

- IV. Approval of Agenda for October 8, 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-19-0712-FORESTAR REAL ESTATE GROUP INC:**
WAIVERS OF DEVELOPMENT STANDARDS for over-length cul-de-sacs in conjunction with a previously approved residential subdivision on a portion of 8.6 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Craig Road and the west side of Durango Drive within Lone Mountain. LB/nr/jd (For possible action) **11/05/2019 PC**
- VII. General Business
None
- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- IX. Next Meeting Date: October 29, 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

September 24, 2019

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	Chris Darling – PRESENT Dr. Sharon Stover – PRESENT
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 September 10, 2019 Minutes
Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for September 24, 2019
Moved by: KIM
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Items
Received updates pertaining to National Night out on October 8th and Lone Mountain Road Improvements Project.

VI. Planning & Zoning

1. **WS-18-0996-GRAND HAMMER ESTATES, LLC: AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce net lot area; 2) increased wall height (no longer needed); and 3) waive off-site improvements (streetlights, sidewalk, curb, gutter, and partial pavement); and 4) reduce minimum intersection off-set (previously not notified). **DESIGN REVIEW** to increase the finished grade for a single family residential development on 2.5 acres in an R-E (RNP-I) Zone (no longer needed). Generally located on the east side of Grand Canyon Drive and the south side of Hammer Lane within Lone Mountain. LB/sd/ja (For possible action) **09/18/19 BCC**

Action: APPROVED subject to staff conditions and understanding that waiver #2 for increased wall height and design review request are no longer needed

Moved by: EVAN

Vote: 5/0 Unanimous

2. **WS-19-0631-NEON SUNSET, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce net lot area; and 2) allow access to an arterial street (Fort Apache Road). **DESIGN REVIEW** for a proposed single family residential minor subdivision on 1.8 acres in an R-E (RNP-I) Zone. Generally located between Stephen Avenue and Hammer Lane within Lone Mountain. LB/sd/ja (For possible action) **10/02/19 BCC**

Action: DENIED waiver #1 and design review, **APPROVED** waiver #2

Moved by: TERESA

Vote: 4/1 Unanimous

(1st motion by EVAN was to approve application with accessory structure setback restriction to be recorded on parcel map, motion failed 4-1)

3. **UC-19-0655-DUKATT, CAROLYN: USE PERMIT** to allow additional household pets (cats) in conjunction with a single family residence on approximately 1.2 acres in an R-E (RNP-I) Zone. Generally located on the north side of Washburn Road and the east side of Juliano Road within Lone Mountain. LB/nr/ja (For possible action) **10/02/19 BCC**

Action: APPROVED subject to staff conditions

Moved by: TERESA

Vote: 5/0 Unanimous

4. **UC-19-0695-VALTIERREZ MANUEL & CLAUDIA: USE PERMIT** to allow an accessory structure (block wall) prior to a principal use (residence). **WAIVER OF DEVELOPMENT STANDARDS** to increase maximum wall height for a future single family residence located on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the south side of Washburn Road and the east side of Conough Lane within Lone Mountain. LB/lm/jd (For possible action) **10/15/19 PC**

Action: APPROVED subject to staff conditions and condition that wall & offsets to align with plans submitted by applicant

Moved by: TERESA

Vote: 5/0 Unanimous

5. **VS-19-0669-LEIBOVIC DOV J: VACATE AND ABANDON** a portion of right-of-way being Centennial Parkway located between Tenaya Way and Rio Vista Street within Lone Mountain. MK/sd/jd (For possible action) **10/15/19 PC**

Action: APPROVED subject to staff conditions
Moved by: SHARON
Vote: 5/0 Unanimous

6. **VS-19-0678-SCHNEIDER BRIAN & SCHNEIDER COLLIN:**
VACATE AND ABANDON easements of interest to Clark County located between Eula Street and CC 215, and between La Madre Way and Rosada Way within Lone Mountain. LB/rk/jd (For possible action) **10/15/19 PC**

Action: APPROVED subject to staff conditions
Moved by: TERESA
Vote: 5/0 Unanimous

VI. General Business

1. Reviewed & finalized FY 2019 budget request(s)
- Better AV Equipment (like Sunrise Manor)
 - Snacks/Water
 - Bigger Signage for RNP area
 - Additional Metal Art Structures for medians in Lone Mountain area

- VIII. Public Comment
None

- IX. Next Meeting Date
The next regular meeting will be October 8, 2019

- X. Adjournment
The meeting was adjourned at 8:34 p.m.

11/05/19 PC AGENDA SHEET

OVER-LENGTH CUL-DE-SACS
(TITLE 30)

DURANGO DR/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0712-FORESTAR REAL ESTATE GROUP INC:

WAIVERS OF DEVELOPMENT STANDARDS for over-length cul-de-sacs in conjunction with a previously approved residential subdivision on a portion of 8.6 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the south side of Craig Road and the west side of Durango Drive within Lone Mountain. LB/nr/jd (For possible action)

RELATED INFORMATION:

APN:

138-05-701-009; 138-05-701-020; 138-05-701-038; 138-05-701-050 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow for an over-length cul-de-sac (Plumeria Mist Street, north side) of 525 feet 4 inches where 500 feet is the maximum permitted per Section 30.52.052 (a 5.08% increase).
- b. Allow for an over-length cul-de-sac (Plumeria Mist Street, south side) of 594 feet 4 inches where 500 feet is the maximum permitted per Section 30.52.052 (a 18.88% increase).

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.6 (portion)
- Number of Lots/Units: 29
- Density (du/ac): 23
- Project Type: Over-length cul-de-sac

Site Plan

The plan depicts an approved single family residential development consisting of 45 lots with a density of 3 dwelling units per acre. The development will actually consist of 4 separate subdivisions that are accessed by 38 foot wide cul-de-sac streets as follows: 1) 15 lots on the

west side of Durango Drive between Craig Road and Helena Avenue and 14 lots on the west side of Durango Drive between Helena Avenue and Hickam Avenue, both of which have access from Helena Avenue via a private cul-de-sac (Plumeria Mist Street); and 2) two, 8 lot subdivisions on the east side of Durango Drive on both sides of Hickam Avenue, with access to both private cul-de-sacs from Hickam Avenue (not a part of this request). Plumeria Mist Street has a length of 523 feet 4 inches north of Helena Avenue and 594 feet 4 inches south of Helena Avenue.

Landscaping

The approved plan from WS-19-0065 shows a 5 foot wide landscape area directly behind the proposed curb with a detached 5 foot wide sidewalk along the west and east sides of Durango Drive. A 3 foot wide landscape area is shown on the north and south sides of Helena Avenue and Hickam Avenue.

Applicant's Justification

The applicant is requesting a waiver of development standards for the approved over-length cul-de-sacs which were included with the submittal of WS-19-0065; however, a waiver was not requested at that time.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0065	Single family residential development with reduced setbacks, increased wall height and finished grade, and reduced net lot area	Approved by BCC	March 2019
VS-19-0066	Vacated and abandoned government patent easements and a portion of right-of-way being Durango Drive	Approved by BCC	March 2019
ZC-18-0796	Reclassified 15.1 acres from R-E (RNP-I) to R-D zoning, with a design review for a proposed single family residential development, and waived gross lot area, alternative landscaping and full off-site improvements	Approved by BCC	November 2018
TM-18-500189	45 single family residential lots and common lots	Approved by BCC	November 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Low (up to 3.5 du/ac)	R-E (RNP-I), R-D	Undeveloped & single family residences
East	Residential Low (up to 3.5 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residences
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residences

STANDARDS FOR APPROVAL:

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

Analysis

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.

Public Works - Development Review

Waiver of Development Standards

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Clark County Fire Prevention approval of all over-length streets.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DR HORTON

CONTACT: ADVANTAGE CIVIL, 2920 N. GREEN VALLEY PKWY, BLDG 4 #422,
HENDERSON, NV 89114

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZN)
- 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>9/5/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>475</u> CHECK #: <u>11319 & 11320</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0712</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>10/8</u> TIME: <u>6:30 AM</u> PC MEETING DATE: <u>11/5 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-D</u> PLANNED LAND USE: <u>RL</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Forestar (USA) Real Estate Group Inc.</u> ADDRESS: <u>2221 E. Lamar Blvd., Suite 790</u> CITY: <u>Arlington</u> STATE: <u>TX</u> ZIP: <u>76006</u> TELEPHONE: <u>817-769-1860</u> CELL: _____ E-MAIL: <u>tomburleson@forestar.com</u>	
APPLICANT	NAME: <u>DR Horton</u> ADDRESS: <u>1081 Whitney Ranch Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>mpcuddy@drhorton.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Advantage Civil Design Group</u> ADDRESS: <u>2920 N. Green Valley Pkwy Bldg 4 #422</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-432-2234</u> CELL: _____ E-MAIL: <u>brandon@advantagecivil-nv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-05-701-009, 020, 050 & 038 (affected parcels)

PROPERTY ADDRESS and/or CROSS STREETS: Durango & Hickam

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.

Thomas H. Burleson
 Property Owner (Signature)*

Forestar (USA) Real Estate Group Inc.
 Property Owner (Print)

Thomas H. Burleson
 Senior Vice President

STATE OF Texas
 COUNTY OF Tarrant

SUBSCRIBED AND SWORN BEFORE ME ON August 16, 2019 (DATE)
 By Thomas H. Burleson

NOTARY PUBLIC: Kristen Carlstrom

KRISTEN CARLSTROM
 Notary Public, State of Texas
 Comm. Expires 07-06-2023
 Notary ID 130284093

*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.



August 28, 2019

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

**CIVIL
ENGINEERING**

WS-19-0712

**Subject: Justification Letter for Durango & Hickam - by D.R. Horton
Waiver of Development Standards**

On behalf of D.R. Horton, Advantage Civil Design Group offers this justification letter and submittal package in support of Waiver of Development Standards applications for the Durango & Hickam project. The subject site is approximately 15.1 net acres, located at the intersection of Durango Drive and Hickam Avenue comprising the following Assessor's Parcel Numbers:

APN: 138-05-701-009, 138-05-701-020, 138-05-701-050, 138-05-701-038, 138-04-301-024, & 138-04-401-001

Recent Zoning Actions

The subject site was recently approved under TM-18-500189 and ZC-18-0796 (RD zoning). The adjacent parcel on the southwest corner of Hickam Avenue and Butler Street is currently zoned R-E, with a 4 lot parcel map approved under MSM-18-600106. D.R. Horton proposes to construct 45 single family residences, for an overall density of 2.98 units/acre on the RD portion. Therefore, no zone change is necessary. Please note that site layout and street patterns remain the same as was previously approved.

Waiver of Development Standards

The proposed development application has been revised to include a request for a waiver of development standards to facilitate site development.

A Waiver is being requested with the subject application as follows:

This waiver of development standard is for the extended lengths in Streets with a County approved turnaround. This waiver of development standard is for the two dead end streets to each include a total lengths of 549' and 525' where 500' is permitted by code. This would allow for access to the end lots within the project. This request is typical for developments of this nature and does not have a negative impact on the community.

Please contact our office if you have any questions or require any additional information regarding this application.

Respectfully,
Advantage Civil Design Group

Brandon G. Doty, P.E.
Project Manager