



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

August 13, 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 July 30, 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 August 13, 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. **WS-19-0530-FRADELIS, RANDEY & SOPHIA: WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of a proposed principal dwelling on a portion of 0.5 acres in an R-E Zone. Generally located approximately 200 feet north of Stephen Avenue and 155 feet east of Ruffian Road within Lone Mountain. LB/jor/ja (For possible action) **09/03/19 PC**
2. **DR-19-0556-LIBERTY HOMES LAS VEGAS, LLC: DESIGN REVIEWS** for the following: 1) single family residences; and 2) increase finished grade in conjunction with a single family subdivision on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Ruffian Road and Corbett Street within Lone Mountain. LB/jt/ma (For possible action) **09/04/2019 BCC**
3. **TM-19-500150-LIBERTY HOMES LAS VEGAS, LLC: TENTATIVE MAP** consisting of 8 single family residential lots and 1 common lot on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Ruffian Road and Corbett Street within Lone Mountain. LB/jt/ma (For possible action) **09/04/2019 BCC**
4. **WS-19-0552-NOSHIRAVAN, AMIR HOOSHANG TRUSTEE, ET AL: WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) a single family residential development on 4.9 acres in an R-E RNP-I Zone. Generally located on the south side of Horse Drive and the west side of Torrey Pines Drive within Lone Mountain. MK/jor/ma (For possible action) **09/04/2019 BCC**
5. **TM-19-500145-NOSHIRAVAN, AMIR HOOSHANG TRUSTEE ET AL: TENTATIVE MAP** consisting of 8 single family residential lots and 1 common lot on 4.9 acres in an R-E RNP-I Zone. Generally located on the south side of Horse Drive and the west side of Torrey Pines Drive within Lone Mountain. MK/jor/ma (For possible action) **09/04/2019**
6. **VS-19-0558-OMNI FAMILY LIMITED PARTNERSHIP: VACATE AND ABANDON** a portion of a right-of-way being Sisk Road located between Meisenheimer Avenue and Racel street within Lone Mountain. MK/jor/ma (For possible action) **09/04/2019 BCC**
7. **WS-19-0557-OMNI FAMILY LIMITED PARTNERSHIP: WAIVER OF DEVELOPMENT STANDARDS** to allow an over-length cul-de-sac. **DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) a single family residential development on 5.4 acres in an R-E RNP-I Zone. Generally located on the south side of Meisenheimer Avenue and the west side of Sisk Road within Lone Mountain. MK/jor/ma (For possible action) **09/04/2019 BCC**
8. **TM-19-500146-OMNI FAMILY LIMITED PARTNERSHIP: TENTATIVE MAP** consisting of 10 single family residential lots on 5.4 acres in an R-E RNP-I Zone. Generally located on the south side of Meisenheimer Avenue and the west side of Sisk Road within Lone Mountain. MK/jor/ma (For possible action) **09/04/2019 BCC**

9. **VS-19-0564-BAILEY, JOHN STEWART IRREVOCABLE TRUST ETAL & BAILEY-RATHER MELINDA SUE IRREVOCABLE TRUST: VACATE AND ABANDON** a portion of a right-of-way being Mustang Street located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain MK/jor/ma (For possible action) **09/04/2019 BCC**
10. **WS-19-0565- STEWART JOHN BAILEY IRREVOCABLE TRUST, ETAL: WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving). **DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) a single family residential development on 15.0 acres in an R-E RNP-I Zone. Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ma (For possible action) **09/04/2019 BCC**
11. **TM-19-500148- STEWART JOHN BAILEY IRREVOCABLE TRUST, ET AL: TENTATIVE MAP** consisting of 24 single family residential lots and 4 common lots on 15 acres in an R-E RNP-I Zone. Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ma (For possible action) **09/04/2019 BCC**
12. **WS-19-0567-MUKHTAR, SHAHID, ET AL: WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving). **DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) a single family residential development on 9.4 acres an R-E RNP-I Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jor/ma (For possible action) **09/04/2019 BCC**
13. **TM-19-500149-MUKHTAR, SHAHID ET AL: TENTATIVE MAP** consisting of 18 single family residential lots and 4 common lots on 9.4 acres in an R-E RNP-I Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jor/ma (For possible action) **09/04/2019 BCC**

VII. General Business

1. Nominate representative for Community Development Advisory Committee (CDAC)
2. Discuss dates for developer forum on landscaping/offsite improvement options

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 27, 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 30, 2019

MINUTES

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

- 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 July 9, 2019 Minutes

Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for July 30, 2019

Moved by: CHRIS
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Items
Received updates pertaining to August 28th Open House at Mountain Crest from 4p-6p to discuss design of Ft Apache Road Project

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 8/7/19 BCC

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 4/0 Unanimous

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 8/20/19 PC

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 4/0 Unanimous

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 8/20/19 PC

Action: APPROVED with following conditions: 1) 5 foot landscape buffer (trees & bushes) on outer wall along Washburn, 2) Connex boxes must architecturally match primary residence when it is completed, 3) RV may remain on property until primary residence is completed, 4) NO commercial activity on property – applicant must adhere to code enforcement conditions

Moved by: CHRIS

Vote: 4/0 Unanimous

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 8/20/19 PC

Action: APPROVED subject to all staff conditions with the exception of Public Works condition of Restrictive Covenant agreement (pending further research of condition) and condition that drainage study/compliance is done in conjunction with development of property.

Moved by: EVAN

Vote: 4/0 Unanimous

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 8/20/19 PC

Action: APPROVED subject to all staff conditions and condition that adjoining property (owned by applicant) be brought into compliance and that application be held at Planning Commission until code enforcement/building department issues are resolved/closed.

Moved by: EVAN

Vote: 4/0 Unanimous

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 8/20/19 PC

Action: APPROVED subject to all staff conditions

Moved by: TERESA

Vote: 4/0 Unanimous

VII. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be August 13, 2019

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

INTERIOR SIDE SETBACK
(TITLE 30)

STEPHEN AVE/RUFFIAN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0530-FRADELIS, RANDEY & SOPHIA:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed principal dwelling on a portion of 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located approximately 200 feet north of Stephen Avenue and 155 feet east of Ruffian Road within Lone Mountain. LB/jor/ja (For possible action)

RELATED INFORMATION:

APN:
126-36-501-038

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the interior side setback of a proposed principal dwelling to 6 feet where 10 feet is the minimum required per Table 30.40-1 (a 40% decrease).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 5544 Sierra Brook Court
- Site Acreage: 0.5
- Number of Lots: 1
- Project Type: Interior side principal dwelling setback
- Number of Stories: 1 with second floor loft
- Building Height (feet): 26
- Square Feet: 7,561

Site Plan

The site plan depicts a proposed principal dwelling within a parcel that is centrally located on the eastern half of Sierra Brook Court. Access to the applicant's property is from a private street (Sierra Brook Court) which is adjacent to Stephen Avenue. The rear yard (east property line) includes a pool with a garden area and the front of the residence faces Sierra Brook Court that is adjacent to a circular driveway. The applicant is proposing to reduce the interior side setback (along the south property line) of the proposed residence.

Landscaping

Per the applicant's landscape plan, the applicant is proposing to plant a rose garden along the east property line and adjacent to the circular driveway. In addition, a variety of trees and fruit trees will be planted on the southeast and southwest corners of the site. Small shrubs will be planted along the south side of the proposed residence (within the proposed 6 foot setback). Red rocks and a variety of landscaping boulders will be located throughout the property. A fig tree will also be planted on the northwest corner of the site, adjacent to the garage.

Elevations

The plans depict a 1 story single family residence with varying rooflines, stucco exterior, concrete tile roof, and exterior stucco pop-outs for added dimension. The exterior details of the residence are architecturally compatible to the neighboring residences.

Floor Plans

The floor plans depict a foyer, kitchen, great room, dining room, bedrooms, game room, garage, bathrooms, and a covered porch area.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the interior side setback along the south property line is reduced to 6 feet due to an increase in entertainment space (included in the floor plan) and spatial constraints due to the location of the septic tank and leach field along the northern property line where the garage is located, and the proposed location of the pool.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0344-16	Vacated and abandoned 33 foot wide government patent easements and a portion of right-of-way being Stephen Avenue – recorded	Approved by PC	July 2016
AV-901214-05	Allowed Lot 3 of the parcel map (MSM-0020-05) to have a minimum lot size of 19,522 square feet (a 2.4% decrease)	Approved by Zoning Administrator	November 2005
WS-0918-04	Allowed the deferment of water connection services to a public system subject to the lots connecting to a community well for water service	Approved by PC	August 2004
ZC-0296-01	Reclassified various parcels within the Lone Mountain area from R-U and R-E zoning to R-E RNP-I zoning and from R-A to R-A RNP-I & RNP-II zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Setbacks encourage consistency in community aesthetics and functionality. Goal 39 of the Comprehensive Master Plan states, in part, that appropriate buffers, setbacks, and landscaping should be included in single family developments. To help mitigate the reduction of the interior side setback, the applicant is proposing to plant shrubs along the subject area (adjacent to the south property line). Staff is in support of this 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

- Landscaping per plans on file.
- 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: RANDEY FRADELIS

CONTACT: RANDEY FRADELIS, 5615 N. DAPPLE GRAY ROAD, 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 type="checkbox"/> USE PERMIT (UC) 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 #)	STAFF	DATE FILED: <u>7/9/2019</u> PLANNER ASSIGNED: <u>bp</u> ACCEPTED BY: _____ FEE: <u>\$475</u> CHECK #: <u>397</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>RNP1</u> PUBLIC HEARING? <u>Y</u> N TRAILS? <u>Y</u> / N PFNA? <u>Y</u> / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0530</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>630PM</u> PC MEETING DATE: <u>9/3/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE RNP1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>RANDY FRADELIS & SOPHIA FRADELIS</u> ADDRESS: <u>5615 N DAPPLE GRAND RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>760-826-9730</u> CELL: <u>760-826-9730</u> E-MAIL: <u>RFRADELIS@YAHOO.COM</u>	
	APPLICANT	NAME: <u>RANDY FRADELIS</u> ADDRESS: <u>5615 N DAPPLE GRAND RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>760-826-9730</u> E-MAIL: <u>RFRADELIS@YAHOO.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): 126-36-501-038

PROPERTY ADDRESS and/or CROSS STREETS: 5544 SIERRA BROOK CT

PROJECT DESCRIPTION: Reduced setback

(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] _____ RANDY FRADELIS _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 5, 2019 (DATE)
 By Randy Fradelis
 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.

Dear Planning :

My wife and I purchased a vacant lot:

Parcel number 126-36-501-038

Address 5544 Sierra Brook ct, Las Vegas NV 89149

We would like a variance to have 6 feet setback on the South border of the lot.

The house is zoned R-~~E~~

Lot size is .45 acre / 19,602

This lot is not in a flood zone.

I made a design and an Architect completed it. It is 4 feet too wide for the lot. I have a disability and so a single-story house is preferable. The North garage to house our boat and Model A. The middle garage is for my work truck and the 2 car garage is for me and my wife's car. Our HOA does not allow cars parked outdoors long term.

The other left right point was the great room. We have the same design house now and copied the look, However, we expanded the great room 5 feet to have more entertaining space.

We have 3 children and 8 grandchildren and want to retain the 3 guest bedrooms

The pool borders the setback region to the east and can't go further back

The septic drain field took 65' x 15' with 10' clearance. This utilized a significant restraint to the design.

I appreciate your consideration for this.

Thank you


Randy Fradelis


Sophia Fradelis

INCREASE FINISHED GRADE
(TITLE 30)

RUFFIAN RD/CORBETT ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0556-LIBERTY HOMES LAS VEGAS, LLC:

DESIGN REVIEWS for the following: 1) single family residences; and 2) increase finished grade in conjunction with a single family subdivision on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Ruffian Road and Corbett Street within Lone Mountain. LB/jt/ma (For possible action)

RELATED INFORMATION:

APN:
126-25-701-063

- DESIGN REVIEWS:**
1. Single family residences.
 2. Increase the finished grade to 36 inches where a maximum of 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: 5
- Number of Lots: 8 (residential)/1 (common element)
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 19,000/22,388 (net) and 21,863/25,279 (gross)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 20 (maximum)
- Square Feet: 2,412 (minimum)/3,583 (maximum)

Site Plan

The plan depicts 8 single family residential lots with gated access from Corbett Street. A single 40 foot wide private street terminates in a cul-de-sac at the southern end of the subdivision.

Landscaping

Landscaping will be provided in the rear yard of the parcels per Figure 30.64-5 or 30.64-6 along Ruffian Road and El Campo Grande Avenue.

Elevations

Overall height of the single-story residences extends up to 20 feet, and the elevation plans feature architectural details such as coated stucco foam trim, stucco exterior walls, and stone veneer.

Floor Plans

The applicant is proposing floor plans with varying designs which include the following: bedrooms, living room, kitchen, garage, dining room, laundry room, mud room, foyer, patio, courtyard, utility room, and den. The overall area for the proposed homes vary from a minimum of 2,412 square feet to a maximum of 3,583 square feet.

Applicant's Justification

Per the applicant's submitted justification letter, the increase in finished grade is required due to the extensive cross slopes of the existing site. The applicant states that approval of this design review will not have negative effects to the surrounding neighborhood.

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, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
TM-19-500150	A tentative map for 8 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

Design Review #1

Staff finds that the proposed homes are architecturally compatible with the surrounding area. Staff does not foresee any negative impacts with regards to the overall design of the homes. Therefore, staff can support this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 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;
- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Ruffian Road, 30 feet for Corbett Street, and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to 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: LIBERTY HOMES LAS VEGAS, LLC

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

DRAFT



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 #)

STAFF	DATE FILED: <u>7/17/19</u> PLANNER ASSIGNED: <u>JUT</u> ACCEPTED BY: <u>JUT</u> FEE: <u>\$675</u> CHECK #: <u>3616</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>DR-19-0556</u> TAB/CAC: <u>LOPE MOUNTAIN</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6:30 p</u> PC MEETING DATE: <u>X</u> BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>R-E (RNP-F)</u> PLANNED LAND USE: <u>CMRNP</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>Liberty Homes Las Vegas, LLC</u> ADDRESS: <u>1180 N Town Center Dr. #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-882-1424</u> CELL: <u>N/A</u> E-MAIL: <u>libertyhomeslasvegas@gmail.com</u>	
APPLICANT	NAME: <u>Liberty Homes Las Vegas, LLC</u> ADDRESS: <u>1180 N Town Center Dr. #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-882-1424</u> CELL: <u>N/A</u> E-MAIL: <u>libertyhomeslasvegas@gmail.com</u> REF CONTACT ID #: _____	
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 #: <u>137071</u>	

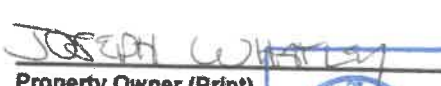
ASSESSOR'S PARCEL NUMBER(S): 126-25-701-063

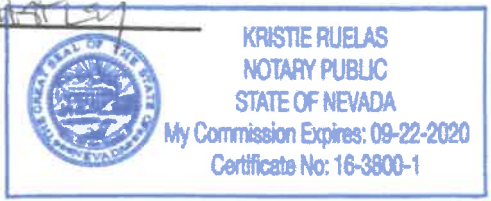
PROPERTY ADDRESS and/or CROSS STREETS: Ruffian/Corbett

PROJECT DESCRIPTION: 8 lot residential sub-division

(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)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 07/16/2019 (DATE)
 By Joseph Whatley
 NOTARY PUBLIC: Kristie Ruelas


 Property Owner (Print)



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

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

DR-19-0556

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone: (702) 870-8771
Fax: (702) 878-2695

July 16, 2019

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

Re: Sunset Vista
APN 126-25-701-063

To Whom It May Concern,

Please let this letter serve as a request for a Design Review to increase the finished grade up to 3' in height, along the easterly property line and for single family residences. The increased finished grade is required due to the extensive cross slopes (13' foot of fall on average) in the existing condition.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

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

Sincerely,
Baughman & Turner, Inc.


John R. Gustafson, P.E.
Project Engineer

SUNSET VISTA ESTATES
(TITLE 30)

RUFFIAN RD/CORBETT ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500150-LIBERTY HOMES LAS VEGAS, 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) (RNP-I) Zone.

Generally located on the southeast corner of Ruffian Road and Corbett Street within Lone Mountain. LB/jt/ma (For possible action)

RELATED INFORMATION:

APN:
126-25-701-063

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): 1.6
- Minimum/Maximum Lot Size: 19,000/22,388 (net) and 21,863/25,279 (gross)
- Project Type: Single family residential development

The site plan depicts 8 single family residential lots with gated access from Corbett Street. A single 40 foot wide private street terminates in a cul-de-sac at the southern end of the subdivision. Landscaping will be provided in the rear yard of the parcels per Figure 30.64-5 or 30.64-6 along Ruffian Road and El Campo Grande Avenue.

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, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
DR-19-0556	A design review for 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.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Ruffian Road, 30 feet for Corbett Street, and associated spandrels.

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 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.

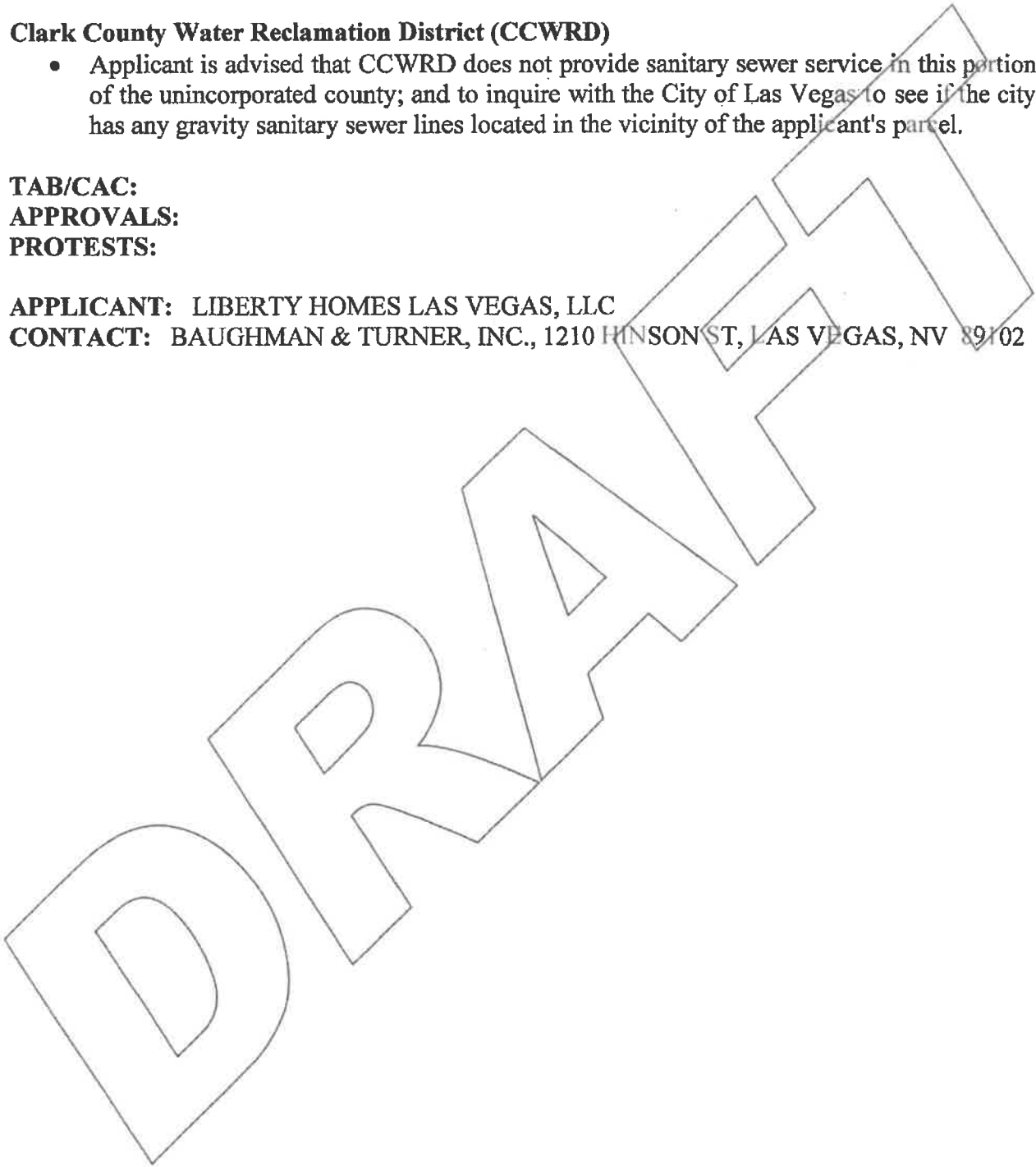
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LIBERTY HOMES LAS VEGAS, LLC

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





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>7/18/19</u> PLANNER ASSIGNED: <u>JST</u> ACCEPTED BY: <u>JST</u> FEE: <u>\$750</u> CHECK #: <u>3577</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>N</u> TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500150</u> TAB/CAC: <u>LONG MOUNTAIN</u> TAB/CAC MTG DATE: <u>8/13/19</u> TIME: <u>6:30 PM</u> PC MEETING DATE: <u>X</u> BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>R-E (RNP-E)</u> PLANNED LAND USE: <u>LMRNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Liberty Homes Las Vegas, LLC</u> ADDRESS: <u>1180 N Town Center Dr. #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-882-1424</u> CELL: <u>N/A</u> E-MAIL: <u>libertyhomeslasvegas@gmail.com</u>
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APPLICANT	NAME: <u>Liberty Homes Las Vegas, LLC</u> ADDRESS: <u>1180 N Town Center Dr. #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-882-1424</u> CELL: <u>N/A</u> E-MAIL: <u>libertyhomeslasvegas@gmail.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 #: <u>137071</u>
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ASSESSOR'S PARCEL NUMBER(S): 126-25-701-063

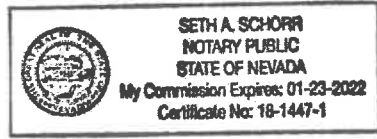
PROPERTY ADDRESS and/or CROSS STREETS: Ruffian/Corbett

TENTATIVE MAP NAME: Sunset Vista

NUMBER OF LOTS: 8 GROSS/NET ACREAGE 5 GROSS/NET DENSITY 1.6 AC

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)	_____ Joseph Whatley, Managing Member Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>06/26/19</u> (DATE) By <u>Joseph Whatley</u>	
NOTARY PUBLIC: _____	



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

TW-19-500150

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

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

Jared Tasko

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

Re: Sunset Vista Tentative Map

Jared,

Please let this letter serve as notification that we would like to hold the above-mentioned item from the tentative map meeting cycle. 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

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

TORREY PINES DR/HORSE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0552-NOSHIRAVAN, AMIR HOOSHANG TRUSTEE, ET AL:

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

DESIGN REVIEWS for the following: 1) increased finished grade; and 2) a single family residential development on 4.9 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the south side of Horse Drive and the west side of Torrey Pines Drive within Lone Mountain. MK/jor/ma (For possible action)

RELATED INFORMATION:

APN:

125-11-306-001; 125-11-306-002

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Horse Drive and Torrey Pines Drive per Chapter 30.52.

DESIGN REVIEWS:

1. Increase the finished grade to 36 inches where 18 inches is the maximum per Section 30.32.040 (a 100% increase).
2. A single family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 8 (residential lots)/1 (common element)
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 22,491/25,542 (gross) and 18,894/22,271 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 22 (maximum)

- Square Feet: 3,173 to 3,776

Site Plan

The site plan depicts 8 single family residential lots with 1 common element on 4.9 acres for a density of 1.6 dwelling units per acre. Access to the subject property is from 2 driveway entrances adjacent to Horse Drive. The proposed plan features 2 subdivisions with 2 private streets which terminate in a cul-de-sac. The minimum net lot size is 18,894 square feet and maximum net lot size is 22,271 square feet.

Landscaping

Per the submitted plans, 24 inch box trees and 1 to 5 gallon shrubs are located within a 6 foot wide landscape planter adjacent to Horse Drive. In addition to this, the applicant is proposing a 5 foot wide landscape strip with 24 inch box trees and 1 to 5 gallon shrubs along Torrey Pines Drive. Common Element A contains a 15 foot wide multi-use trail with 5 feet of landscaping and an 8 foot to 10 foot wide path adjacent to Torrey Pines Drive.

Elevations

Per the elevation plans, the proposed residences have a maximum height of 22 feet. Exterior architectural elements include stucco walls, stone veneer, decorative recessed gables, pop-outs, wainscoting, shutters, and a concrete tile roof.

Floor Plans

The floor plans for the proposed homes range in area from 3,173 square feet to 3,776 square feet (not including the garages). The proposed residences include the bedrooms, bathrooms, kitchen, living room, foyer, storage areas, laundry room, and an option to include a 2, 3, or 4 car garage with a recreation vehicle (RV) garage.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the proposed residential development is consistent in lot size and density with the surrounding neighborhood that is zoned R-E (Rural Estates Residential). The applicant is requesting to waive the off-site improvements on Torrey Pines Drive and Horse Drive to preserve the rural characteristics of this area. Lastly, the design review for an increase in finished grade is to ensure that adequate drainage is accommodated for the proposed development. Furthermore, the proposed homes are not out of architectural character with the existing residences in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0074-14	Vacated and abandoned a 30 foot wide portion of right-of-way and associated spandrels being Sisk Road	Approved by PC	March 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	N/A	Undeveloped
South	Rural Neighborhood (2 du/ac)	R-E	Undeveloped
East	City of Las Vegas	R-E	Undeveloped
West	Rural Neighborhood Preservation (2 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
TM-19-500145	A tentative map for 8 single family residential lots and 1 common element 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.

Design Review #2

Harmonious architecture of proposed residential development is highly encouraged per Title 30 standards. Staff finds that the architectural features of the applicant's proposed development is typical of the neighborhood and is compatible in color, design, and building materials. Staff is in support of this request.

Public Works - Development Review

Waiver of Development Standards

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Since this

section of Horse Drive and Torrey Pines Drive is just a few blocks north of an existing middle school, full off-sites are extremely important to ensure that students can safely walk around the area. Off-site improvements with sidewalks existing several parcels away to the east and west along Horse Drive and farther to the south off-sites are provided along Torrey Pines Drive.

Design Review #1

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of the design reviews; and denial of the waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 10 additional feet for Horse Drive, 40 feet for Torrey Pines Drive, and associated spandrel;
- Applicant shall obtain a 40 foot public right-of-way grant from the Bureau of Land Management for Horse Drive;
- Applicant to coordinate with Public Works - Development Review regarding the location of the trail within the dedicated right-of-way and/or on private property;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access.
- 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; and that pavement will be placed on centerline where right-of-way is sufficiently dedicated.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, 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 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>7/17/2019</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$1,150</u> CHECK #: <u>ONLINE PYMNT</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS/DR-19-0552</u> TAB/CAC: <u>LONE MTN</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6:30 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>RE RNP1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Amir Hooshang Noshiravan</u> ADDRESS: <u>P.O. Box 65545</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84145 84165</u> TELEPHONE: _____ CELL: <u>801-413-4903</u> E-MAIL: <u>amir.noshiravan@gmail.com</u>	
	APPLICANT	NAME: <u>Greystone Nevada</u> ADDRESS: <u>9275 W. Russell Rd., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4603</u> CELL: _____ E-MAIL: <u>david.comoyer@Lennar.com</u> REF CONTACT ID #: <u>186953</u>	
	CORRESPONDENT	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 #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-11-306-002 -001

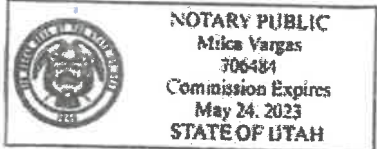
PROPERTY ADDRESS and/or CROSS STREETS: Horse Dr. and Torrey Pines Dr.

PROJECT DESCRIPTION: Single family residential

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

Amir F. Noshiravan Property Owner (Signature)*
AMIR NOSHIRAVAN Property Owner (Print)

STATE OF Utah
 COUNTY OF Salt Lake City
 SUBSCRIBED AND SWORN BEFORE ME ON 6/26/2019 (DATE)
 By Amir Noshiravan
 NOTAR PUBLIC: Milca Vargas



*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.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

WS-19-0552

July 12, 2019

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

SINGLE FAMILY DEVELOPMENT (TITLE 30)

TORREY PINES & HORSE WEST AREA 2

TENTATIVE MAP consisting of 8 lots and ~~no~~ common lots on 4.92 gross acres in an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** waive off-site improvements.

DESIGN REVIEW for the following: **1)** a proposed single-family residential development and, **2)** increase finish grade on 5.42 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Torrey Pines Drive and the south side of Horse Drive within Lone Mountain.

RELATED INFORMATION:

APN:

125-11-306-001 & -002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements including street lights, sidewalk, curb, gutter, and reduce paving width.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade for a single family residential development to 36 inches where 18 inches is the standard (a 200% increase)

LAND USE PLAN:

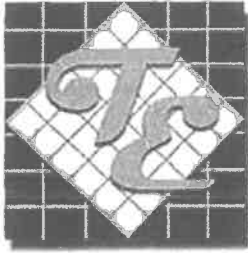
LONE MOUNTAIN – RNP RURAL NEIGHBORHOOD PRESERVATION

BACKGROUND:

Project Description

General Summary

- Site Address: N/A



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

- Site Acreage: 4.92 gross
- Number of Lots: 8
- Density (du/ac): 1.63
- Gross Minimum/Maximum Lot Size (square feet): 22,491 / 25,542
- Net Minimum/Maximum Lot Size (square feet): 18,982 / 22,367
- Project Type: Single Family Residential
- Number of Stories: 2
- Building Height: 22 feet
- Square Feet: 3,173 to 3,776 (not including garages)

Site Plans

The plans depict a single family residential development consisting of 8 residential lots on 4.92 acres for a density of 1.63 dwelling units per acre. The minimum net lot area of 18,982 square feet and a maximum net lot area of 22,367 square feet. The gross lot areas range from 22,491 square feet to 25,542 square feet. Two private 40-ft wide streets with modified roll curb will provide access to 4 lots each. The private streets will terminate in a cul-de-sac and connect to Horse Drive. All adjacent public streets are currently undeveloped.

Landscaping

The plans depict 24-inch box trees on the interior of lots along Horse Drive and on the exterior of lots along Torrey Pines Drive in the Multiuse Trail. The 15' multiuse trail includes 5' of landscaping and an 8'-10' path along Torrey Pines Drive.

Elevations

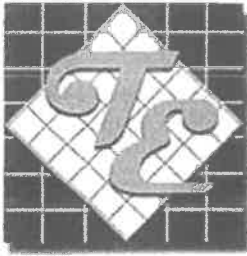
The plans show 3 models of single family detached residential homes with traditional architecture found in the desert southwest and multiple options which change the elevations for each plan. The buildings have varying roof lines and heights up to 22 feet. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict homes ranging in size from 3,173 and 3,776 square feet, not including garages. The proposed models show 3 and 4 bedrooms, dining, living, and kitchen areas, storage, a laundry room, and bathrooms. Proposed models will also show 3 car garages, 4 car garages and 2 car garages with an RV car garage.

Applicant's Justification

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. There is a common property line with an existing R-E development to the west (undeveloped), south (undeveloped), and east (proposed to be developed with 8 lots in the City of Las Vegas). An R-E



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6030 SOUTH JONES BLVD.
 LAS VEGAS, NV 89118
 TELEPHONE: 702-362-8844
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zoned development to the southwest of the project site has 4 developed lots of similar size. The off-sites are being requested to be waived to maintain the rural character of the area. The additional fill on the site is needed to meet the drainage criteria.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	City of Las Vegas	R-E	Undeveloped (CLV)
South	RN – Rural Neighborhood (up to 2 du/ac)	R-E	Undeveloped
North	City of Las Vegas	n/a	Undeveloped (CLV)

STANDARDS FOR APPROVAL:

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

Analysis

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 and value of the area adjacent to the property included in the waiver of development standards request will not affect 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 project is less than the 2 du/ac density allowed in the R-E zoning district, all proposed lots meet the net lot areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots meet the minimum net and gross square feet lot size code requirements. Therefore, the proposed project is consistent with the adjacent R-E zoned properties.

Waivers of Development Standards #1

To maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. Both Torrey Pines and Horse right-of-ways are currently undeveloped adjacent to the project site. However, the Garehime and Meisenheimer alignments further west and south of the site have existing pavement and serve as access road for adjacent residential developments. Waiving these offsite improvements aids in keeping the rural character of the area



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and differentiating it from other portions of the valley. Both Torrey Pines and Horse are collector streets, but do not cross the 215 beltway. Therefore these streets are not cross town collectors, but regional collectors primarily through the RNP.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The subdivision site design is compatible with the area by providing 4 lot cul-de-sac similar to many others in the RNP area. The proposed home elevations and floor plans are traditional in architecture design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments while maintaining the R-E zoning of the parcels to the east, south, and west of the site. The code requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

Design Review #2

The design review represents the maximum grade difference along the boundary of this application. The area requiring the significant fill is primarily located along the south boundary of the site. The fill is needed to aid the lots to drain to the private street and meet drainage requirements. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.

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

Respectfully,

TANEY ENGINEERING

for
Markella Garanyants, Designer I
Taney Engineering

TORREY PINES & HORSE - WEST
(TITLE 30)

TORREY PINES DR/HORSE DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500145-NOSHIRAVAN, AMIR HOOSHANG TRUSTEE ET AL.

TENTATIVE MAP consisting of 8 single family residential lots and 1 common lot on 4.9 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the south side of Horse Drive and the west side of Torrey Pines Drive within Lone Mountain. MK/jor/ma (For possible action)

RELATED INFORMATION:

APN:
125-11-306-001; 125-11-306-002

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

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 8 (residential lots)/1 (common element)
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 22,491/25,542 (gross) and 18,894/22,271 (net)
- Project Type: Single family residential development

Site Plan

The site plan depicts 8 single family residential lots with 1 common element on 4.9 acres for a density of 1.6 dwelling units per acre. Access to the subject property is from 2 driveway entrances adjacent to Horse Drive. The proposed plan features 2 subdivisions with 2 private streets which terminate in a cul-de-sac. The minimum net lot size is 18,894 square feet and maximum net lot size is 22,271 square feet. Common Element A contains a 15 foot wide multi-use trail with 5 feet of landscaping and a 10 foot wide path and is adjacent to Torrey Pines Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0074-14	Vacated and abandoned a 30 foot wide portion of right-of-way and associated spandrels being Sisk Road	Approved by PC	March 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	N/A	Undeveloped
South	Rural Neighborhood (2 du/ac)	R-E	Undeveloped
East	City of Las Vegas	R-E	Undeveloped
West	Rural Neighborhood Preservation (2 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
WS-19-0552	A waiver of development standards for off-site improvements (curb, gutter, sidewalks, streetlights, & paving) and a design review for increased finished grade and single family residential homes is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Staff Recommendation**Approval.**

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 10 additional feet for Horse Drive, 40 feet for Torrey Pines Drive, and associated spandrel;
- Applicant shall obtain a 40 foot public right-of-way grant from the Bureau of Land Management for Horse Drive;
- Applicant to coordinate with Public Works - Development Review regarding the location of the trail within the dedicated right-of-way and/or on private property;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access.
- 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; and that pavement will be placed on centerline where right-of-way is sufficiently dedicated.

Current Planning Division - Addressing

- Private cul-de-sacs with four or fewer lots shall not be named.

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 the applicant is 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: GREYSTONE NEVADA, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



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>7/17/2019</u> PLANNER ASSIGNED: <u>JGR</u> ACCEPTED BY: <u>JGR</u> FEE: <u>\$750</u> CHECK #: <u>ANLINE</u> COMMISSIONER: <u>NK</u> OVERLAY(S)? <u>---</u> TRAILS? Y/N <u>Y</u> PFNA? Y/N <u>N</u>	APP. NUMBER: <u>TM-19-50045</u> TAB/CAC: <u>LCME MT</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6:30 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>RE RNP 1</u> PLANNED LAND USE: <u>RNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>'Amir Hooshang Noshiravan</u> ADDRESS: <u>P.O. Box 65545</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84165</u> TELEPHONE: _____ CELL: <u>801-413-4903</u> E-MAIL: <u>amir.noshiravan@gmail.com</u>
----------------	--

APPLICANT	NAME: <u>Greystone Nevada</u> ADDRESS: <u>9275 W. Russell Rd., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4603</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>186953</u>
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CORRESPONDENT	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 #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-11-306-002, -001

PROPERTY ADDRESS and/or CROSS STREETS: Horse Dr. and Torrey Pines Dr.

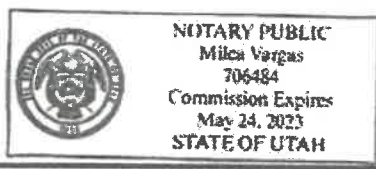
TENTATIVE MAP NAME: TORREY Pines & HORSE WEST

NUMBER OF LOTS: 8 lots GROSS/NET ACREAGE 4.92 GROSS/NET DENSITY 4.62

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.

Amir F. Noshiravan _____ AMIR NOSHIRAVAN _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF Utah
 COUNTY OF Salt Lake City
 SUBSCRIBED AND SWORN BEFORE ME ON 6/26/2019 (DATE)
 By Amir F. Noshiravan
 NOTARY PUBLIC: Milca Vargas



*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.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

TM-19-500145

July 12, 2019

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

SINGLE FAMILY DEVELOPMENT (TITLE 30)

TORREY PINES & HORSE WEST AREA 2

TENTATIVE MAP consisting of 8 lots and no common lots on 4.92 gross acres in an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** waive off-site improvements.

DESIGN REVIEW for the following: **1)** a proposed single-family residential development and, **2)** increase finish grade on 5.42 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Torrey Pines Drive and the south side of Horse Drive within Lone Mountain.

RELATED INFORMATION:

APN:

125-11-306-001 & -002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements including street lights, sidewalk, curb, gutter, and reduce paving width.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade for a single family residential development to 36 inches where 18 inches is the standard (a 200% increase)

LAND USE PLAN:

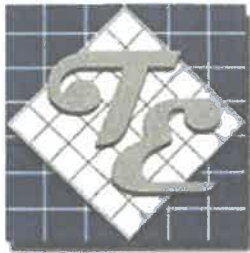
LONE MOUNTAIN – RNP RURAL NEIGHBORHOOD PRESERVATION

BACKGROUND:

Project Description

General Summary

- Site Address: N/A



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

- Site Acreage: 4.92 gross
- Number of Lots: 8
- Density (du/ac): 1.63
- Gross Minimum/Maximum Lot Size (square feet): 22,491 / 25,542
- Net Minimum/Maximum Lot Size (square feet): 18,982 / 22,367
- Project Type: Single Family Residential
- Number of Stories: 2
- Building Height: 22 feet
- Square Feet: 3,173 to 3,776 (not including garages)

Site Plans

The plans depict a single family residential development consisting of 8 residential lots on 4.92 acres for a density of 1.63 dwelling units per acre. The minimum net lot area of 18,982 square feet and a maximum net lot area of 22,367 square feet. The gross lot areas range from 22,491 square feet to 25,542 square feet. Two private 40-ft wide streets with modified roll curb will provide access to 4 lots each. The private streets will terminate in a cul-de-sac and connect to Horse Drive. All adjacent public streets are currently undeveloped.

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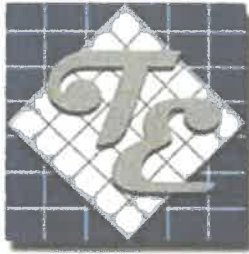
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Applicant's Justification

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. There is a common property line with an existing R-E development to the west (undeveloped), south (undeveloped), and east (proposed to be developed with 8 lots in the City of Las Vegas). An R-E



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zoned development to the southwest of the project site has 4 developed lots of similar size. The off-sites are being requested to be waived to maintain the rural character of the area. The additional fill on the site is needed to meet the drainage criteria.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	City of Las Vegas	R-E	Undeveloped (CLV)
South	RN – Rural Neighborhood (up to 2 du/ac)	R-E	Undeveloped
North	City of Las Vegas	n/a	Undeveloped (CLV)

STANDARDS FOR APPROVAL:

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

Analysis

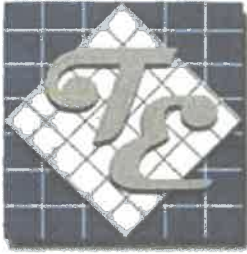
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The project is less than the 2 du/ac density allowed in the R-E zoning district, all proposed lots meet the net lot areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots meet the minimum net and gross square feet lot size code requirements. Therefore, the proposed project is consistent with the adjacent R-E zoned properties.

Waivers of Development Standards #1

To maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. Both Torrey Pines and Horse right-of-ways are currently undeveloped adjacent to the project site. However, the Garehime and Meisenheimer alignments further west and south of the site have existing pavement and serve as access road for adjacent residential developments. Waiving these offsite improvements aids in keeping the rural character of the area



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and differentiating it from other portions of the valley. Both Torrey Pines and Horse are collector streets, but do not cross the 215 beltway. Therefore these streets are not cross town collectors, but regional collectors primarily through the RNP.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The subdivision site design is compatible with the area by providing 4 lot cul-de-sac similar to many others in the RNP area. The proposed home elevations and floor plans are traditional in architecture design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments while maintaining the R-E zoning of the parcels to the east, south, and west of the site. The code requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

Design Review #2

The design review represents the maximum grade difference along the boundary of this application. The area requiring the significant fill is primarily located along the south boundary of the site. The fill is needed to aid the lots to drain to the private street and meet drainage requirements. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.

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

Respectfully,
TANEY ENGINEERING

for
Markella Garanyants, Designer I
Taney Engineering

RIGHT-OF-WAY
(TITLE 30)

MEISENHEIMER AVE/SISK RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0558-OMNI FAMILY LIMITED PARTNERSHIP:

VACATE AND ABANDON a portion of a right-of-way being Sisk Road located between Meisenheimer Avenue and Racel street within Lone Mountain (description on file). MK/jor/ma
(For possible action)

RELATED INFORMATION:

APN:
125-11-305-002; 125-11-305-004; 125-11-307-001, 125-11-307-003

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

BACKGROUND:

Project Description

The site plan depicts the vacation and abandonment of a 60 foot wide portion of right-of-way being Sisk Road. The area being vacated (Sisk Road) is located along the east property lines of APN 125-11-305-002 and APN 125-11-305-004, and the west property lines of APN 125-11-307-001 and APN 125-11-307-003. This portion of right-of-way is being vacated for the proposed single family development project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500146	A tentative map for 10 single family residential lots is a companion item on this agenda.
WS-19-0557	A waiver of development standards for an over-length cul-de-sac and design reviews for increase finished grade and single family residential homes 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

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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: GREYSTONE NEVADA, LLC
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (V&A) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>7/18/19</u> PLANNER ASSIGNED: <u>JORZ</u> ACCEPTED BY: _____ FEE: <u>\$875</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>MIK</u> OVERLAY(S)? _____ TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>VS-19-0558</u> TAB/CAC: <u>Lone, MT</u> TAB/CAC DATE: <u>8/13</u> TIME: <u>10:30pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>R6 RNP1</u> PLANNED LAND USE: <u>RNP</u>
---	-------	---	--

PROPERTY OWNER	NAME: <u>OMNI FAMILY LIMITED PARTNERSHIP</u> ADDRESS: <u>9617 Verlaine Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>Greystone Nevada</u> ADDRESS: <u>9275 W. Russell Rd., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4603</u> CELL: _____ E-MAIL: <u>david.cornoyer@Lennar.com</u> REF CONTACT ID #: <u>186953</u>
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CORRESPONDENT	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 #: _____
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ASSESSOR'S PARCEL NUMBER(S) 125-11-399-005; -006; & -007
(ALL FOR SISK ROAD ONLY)

PROPERTY ADDRESS and/or CROSS STREETS: Sisk Rd. and Meisenheimer Ave.

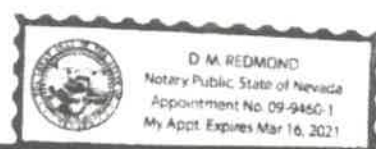
I, (We) the undersigned swear and say that I am, (We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

*

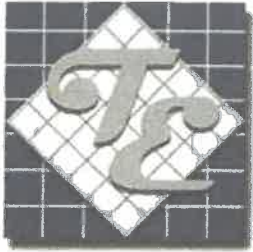
 Property Owner (Signature)*

*
FARIBORZ FRED - SADR
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 28th of June, 2019 (DATE)
 By D. M. Redmond
 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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

VS-19-0558

July 11, 2019

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

**RE: Sisk & Meisenheimer
APN 125-11-399-005
Vacation**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Greystone Nevada LLC, is submitting a vacation of right of way of a portion of Kissel Street, between Meisenheimer and Racel. Kissel street right-of-way does not extend North or South from the above described section, therefore this section of right-of-way is not required.

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

Sincerely,

Cassandra Vazquez
Taney Engineering

FINISHED GRADE &
SINGLE FAMILY RESIDENTIAL
(TITLE 30)

MEISENHEIMER AVE/SISK RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0557-OMNI FAMILY LIMITED PARTNERSHIP:

WAIVER OF DEVELOPMENT STANDARDS to allow an over-length cul-de-sac, **DESIGN REVIEWS** for the following: 1) increased finished grade; and 2) a single family residential development on 5.4 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the south side of Meisenheimer Avenue and the west side of Sisk Road within Lone Mountain. MK/jor/ma (For possible action)

RELATED INFORMATION:

APN:

125-11-305-002; 125-11-305-004

WAIVER OF DEVELOPMENT STANDARDS:

Increase the over-length cul-de-sac to 563 feet where 500 feet is the maximum permitted per Section 30.52.052 (a 13% increase).

DESIGN REVIEWS:

1. Increased finished grade to 36 inches where 18 inches is the maximum per Section 30.32.040 (a 100% increase).
2. A single family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots: 10
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 21,504/21,853 (gross) and 18,030/19,046 (net)
- Project Type: Single family residential development
- Number of Stories: 1

- Building Height (feet): 22 (maximum)
- Square Feet: 3,173 to 3,776

Site Plan

The plan depicts 10 single family residential lots on 5.4 acres. The lots face 1 private street which terminates in a cul-de-sac. Access to the site is from 1 driveway along Meisenheimer Avenue and the proposed project consists of 1.9 dwelling units per acre. The minimum net lot size is 18,030 square feet and the maximum net lot size is 19,046 square feet.

Landscaping

Per the landscape plan, 24 inch box trees and 1 to 5 gallon shrubs will be planted within the 6 foot wide landscape planter along Meisenheimer Avenue (north property line) and Racel Street (south property line).

Elevations

Per the elevation plans, the proposed residences are all 1 story and have a maximum height of 22 feet. Exterior architectural elements include stucco walls, stone veneer, decorative recessed gables, pop-outs, wainscoting, shutters, and a concrete tile roof.

Floor Plans

The floor plans for proposed homes range in area from 3,173 square feet to 3,776 square feet (not including the garages). The proposed residences include the bedrooms, bathrooms, kitchen, living room, foyer, storage areas, laundry room, and an option to include a 2, 3, or 4 car garage with a recreation vehicle (RV) garage.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the proposed residential development is consistent in lot size and density with the surrounding neighborhood that is R-E zoned. The applicant is requesting to increase the cul-de-sac length to allow the lots to have access to the private street. In order to mitigate the over-length cul-de-sac, the applicant is proposing emergency access along the south property line in addition to the drainage easement. The design review for increased finished grade is to ensure that adequate drainage is accommodated for the proposed development. Furthermore, the proposed homes are not out of architectural character with the existing residences in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500146	A tentative map for 10 single family residential lots is a companion item on this agenda.
VS-19-0558	A vacation and abandonment of right-of-way being Sisk Road 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.

Design Review #2

Harmonious architecture of any proposed residential development is highly encouraged per Title 30 standards. Staff finds that the architectural features of the applicant's proposed development is typical of the neighborhood and is compatible in color, design, and building materials. Staff is in support of this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to waiver of development standards; however, the applicant must obtain approval from Fire Prevention.

Design Review #1

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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



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) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF	DATE FILED: <u>7/17/19</u> PLANNER ASSIGNED: <u>JR</u> ACCEPTED BY: _____ FEE: <u>\$1,150</u> CHECK #: <u>ONLINE PYMNT</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y</u> N <u>TRAILS: NO</u> PFNA? <u>Y</u> / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS/DR-19-0557</u> TAB/CAC: <u>LORE MT</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>RE RNP1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>50</u> SIGN? <u>Y</u> / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>OMNI FAMILY LIMITED PARTNERSHIP</u> ADDRESS: <u>9617 Verlane Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Greystone Nevada</u> ADDRESS: <u>9275 W. Russell Rd., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4603</u> CELL: _____ E-MAIL: <u>david.comoyer@Lennar.CO</u> REF CONTACT ID #: <u>186953</u>	
	CORRESPONDENT	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 #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-11-305-002 and -004
 PROPERTY ADDRESS and/or CROSS STREETS: Sisk Rd. and Meisenheimer Ave.
 PROJECT DESCRIPTION: Single family residential

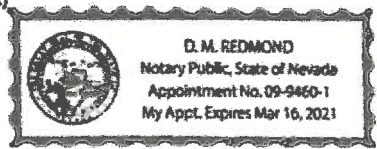
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

* _____
 Property Owner (Signature)
 * TARI BORZ. SADRI
 Property Owner (Print)

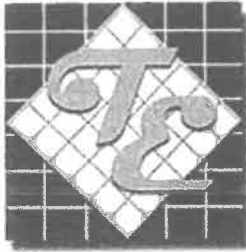
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON this 28th day of June 2019 (DATE)

By D. M. Redmond
 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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

July 12, 2019

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

**PLANNER
COPY**
WS/DR-19-0557

SINGLE FAMILY DEVELOPMENT (TITLE 30)

SISK & MEISENHEIMER (AREA 3)

TENTATIVE MAP consisting of 10 lots and no common lots on 5.42 gross acres in an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** waive off-site improvements and, **2)** 500-ft maximum length of cu-de-sac.

DESIGN REVIEW for the following: **1)** a proposed single-family residential development and, **2)** increase finish grade on 5.42 acres in an R-E (Rural Estates Residential) Zone.

Generally located on Meisenheimer Avenue and Sisk Road within Lone Mountain.

RELATED INFORMATION:

APN:

125-11-305-002 & -004

WAIVERS OF DEVELOPMENT STANDARDS:

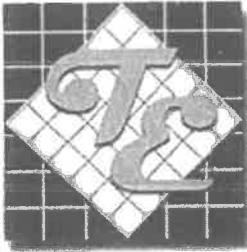
1. Waive full off-site improvements including street lights, sidewalk, curb, gutter, and reduce paving width.
2. Waive the 500-ft maximum length for a cul-de-sac as identified in the CCAUSD.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade for a single family residential development to 36 inches where 18 inches is the standard (a 200% increase)

LAND USE PLAN:

LONE MOUNTAIN – RNP RURAL NEIGHBORHOOD PRESERVATION



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.42 gross
- Number of Lots: 10
- Density (du/ac): 1.85
- Gross Minimum/Maximum Lot Size (square feet): 22,491 / 25,542
- Net Minimum/Maximum Lot Size (square feet): 18,982 / 22,367
- Project Type: Single Family Residential
- Number of Stories: 2
- Building Height: 22 feet
- Square Feet: 3,173 to 3,776 (not including garages)

Site Plans

The plans depict a single family residential development consisting of 10 residential lots on 5.42 acres for a density of 1.85 dwelling units per acre. The minimum net lot area of 18,982 square feet and a maximum net lot area of 22,367 square feet. The gross lot areas range from 22,491 square feet to 25,542 square feet. One private 39-ft wide streets with modified roll curb will provide access to the 10 lots. The private street will terminate in a cul-de-sac and connect to Meisenheimer right of way. All adjacent public streets are currently developed with rural standard pavement.

Landscaping

Six feet wide landscape areas are being proposed with 24-inch box trees on the exterior of the wall along perimeter public right of ways.

Elevations

The plans show 3 models of single family detached residential homes with traditional architecture found in the desert southwest and multiple options which change the elevations for each plan. The buildings have varying roof lines and heights up to 22 feet. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict homes ranging in size from 3,173 and 3,776 square feet, not including garages. The proposed models show 3 and 4 bedrooms, dining, living, and kitchen areas, storage, a laundry room, and bathrooms. Proposed models will also show 3 car garages, 4 car garages and 2 car garages with an RV car garage.

Applicant's Justification



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. There is a common property line to the west with undeveloped planned RNP property and a developed single family home with horses, south is developed RE subdivision, and east is undeveloped and developed R-E property. The additional fill on the site is needed to meet the drainage criteria.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped & developed
East	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South	RN – Rural Neighborhood (up to 2 du/ac)	R-E	Developed
North	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed

STANDARDS FOR APPROVAL:

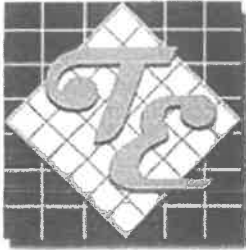
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

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 and value of the area adjacent to the property included in the waiver of development standards request will not affect 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 project is less than the 2 du/ac density allowed in the R-E zoning district, all proposed lots meet the net lot areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots meet the minimum net and gross square feet lot size code requirements. Therefore, the proposed project is consistent with the adjacent R-E zoned properties.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Waivers of Development Standards #1

To maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. Both Torrey Pines and Horse right-of-ways are currently undeveloped adjacent to the project site. However, the Garehime and Meisenheimer alignments further west and south of the site have existing pavement and serve as access road for adjacent residential developments. Waiving these offsites aids in keeping the rural character of the area and differentiating it from other portions of the valley. Both Torrey Pines and Horse are collector streets, but do not cross the 215 beltway. Therefore these streets are not cross town collectors, but regional collectors primarily through the RNP.

Waivers of Development Standards #2

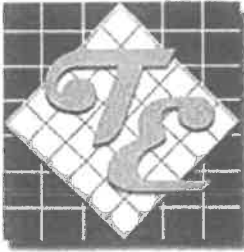
The cul-de sac length is being requested to be increased in length from the maximum 500-ft length to a length of 560-ft. This additional length is needed for access to be provided to all the proposed lots in the subdivision. The additional length is an increase of 12%, just slightly over 10% deviation. At the south terminus of this cul-de-sac a 30-ft wide drainage easement is being provided and can also serve as emergency access to the development if necessary in order to mitigate the additional length. Similar waivers have been approved throughout Clark County, and this is not creating a new precedence.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The subdivision site design is unique by providing a cul-de-sac community similar to others in the RNP. The proposed home elevations and floor plans are modern in architecture design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments while maintaining the R-E zoning of the parcels to the east, south, and west of the site. The code requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

Design Review #2

The design review represents the maximum grade difference along the boundary of this application. The area requiring the significant fill is primarily located along the south boundary of the site. The fill is needed to aid the lots to drain to the private street and meet drainage requirements. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

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

Respectfully,
TANEY ENGINEERING

A handwritten signature in black ink, appearing to read 'Markella Garanyants', written over a horizontal line.

for
Markella Garanyants, Designer I
Taney Engineering

SISK & MEISENHEIMER
(TITLE 30)

SISK RD/MEISENHEIMER AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500146-OMNI FAMILY LIMITED PARTNERSHIP:

TENTATIVE MAP consisting of 10 single family residential lots on 5.4 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the south side of Meisenheimer Avenue and the west side of Sisk Road within Lone Mountain. MK/jor/ma (For possible action)

RELATED INFORMATION:

APN:

125-11-305-002; 125-11-305-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots: 10
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 21,504/21,853 (gross) and 18,030/19,046 (net)
- Project Type: Single family residential development

Site Plan

The plan depicts 10 single family residential lots on 5.4 acres. The lots face 1 private street which terminate in a cul-de-sac. Access to the site is from 1 driveway along Meisenheimer Avenue and the proposed project consists of 1.9 dwelling units per acre. The minimum net lot size is 18,030 square feet and the maximum net lot size is 19,046 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-19-0558	A vacation and abandonment of right-of-way being Sisk Road is a companion item on this agenda.
WS-19-0557	A waiver of development standards for an over-length cul-de-sac and design reviews for increase finished grade and single family residential homes is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- 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

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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



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>7/17/19</u> PLANNER ASSIGNED: <u>JOP</u> ACCEPTED BY: _____ FEE: <u>\$750</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>NK</u> OVERLAY(S)? _____ TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-50146</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>10:30 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/14/19</u> ZONE / AE / RNP: <u>RE RND1</u> PLANNED LAND USE: <u>RNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>OMNI FAMILY LIMITED PARTNERSHIP</u> ADDRESS: <u>9617 Verlaine Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>Greystone Nevada</u> ADDRESS: <u>9275 W. Russell Rd., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4603</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>186953</u>
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CORRESPONDENT	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 #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 125-11-305-002 and -004

PROPERTY ADDRESS and/or CROSS STREETS: Sisk Rd. and Meisenheimer Ave.

TENTATIVE MAP NAME: SISK & MEISENHEIMER

NUMBER OF LOTS: 10 GROSS/NET ACREAGE 5.42/4.96 GROSS/NET DENSITY _____

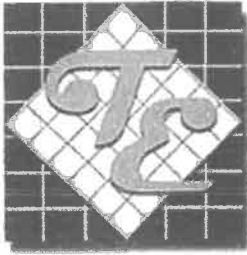
I, We, the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

* _____ * FARI BORZ SADRI
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON this 28th day of June 2019 (DATE)
 By D. M. Redmond
 NOTARY PUBLIC: _____



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

July 12, 2019

TM-19-500146

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

**SINGLE FAMILY DEVELOPMENT
(TITLE 30)**

SISK & MEISENHEIMER (AREA 3)

TENTATIVE MAP consisting of 10 lots and no common lots on 5.42 gross acres in an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** waive off-site improvements and, **2)** 500-ft maximum length of cu-de-sac.

DESIGN REVIEW for the following: **1)** a proposed single-family residential development and, **2)** increase finish grade on 5.42 acres in an R-E (Rural Estates Residential) Zone.

Generally located on Meisenheimer Avenue and Sisk Road within Lone Mountain.

RELATED INFORMATION:

APN:

125-11-305-002 & -004

WAIVERS OF DEVELOPMENT STANDARDS:

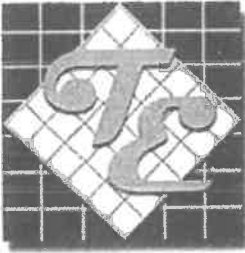
1. Waive full off-site improvements including street lights, sidewalk, curb, gutter, and reduce paving width.
2. Waive the 500-ft maximum length for a cul-de-sac as identified in the CCAUSD.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade for a single family residential development to 36 inches where 18 inches is the standard (a 200% increase)

LAND USE PLAN:

LONE MOUNTAIN – RNP RURAL NEIGHBORHOOD PRESERVATION



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.42 gross
- Number of Lots: 10
- Density (du/ac): 1.85
- Gross Minimum/Maximum Lot Size (square feet): 22,491 / 25,542
- Net Minimum/Maximum Lot Size (square feet): 18,982 / 22,367
- Project Type: Single Family Residential
- Number of Stories: 2
- Building Height: 22 feet
- Square Feet: 3,173 to 3,776 (not including garages)

Site Plans

The plans depict a single family residential development consisting of 10 residential lots on 5.42 acres for a density of 1.85 dwelling units per acre. The minimum net lot area of 18,982 square feet and a maximum net lot area of 22,367 square feet. The gross lot areas range from 22,491 square feet to 25,542 square feet. One private 39-ft wide streets with modified roll curb will provide access to the 10 lots. The private street will terminate in a cul-de-sac and connect to Meisenheimer right of way. All adjacent public streets are currently developed with rural standard pavement.

Landscaping

Six feet wide landscape areas are being proposed with 24-inch box trees on the exterior of the wall along perimeter public right of ways.

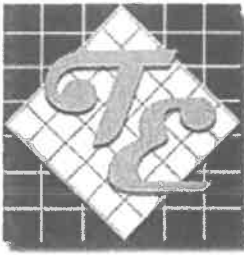
Elevations

The plans show 3 models of single family detached residential homes with traditional architecture found in the desert southwest and multiple options which change the elevations for each plan. The buildings have varying roof lines and heights up to 22 feet. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict homes ranging in size from 3,173 and 3,776 square feet, not including garages. The proposed models show 3 and 4 bedrooms, dining, living, and kitchen areas, storage, a laundry room, and bathrooms. Proposed models will also show 3 car garages, 4 car garages and 2 car garages with an RV car garage.

Applicant's Justification



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. There is a common property line to the west with undeveloped planned RNP property and a developed single family home with horses, south is developed RE subdivision, and east is undeveloped and developed R-E property. The additional fill on the site is needed to meet the drainage criteria.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped & developed
East	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South	RN – Rural Neighborhood (up to 2 du/ac)	R-E	Developed
North	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed

STANDARDS FOR APPROVAL:

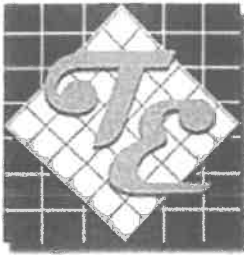
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

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 and value of the area adjacent to the property included in the waiver of development standards request will not affect 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 project is less than the 2 du/ac density allowed in the R-E zoning district, all proposed lots meet the net lot areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots meet the minimum net and gross square feet lot size code requirements. Therefore, the proposed project is consistent with the adjacent R-E zoned properties.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Waivers of Development Standards #1

To maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. Both Torrey Pines and Horse right-of-ways are currently undeveloped adjacent to the project site. However, the Garehime and Meisenheimer alignments further west and south of the site have existing pavement and serve as access road for adjacent residential developments. Waiving these offsites aids in keeping the rural character of the area and differentiating it from other portions of the valley. Both Torrey Pines and Horse are collector streets, but do not cross the 215 beltway. Therefore these streets are not cross town collectors, but regional collectors primarily through the RNP.

Waivers of Development Standards #2

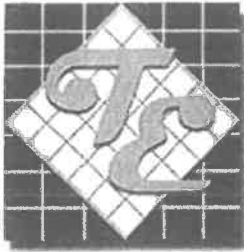
The cul-de sac length is being requested to be increased in length from the maximum 500-ft length to a length of 560-ft. This additional length is needed for access to be provided to all the proposed lots in the subdivision. The additional length is an increase of 12%, just slightly over 10% deviation. At the south terminus of this cul-de-sac a 30-ft wide drainage easement is being provided and can also serve as emergency access to the development if necessary in order to mitigate the additional length. Similar waivers have been approved throughout Clark County, and this is not creating a new precedence.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The subdivision site design is unique by providing a cul-de-sac community similar to others in the RNP. The proposed home elevations and floor plans are modern architecture design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments while maintaining the R-E zoning of the parcels to the east, south, and west of the site. The code requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

Design Review #2

The design review represents the maximum grade difference along the boundary of this application. The area requiring the significant fill is primarily located along the south boundary of the site. The fill is needed to aid the lots to drain to the private street and meet drainage requirements. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

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

Respectfully,
TANEY ENGINEERING

A handwritten signature in black ink, appearing to read 'Markella Garanyants', with a small 'for' written below it.

Markella Garanyants, Designer I
Taney Engineering

RIGHT-OF-WAY
(TITLE 30)

GRAND TETON DR/MUSTANG ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0564-BAILEY, JOHN STEWART IRREVOCABLE TRUST ETAL & BAILEY-RATHER MELINDA SUE IRREVOCABLE TRUST:

VACATE AND ABANDON a portion of a right-of-way being Mustang Street located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain (description on file). MK/jor/ma
(For possible action)

RELATED INFORMATION:

APN:

125-14-501-002; 125-14-502-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The site exhibit depicts a vacation and abandonment of a 60 foot wide portion of right-of-way (Mustang Street) located south of Grand Teton Drive and North of Jo Marcy Drive. The portion of right-of-way is located along the east property lines of APN 125-14-501-002 and APN 125-14-502-001. Per the applicant, vacating this portion of right-of-way is needed for the proposed single family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500148	A tentative map for 24 single family residential lots and 4 common elements is a companion item on this agenda.
WS-19-0565	A waiver of development standards for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving), and a design review for increase finished grade and for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include an additional 10 feet for Grand Teton Drive and associated spandrel;
- Applicant to coordinate with Public Works - Development Review regarding the location of the trail within the dedicated right-of-way and/or on private property;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

Dg 1

APPLICATION TYPE		STAFF	DATE FILED: <u>7/18/19</u>	APP. NUMBER: <u>VS-19-0564</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)			PLANNER ASSIGNED: <u>JOR</u>	TAB/CAC <u>LONG, MT</u>
<input type="checkbox"/> EASEMENT(S)		ACCEPTED BY: _____	TAB/CAC DATE: <u>8/13</u> TIME: <u>030</u>	
<input type="checkbox"/> RIGHT(S)-OF-WAY		FEE: <u>875</u> CHECK #: <u>ONLINE</u>	PC MEETING DATE: _____	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		COMMISSIONER: <u>MK</u>	BCC MTG DATE: <u>9/4/19</u>	
		OVERLAY(S)? _____	ZONE / AE / RNP: <u>RE RNP1</u>	
		TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	PLANNED LAND USE: <u>RNP</u>	

PROPERTY OWNER	NAME: <u>Melinda Sue Bailey-Rather Irrevocable Trust</u>
	ADDRESS: <u>3125 La Mirada Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____


APPLICANT	NAME: <u>Greystone Nevada</u>
	ADDRESS: <u>9275 W. Russell Rd., 4th Floor</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-821-4603</u> CELL: _____
	E-MAIL: <u>david.comoyer@Lennar.com</u> REF CONTACT ID #: _____

CORRESPONDENT	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 #: _____

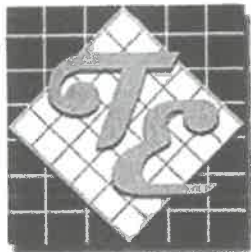
ASSESSOR'S PARCEL NUMBER(S): 125-14-599-001

PROPERTY ADDRESS and/or CROSS STREETS: Maverick St. and Grand Teton Dr.

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.

<p><u>Melinda Bailey Rather</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>2 July 2019</u> (DATE) By <u>Melinda Bailey Rather</u></p> <p>NOTARY PUBLIC: _____</p>	<p><u>Melinda Bailey Rather</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>LEELAND E. RAYBURN NOTARY PUBLIC STATE OF NEVADA Appt. No. 17-3137-1 My Appt. Expires August 25, 2021</p> </div>
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*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

VS-19-0564

July 11, 2019

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

**RE: Torrey Pines & Grand Teton
APN 125-14-501-001
125-14-501-002
125-14-502-001
Vacation**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Greystone Nevada LLC, is submitting a vacation of right of way of Mustang Street, between Torrey Pines and Maverick Street. Mustang street right-of-way does not extend North or South from the above described section, therefore this section of right-of-way is not required.

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

Sincerely,

For
Cassandra Vazquez
Taney Engineering

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

GRAND TETON DR/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0565- STEWART JOHN BAILEY IRREVOCABLE TRUST, ETAL:

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

DESIGN REVIEWS for the following: **1)** increased finished grade; and **2)** a single family residential development on 15.0 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ma (For possible action)

RELATED INFORMATION:

APN:

125-14-501-001; 125-14-501-002; 125-14-502-001

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Torrey Pines Drive per Chapter 30.52.

DESIGN REVIEWS:

1. Increased finished grade to 36 inches where 18 inches is the maximum per Section 30.32.040 (a 100% increase).
2. A single family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15
- Number of Lots: 24 (lots) /4 (common lots)
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 21,868/22,078 (gross) and 18,735/20,685 (net)
- Project Type: Single family residential
- Number of Stories: 1

- Building Height (feet): 22 (maximum)
- Square Feet: 3,173 to 3,776

Site Plan

The submitted plan depicts a single family residential subdivision on 15 acres located on the southeast corner of Torrey Pines Drive and Grand Teton Drive. Access to the site is located along Jo Marcy Drive via 3 separate driveway entrances which lead into 3 separate private streets. The private streets terminate in a northerly direction within a cul-de-sac bulb. The minimum net lot size is 18,735 square feet and the maximum net lot size is 26,685 square feet. The proposed subdivision depicts 24 residential lots and 4 common lots with a density of 1.6 dwelling units per acre. In addition, a 15 foot wide multi-use non-equestrian trail is located along the north property line adjacent to Grand Teton Drive.

Landscaping

Per the landscape plan, an off-set double row of 24 inch box trees and 1 to 5 gallon shrubs will flank both sides of the 15 foot wide multi-use non-equestrian trail along Grand Teton Avenue. The applicant is also proposing additional trees and shrubs adjacent to Torrey Pines Drive and Jo Marcy Drive.

Elevations

Per the elevation plans, the proposed 1 story residences have a maximum height of 22 feet. Exterior architectural elements include stucco walls, stone veneer, decorative recessed gables, pop-outs, wainscoting, shutters, and a concrete tile roof.

Floor Plans

The floor plans for proposed homes range in area from 3,173 square feet to 3,776 square feet (not including the garages). The proposed residences include the bedrooms, bathrooms, kitchen, living room, foyer, storage areas, laundry room, and an option to include a 2, 3, or 4 car garage with a recreation vehicle (RV) garage.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the proposed residential development is consistent in lot size and density with the surrounding neighborhood that are zoned R-E. The applicant is requesting to waive the off-site improvements along Torrey Pines Drive to preserve the rural characteristics of this area. Lastly, the design review for increased finished grade is to ensure that adequate drainage is properly accommodated for the proposed development. Furthermore, the proposed homes are not out of architectural character with the existing residences in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500148	A tentative map for 24 single family residential lots and 4 common elements is a companion item on this agenda.
VS-19-0564	A vacation and abandonment of a portion of right-of-way being Mustang Street 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.

Design Review #2

Staff finds that the architectural features of the applicant's proposed development is typical of the neighborhood and is compatible in color, design, and building materials. Staff is in support of this request.

Public Works - Development Review

Waiver of Development Standards

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Since this section of Torrey Pines Drive is just south of an existing middle school, full off-sites are extremely important to ensure that students can safely walk around the area.

Design Review #1

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of the design reviews, and denial of the waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements for Grand Teton Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include an additional 10 feet for Grand Teton Drive and associated spandrel;
- Applicant to coordinate with Public Works - Development Review regarding the location of the trail within the dedicated right-of-way and/or on private property.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works

from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

Pg 1

- 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 #)

STAFF

DATE FILED: 7/18/19 APP. NUMBER: WS/DR-19-0565
 PLANNER ASSIGNED: JOR TAB/CAC: Lone MT
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 8/13 TIME: 10:30
 FEE: \$1,150 PC MEETING DATE: _____
 CHECK #: Online BCC MEETING DATE: 9/4/19
 COMMISSIONER: MK ZONE / AE / RNP: RE RNP1
 OVERLAY(S)? _____ PLANNED LAND USE: RNP
 PUBLIC HEARING? Y / N NOTIFICATION RADIUS: 500 SIGN? Y / N
 TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Melanie Lee Bailey-Alexander Irrevocable Trust
 ADDRESS: 8820 Maverick St.
 CITY: Las Vegas STATE: NV ZIP: 89131
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: Greystone Nevada
 ADDRESS: 9275 W. Russell Rd., 4th Floor
 CITY: Las Vegas STATE: NV ZIP: 89148
 TELEPHONE: 702-821-4603 CELL: _____
 E-MAIL: david.comoyer@Lennar.com REF CONTACT ID #: _____

CORRESPONDENT

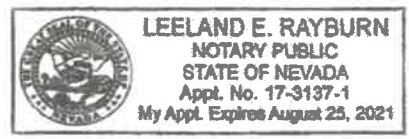
NAME: Taney Engineering Attn: Elisha Scrogum
 ADDRESS: 6030 S. Jones Blvd.
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-362-8844 CELL: _____
 E-MAIL: ElishaS@TaneyCorp.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-14-501-001 & 002 and 125-14-502-001
 PROPERTY ADDRESS and/or CROSS STREETS: Maverick St. and Grand Teton Dr.
 PROJECT DESCRIPTION: Single family residential

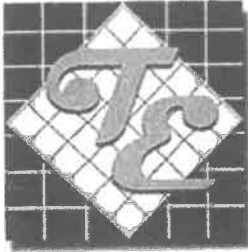
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Melanie B. Alexander Melanie B. Alexander
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2 July 2019 (DATE)
 By Melanie B. Alexander
 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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

July 12, 2019

WS-19-0565

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

SINGLE FAMILY DEVELOPMENT (TITLE 30)

TORREY PINES & GRAND TETON (AREA 4)

TENTATIVE MAP consisting of 24 lots and no common lots on 15.19 gross acres in an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** waive off-site improvements on Torrey Pines Drive and Jo Marcy Drive.

DESIGN REVIEW for the following: **1)** a proposed single family residential development; and **2)** increase finish grade on 15.19 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Torrey Pines Drive and south side of Grand Teton Drive within Lone Mountain.

RELATED INFORMATION:

APN:

125-14-502-001, 125-14-501-001 & -002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements including street lights, sidewalk, curb, gutter, and reduce paving width.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade for a single family residential development to 36 inches where 18 inches is the standard (a 200% increase).

LAND USE PLAN:

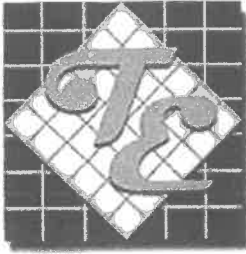
LONE MOUNTAIN – RNP RURAL NEIGHBORHOOD PRESERVATION

BACKGROUND:

Project Description

General Summary

- Site Address: N/A



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

- Site Acreage: 15.19 gross
- Number of Lots: 24
- Density (du/ac): 1.58
- Gross Minimum/Maximum Lot Size (square feet): 21,868 / 22,078
- Net Minimum/Maximum Lot Size (square feet): 18,735 / 20,685
- Project Type: Single Family Residential
- Number of Stories: 2
- Building Height: 22 feet
- Square Feet: 3,173 to 3,776 (not including garages)

Site Plans

The plans depict a single family residential development consisting of 24 residential lots on 15.19 acres for a density of 1.58 dwelling units per acre. The minimum net lot area of 18,735 square feet and a maximum net lot area of 20,685 square feet. The gross lot areas range from 21,868 square feet to 22,078 square feet. Three private 39-ft wide streets with modified roll curb will provide access to 8 lots each. The private streets will terminate in a cul-de-sac and connect to Jo Marcy Drive. The adjacent Torrey Pines Drive public street is currently undeveloped, while Grand Teton Drive is paved on the north half and Jo Marcy Drive is paved at 32-ft. We will provide full offsites on Grand Teton.

Landscaping

The plans depict 24-inch box trees on the exterior of lots along Torrey Pines Drive, Grand Teton Drive, and Jo Marcy Drive.

Elevations

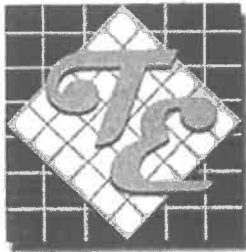
The plans show 3 models of single family detached residential homes with traditional architecture found in the desert southwest and multiple options which change the elevations for each plan. The buildings have varying roof lines and heights up to 22 feet. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict homes ranging in size from 3,173 and 3,776 square feet, not including garages. The proposed models show 3 and 4 bedrooms, dining, living, and kitchen areas, storage, a laundry room, and bathrooms. Proposed models will also show 3 car garages, 4 car garages and 2 car garages with an RV car garage.

Applicant's Justification

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. There is a common property line with an existing R-E development to the west (undeveloped), south (developed),



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

north (developed) and east (developed). The developed parcels are of similar lot size to the proposed project. The off-sites are being requested to be waived to maintain the rural character of the area. The additional fill on the site is needed to meet the drainage criteria.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed (single family residence)
South	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed (single family residence)
North	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed (single family residence)

STANDARDS FOR APPROVAL:

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

Analysis

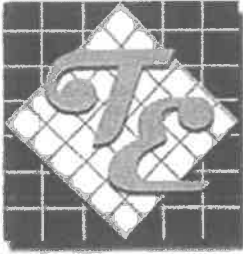
Waivers of Development Standards

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 and value of the area adjacent to the property included in the waiver of development standards request will not affect 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 project is less than the 2 du/ac density allowed in the R-E zoning district, all proposed lots meet the net lot areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots meet the minimum net and gross square feet lot size code requirements. Therefore, the proposed project is consistent with the adjacent R-E zoned properties.

Waivers of Development Standards #1

To maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. Both Torrey Pines and Horse right-of-ways are currently undeveloped adjacent to the project site. However, the Garehime and Meisenheimer alignments further west and south of the site have



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

existing pavement and serve as access road for adjacent residential developments. Waiving these offsites aids in keeping the rural character of the area and differentiating it from other portions of the valley. Both Torrey Pines and Horse are collector streets, but do not cross the 215 beltway. Therefore these streets are not cross town collectors, but regional collectors primarily through the RNP.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The subdivision site design is unique by providing roundabouts through the community. The proposed home elevations and floor plans are modern architecture design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments while maintaining the R-E zoning of the parcels to the east, south, and west of the site. The code requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

Design Review #2

The design review represents the maximum grade difference along the boundary of this application. The area requiring the significant fill is primarily located along the east boundary of the site. The fill is needed to aid the lots to drain to the private street and meet drainage requirements. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.

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

Respectfully,
TANEY ENGINEERING

Markella Garanyants, Designer I
Taney Engineering

TORREY PINES & GRAND TETON
(TITLE 30)

TORREY PINES DR/GRAND TETON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500148-STEWART JOHN BAILEY IRREVOCABLE TRUST, ET AL:

TENTATIVE MAP consisting of 24 single family residential lots and 4 common lots on 15 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ma (For possible action)

RELATED INFORMATION:

APN:

125-14-501-001; 125-14-501-002; 125-14-502-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15
- Number of Lots: 24 (lots)/4 (common lots)
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 21,868/22,078 (gross) and 18,735/20,685 (net)
- Project Type: Single family residential

The submitted plan depicts a single family residential subdivision on 15 acres located on the southeast corner of Torrey Pines Drive and Grand Teton Drive. Access to the site is located along Jo Marcy Drive via 3 separate driveway entrances which lead into 3 separate private streets. The private streets terminate in a northerly direction within a cul-de-sac bulb. The minimum net lot size is 18,735 square feet and the maximum net lot size is 20,685 square feet. The proposed subdivision depicts 24 residential lots and 4 common lots with a density of 1.6 dwelling units per acre.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-19-0565	A waiver of development standards for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving), and a design review for increase finished grade and a single family residential development is a companion item on this agenda.
VS-19-0564	A vacation and abandonment of a portion of right-of-way being Mustang Street is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Current Planning Division - Addressing

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements for Grand Teton Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include an additional 10 feet for Grand Teton Drive and associated spandrel;
- Applicant to coordinate with Public Works - Development Review regarding the location of the trail within the dedicated right-of-way and/or on private property.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: ELISNA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

PA1

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7/18/19</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$750</u> CHECK #: <u>online</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ TRAILS? Y / N _____ PFNA? Y / N _____	APP. NUMBER: <u>TM-19-50048</u> TAB/CAC: <u>Lone MT</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>RE PNP 1</u> PLANNED LAND USE: <u>RNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Melinda Sue Bailey-Rather Irrevocable Trust</u> ADDRESS: <u>3125 La Mirada Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Greystone Nevada</u> ADDRESS: <u>9275 W. Russell Rd., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4603</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	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 #: _____
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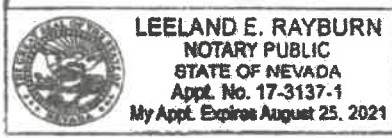
ASSESSOR'S PARCEL NUMBER(S): 125-14-501-001 & 002 and 125-14-502-001

PROPERTY ADDRESS and/or CROSS STREETS: Maverick St. and Grand Teton Dr.
 TENTATIVE MAP NAME: TORREY PINES & GRAND TETON
 NUMBER OF LOTS: _____ GROSS/NET ACREAGE _____ 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.

Melinda Bailey-Rather Property Owner (Signature)* Melinda Bailey-Rather Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2 July 2019 (DATE)
 By Melinda Rather
 NOTARY PUBLIC: _____



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

TM-19-500148

July 10, 2019
LEN-19-019

Jillee Opiniano-Rowland
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Re: Torrey Pines & Grand Teton (Area 4) – Tentative Map

Dear Mrs. Opiniano-Rowland:

Taney Engineering, on behalf of our client, Greystone Nevada, LLC, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Vacation, Waiver of Development Standards and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

Elisha Scrogum
Project Coordinator

09/04/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

TORREY PINES DR/FARM RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0567-MUKHTAR, SHAHID, ET AL:

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

DESIGN REVIEWS for the following: 1) increased finished grade; and 2) a single family residential development on 9.4 acres an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jor/ma (For possible action)

RELATED INFORMATION:

APN:

125-14-305-001; 125-14-305-004

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Torrey Pines Drive per Chapter 30.52.

DESIGN REVIEWS:

1. Increased finished grade to 36 inches where 18 inches is the maximum per Section 30.32 040 (a 100% increase).
2. A single family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.4
- Number of Lots: 18 (lots)/4 (common lots)
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (Square Feet): 20,439/28,218 (gross) and 18,031/26,954 (net)
- Project Type: Single family residential
- Number of Stories: 1

- Building Height (feet): 22 (maximum)
- Square Feet: 3,173 to 3,776

Site Plan

The plan depicts a single family residential development consisting of 18 lots and 4 common lots on 9.4 acres. The density is 1.8 dwelling units per acre. Per the plan, access to the residential lots is from 2 driveways along Torrey Pines Drive. The northern driveway accesses Lots 1 through Lots 9, via a private street that runs in an east to west direction and terminates in a cul-de-sac. The southern driveway mimics the same design, and allows access to Lots 10 through Lots 18. Lastly, the minimum net lot size is 18,031 square feet and a maximum of 26,954 square feet net lot size.

Landscaping

The east property lines of Lots 1, 9, 10, and 18 are adjacent to a 15 foot wide multi-use and equestrian trail with which includes a 5 foot wide landscape strip. The proposed landscaping includes 24 inch wide box trees and 1 to 5 gallon shrubs.

Elevations

Per the elevation plans, the proposed residences have a maximum height of 22 feet. Exterior architectural elements include stucco walls, stone veneer, decorative recessed gables, pop-outs, wainscoting, shutters, and a concrete tile roof.

Floor Plans

The floor plans for proposed homes range in area from 3,173 square feet to 3,776 square feet (not including the garages). The proposed residences include the bedrooms, bathrooms, kitchen, living room, foyer, storage areas, laundry room, and an option to include a 2, 3, or 4 car garage with a recreation vehicle (RV) garage.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the proposed residential development is consistent in lot size and density with the surrounding neighborhood that is zoned R-E (Rural Estates Residential). The applicant is requesting to waive the off-site improvements on Torrey Pines Drive to preserve the rural characteristics of this area. Lastly, the design review for increased finished grade is to ensure that adequate drainage is accommodated for the proposed development. Furthermore, the proposed homes are not out of architectural character with the existing residences in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road between Eisner Drive (alignment) and Solar Avenue (alignment) – recorded	Approved by PC	March 2011

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0014-11	Allowed an over-length cul-de-sac	Approved by PC	March 2011
UC-1106-08	Request for a communication tower with increased height, and reduced separation from a residential development	Denied by PC	February 2009
VS-0929-05	Vacated and abandoned a portion of right-of-way being Severance Lane located between Torrey Pines Drive and Sisk Lane -- re-recorded	Approved by RC	July 2005
WS-0791-03	Allowed accessory structures in the front yard, reduced setbacks, increased height, and allow a chain link fence in the front yard	Approved by PC	June 2003
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-10-500149	A tentative map consisting of 18 single family residential lots and 4 common 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

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.

Design Review #2

Staff finds that the architectural features of the applicant's proposed development is typical of the neighborhood and is compatible in color, design, and building materials. Staff is in support of this request.

Public Works - Development Review

Waiver of Development Standards

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Design Review #1

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of the design reviews; and denial of the waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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.
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APN 125-14-305-001 and -004; to connect to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed or abandoned.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

pg 1

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>7/15/19</u> PLANNER ASSIGNED: <u>JAM</u> ACCEPTED BY: _____ FEE: <u>\$1,150</u> CHECK #: <u>online</u> COMMISSIONER: <u>TRAC</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="radio"/> Y / <input type="radio"/> N TRAILS? <input checked="" type="radio"/> Y / <input type="radio"/> N PFNA? <input type="radio"/> Y / <input checked="" type="radio"/> N APPROVAL/DENIAL BY: <u>_____</u>	APP. NUMBER: <u>WS-19-0567</u> TAB/CAC: <u>Lore mt</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>RE RNDP</u> PLANNED LAND USE: <u>RNDP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="radio"/> Y / <input type="radio"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>MUKHTAR SHAHID</u> ADDRESS: <u>11540 Via Princessa Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT NAME: <u>Greystone Nevada</u> ADDRESS: <u>9275 W. Russell Rd., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4603</u> CELL: _____ E-MAIL: <u>david.cornoyer@Lennar.cc</u> REF CONTACT ID #: _____	
	CORRESPONDENT 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 #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-14-305-004
 PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Dr. & Farm Dr.
 PROJECT DESCRIPTION: Single family residential

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

Property Owner (Signature) * [Signature] Property Owner (Print) Shahid Mukhtar

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2019 (DATE)

By Gina M. Miceli
 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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

July 12, 2019

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

WS-19-0567
JL

SINGLE FAMILY DEVELOPMENT (TITLE 30)

TORREY PINES & FARM (AREA 5)

TENTATIVE MAP consisting of 18 lots and no common lots on 10.16 gross acres in an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** waive off-site improvements.

DESIGN REVIEW for the following: **1)** a proposed single family residential development; and **2)** increase finish grade on 10.16 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Torrey Pines Drive, south of Farm Road and east of Sisk Road within Lone Mountain.

RELATED INFORMATION:

APN:

125-14-305-001 & -004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements including street lights, sidewalk, curb, gutter, and reduce paving width.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade for a single family residential development to 36 inches where 18 inches is the standard (a 200% increase)

LAND USE PLAN:

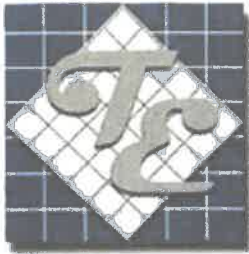
LONE MOUNTAIN – RNP RURAL NEIGHBORHOOD PRESERVATION

BACKGROUND:

Project Description

General Summary

- Site Address: N/A



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

- Site Acreage: 10.16 gross
- Number of Lots: 18
- Density (du/ac): 1.77
- Gross Minimum/Maximum Lot Size (square feet): 20,439 / 28,218
- Net Minimum/Maximum Lot Size (square feet): 18,031 / 26,954
- Project Type: Single Family Residential
- Number of Stories: 2
- Building Height: 22 feet
- Square Feet: 3,173 to 3,776 (not including garages)

Site Plans

The plans depict a single family residential development consisting of 18 residential lots on 10.16 acres for a density of 1.77 dwelling units per acre. The minimum net lot area of 18,031 square feet and a maximum net lot area of 26,954 square feet. The gross lot areas range from 20,439 square feet to 28,218 square feet. Two private 39-ft wide streets with R-type curb will provide access to 9 lots each. The private streets will terminate in a cul-de-sac and connect to Torrey Pines Drive. The adjacent Torrey Pines public street is currently paved at 50-ft.

Landscaping

The plans depict 24-inch box trees on the exterior of lots along Torrey Pines Drive.

Elevations

The plans show 3 models of single family detached residential homes with traditional architecture found in the desert southwest and multiple options which change the elevations for each plan. The buildings have varying roof lines and heights up to 22 feet. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The plans depict homes ranging in size from 3,173 and 3,776 square feet, not including garages. The proposed models show 3 and 4 bedrooms, dining, living, and kitchen areas, storage, a laundry room, and bathrooms. Proposed models will also show 3 car garages, 4 car garages and 2 car garages with an RV car garage.

Applicant's Justification

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. There is a common property line with an existing R-E development to the west (undeveloped), north (developed), south (developed), and east (developed). The developments to the north, east, and south are all of similar lot size to the proposed lot sizes. The off-sites are being



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

requested to be waived to maintain the rural character of the area. The additional fill on the site is needed to meet the drainage criteria.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed (Single Family Residence)
South	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed (Single Family Residence)
North	RNP – Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed (Single Family Residence)

STANDARDS FOR APPROVAL:

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

Analysis

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 and value of the area adjacent to the property included in the waiver of development standards request will not affect 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 project is less than the 2 du/ac density allowed in the R-E zoning district, all proposed lots meet the net lot areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. All proposed lots meet the minimum net and gross square feet lot size code requirements. Therefore, the proposed project is consistent with the adjacent R-E zoned properties.

Waivers of Development Standards #1

To maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. Both Torrey Pines and Horse right-of-ways are currently undeveloped adjacent to the project site. However, the Garehime and Meisenheimer alignments further west and south of the site have existing pavement and serve as access road for adjacent residential developments. Waiving these offsites aids in keeping the rural character of the area and



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

differentiating it from other portions of the valley. Both Torrey Pines and Horse are collector streets, but do not cross the 215 beltway. Therefore these streets are not cross town collectors, but regional collectors primarily through the RNP.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The subdivision site design is unique by providing roundabouts through the community. The proposed home elevations and floor plans are modern architecture design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments while maintaining the R-E zoning of the parcels to the east, south, and west of the site. The code requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

Design Review #2

The design review represents the maximum grade difference along the boundary of this application. The area requiring the significant fill is primarily located along the south and west boundary of the site. The fill is needed to aid the lots to drain to the private street and meet drainage requirements. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.

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

Respectfully,
TANEY ENGINEERING

Markella Garanyants, Designer I
Taney Engineering

TORREY PINES & FARM
(TITLE 30)

TORREY PINES DR/FARM RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500149-MUKHTAR, SHAHID ET AL:

TENTATIVE MAP consisting of 18 single family residential lots and 4 common lots on 9.4 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jor/ma (For possible action)

RELATED INFORMATION:

APN:

125-14-305-001; 125-14-305-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.4
- Number of Lots: 18 (lots)/4 (common lots)
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (Square Feet): 20,439/28,218 (gross) and 18,031/26,954 (net)
- Project Type: Single family residential

The plan depicts a single family residential development consisting of 18 lots and 4 common lots on 9.4 acres. The density is 1.8 dwelling units per acre. Per the plan, access to the residential lots is from 2 driveways along Torrey Pines Drive. The northern driveway accesses Lots 1 through Lots 9, via a private street that runs in an east to west direction and terminates in a cul-de-sac. The southern driveway mimics the same design, and allows access to Lots 10 through Lots 18. Lastly, the minimum net lot size is 18,031 square feet and a maximum of 26,954 square foot net lot size.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road between Eisner Drive (alignment) and Solar Avenue (alignment) – recorded	Approved by PC	March 2011
WS-0014-11	Allowed an over-length cul-de-sac	Approved by PC	March 2011
UC-1106-08	Request for a communication tower with increased height, and reduced separation from a residential development	Denied by PC	February 2009
VS-0929-05	Vacated and abandoned a portion of right-of-way being Severance Lane located between Torrey Pines Drive and Sisk Lane – re-recorded	Approved by PC	July 2005
WS-0791-03	Allowed accessory structures in the front yard, reduced setbacks, increased height, and allow a chain link fence in the front yard.	Approved by PC	June 2003
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-N) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-19-0567	A waiver of development standards for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving), and a design review for increased finished grade and a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 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: GREYSTONE NEVADA, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118



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>7/18/19</u> PLANNER ASSIGNED: <u>JBR</u> ACCEPTED BY: _____ FEE: <u>\$750</u> CHECK #: <u>Online</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="radio"/> Y <input type="radio"/> N PFNA? <input type="radio"/> Y <input checked="" type="radio"/> N	APP. NUMBER: <u>TM-19-500149</u> TAB/CAC: <u>None mt.</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>10:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>RE RNP 1</u> PLANNED LAND USE: <u>RNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>MUKHTAR SHAHID</u> ADDRESS: <u>11540 Via Princessa Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Greystone Nevada</u> ADDRESS: <u>9275 W. Russell Rd., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4603</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	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 #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-14-305-004

PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Dr. & Farm Dr.

TENTATIVE MAP NAME: _____

NUMBER OF LOTS: _____ GROSS/NET ACREAGE _____ 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.

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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2019 (DATE)
 By GINA M. MICELI
 NOTARY PUBLIC _____



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

TM-19-50049

July 10, 2019

LEN-19-019

Jillee Opiniano-Rowland
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Re: Torrey Pines & Farm (Area 5) – Tentative Map

Dear Mrs. Opiniano-Rowland:

Taney Engineering, on behalf of our client, Greystone Nevada, LLC, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Vacation, Waiver of Development Standards and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

Elisha Scrogum
Project Coordinator