATED INFORMATION:

**APN:**

138-06-401-002; 138-06-401-007; 138-06-401-009 through 138-06-401-010

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the wall height to 9 feet (5 foot block/3 foot metal/1 foot lighting) where a maximum of a 5 foot fence is permitted per Section 30.64.050 (a 44% increase).
2. Allow a 9 foot high wall in the front yard (within 15 feet of the front property line) where a maximum 5 foot high fence is permitted per Table 30.64-1 (a 33% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 13.5
- Number of Lots: 19 future lots
- Project Type: Wall height
- Wall Height (feet): 9

**Site Plans**

The plans depict 19 undeveloped residential single family lots with 13 lots facing Jensen Street and 6 lots facing Grand Canyon Drive. The proposed 9 foot high wall is depicted on the front property lines of all 19 lots.

**Landscaping**

The plans depict landscaping along Helena Avenue.



### Elevations

The plan show a wall with 5 foot high block with 3 foot high metal fence on top and 8 foot high columns with a light on top for an overall height of 9 feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The justification letter states that the waiver is being requested in order to be consistent with the area and have an equestrian appearance.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0204	Vacated and abandoned patent easements	Approved by BCC	April 2019
WS-19-0172	Allowed single family residential lots to access a collector street (Grand Canyon Drive), single family residential lots to access a collector street (Grand Canyon Drive) without a circular driveway or on-site turnaround, increased wall height, and off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); with a design review for a proposed single family residential development	Approved by BCC	April 2019
TM-19-500060	6 lot single family residential subdivision	Approved by BCC	April 2019
VS-18-0742	Vacated and abandoned easements	Approved by PC	November 2018
WS-18-0743	Increased wall height with a design review for a single family residential subdivision and finished grade	Approved by PC	November 2018
TM-18-500176	9 single family lots	Approved by PC	November 2018
VS-18-0481	Vacated a BLM right-of-way grant (easement) being the northern 30 feet of Solitaria Drive	Approved by PC	November 2018

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	City of Las Vegas	U (RNP) & U (DR)	Undeveloped
South	City of Las Vegas	R-D	Single family residential development

### Surrounding Land Use

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

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

Staff can support increasing the block wall height along the front of the property lines to 9 feet since this type of development is common in the surrounding area. The County has routinely approved wall heights of 8 feet and higher along property lines. The proposed walls will be on lots that are an acre in size and the majority of the front yard will still be open and the future single family residences will still be visible from the street.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- No comment.

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

- No comment.

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

**APPLICANT:** LONE MOUNTAIN ESTATES, LLC  
**CONTACT:** ELISHA SCROGUM, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

**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 checked="" 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 #)	<b>STAFF</b>	DATE FILED: <u>6/28/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$475</u> CHECK #: <u>137</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-050.3</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>6:30</u> PC MEETING DATE: <u>8/20 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E/RNP</u> PLANNED LAND USE: <u>ANP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Lone Mountain Estates, LLC</u> ADDRESS: <u>3311 S. Rainbow, Ste. 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u>	
	<b>APPLICANT</b>	NAME: <u>Lone Mountain Estates, LLC</u> ADDRESS: <u>3311 S. Rainbow, Ste. 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: <u>169763</u>	

ASSESSOR'S PARCEL NUMBER(S): 138-06-401-007, -009 and -010, -002

PROPERTY ADDRESS and/or CROSS STREETS: Jensen & Helena

PROJECT DESCRIPTION: Single family 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.

Lone Mountain Estates, LLC  
 By: NSM, LLC - Its Manager  
 By: Kenneth L Templeton, Manager  
 Property Owner (Print)

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/25/19 (DATE)  
 By Kenneth L. Templeton  
 NOTARY PUBLIC: Susan Berger

SUSAN BERGER  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 APPT. NO. 18-1807-1  
 MY APPT. EXPIRES FEBRUARY 20, 2022

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



# TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

June 27, 2019

Clark County Public Works  
500 S Grand Central Pkwy  
Las Vegas, NV 89155

**PLANNER  
COPY**

WS-19-0503

**RE: Justification letter for Wavier of Development Standards (APN 138-06-401-007, 138-06-401-009, 138-06-401-010, 138-06-401-002)  
Jensen and Helena Area 1, 2, 3 & 8.**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Lone Mountain Estates LLC, respectfully submits this justification letter for Wavier of Development Standards. We are requesting the following waiver be approved for this development.

*Wavier of code to allow a front yard wall height to be 8-ft with 5-ft CMU wall and 3-ft wrought fence. And to allow a pilaster up to 9-ft high with lighting on top.*

**This 8-ft high wall will match the existing wall on 4225 North Jensen Street (apn 138-06-301-005). This will allow the development to be consistent and have an equestrian appearance.**

A copy of the site plans and detail are provided for your reference.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Stanley Fong, PE  
Taney Engineering

