



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

October 29, 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 October 8, 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 October 29, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Item

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

VI. Planning & Zoning

1. **VS-19-0763-GLK HOLDINGS I, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Darling Road located between Hualapai Way and Grand Canyon Drive within Lone Mountain LB/tk/jd (For possible action) 11/19/19 PC
2. **WS-19-0774-HARTLE 2001 TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to reduce a setback in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jace Canyon Court and the north side of Kraft Avenue within Lone Mountain. LB/jor/ja (For possible action) 11/19/19 PC
3. **ET-19-400131 (NZC-0511-12)-TETON CAPITAL MANAGEMENT, LLC:**
ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 3.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone. Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain MK/tk/jd (For possible action) 11/2019 BCC

VII. General Business

1. Discussion and possible action regarding request for amendment to Lone Mountain Land Use Plan to add additional requirement for either decorative block wall or 3' block wall setback to accommodate small native brush landscaping for all residential subdivision projects consisting of four or more lots.

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: November 12, 2019

X. Adjournment

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

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

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

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

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

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



Lone Mountain Citizens Advisory Council

October 8, 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 24, 2019 Minutes
Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for October 8, 2019
Moved by: CHRIS
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Items
Received updates pertaining Rural Streets Standards item on RTC agenda at end of October

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 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**

Action: APPROVED subject to staff conditions

Moved by: TERESA

Vote: 5/0 Unanimous

VI. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be October 29, 2019

X. Adjournment

The meeting was adjourned at 6:40 p.m.

11/19/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HUALAPAI WY/CENTENNIAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0763-GLK HOLDINGS I, LLC:

VACATE AND ABANDON a portion of a right-of-way being Darling Road located between Hualapai Way and Grand Canyon Drive within Lone Mountain (description on file). LB/tk/jd
(For possible action)

RELATED INFORMATION:

APN:

125-19-401-002; 125-19-401-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate the south 30 foot wide portion of right-of-way being Darling Road, located from the intersection of Hualapai Way and traversing easterly approximately 310 feet. The northerly 30 feet of Darling Road was approved to be vacated by the City of Las Vegas. The applicant states that Darling Road will not be utilized east of the subject site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-09-100246 (UC-0878-07)	First extension of time for a use permit on a power line transmission corridor	Approved by PC	October 2009
UC-0878-07	Power line transmission corridor	Approved by PC	September 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	City of Las Vegas	City of Las Vegas	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of 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

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ARJUN HUALAPAI WAY, LLC

CONTACT: JULIA IZZO, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>9-25-19</u>	APP. NUMBER: <u>VS 19-0763</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>TK</u> ACCEPTED BY: <u>TK</u> FEE: <u>875</u> CHECK #: <u>7871</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>Lone Mountain</u> TAB/CAC DATE: <u>10/29</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>11/19</u> <u>7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>RE-</u> PLANNED LAND USE: <u>LM RL</u>

PROPERTY OWNER	NAME: <u>Red Rupee LLC</u> ADDRESS: <u>7140 Smoke Ranch #130</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-498-6058</u> CELL: _____ E-MAIL: <u>rapinderchima@gmail.com</u>
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APPLICANT	NAME: <u>Arjun Hualapai Way LLC - Rupee Chima</u> ADDRESS: <u>6890 N. Hualapai Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-498-6058</u> CELL: _____ E-MAIL: <u>rapinderchima@gmail.com</u> REF CONTACT ID #: <u>196167</u>
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CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive #450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-866-9535</u> CELL: <u>702-835-3496</u> E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: <u>188199</u>
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ASSESSOR'S PARCEL NUMBER(S): 125-19-401-008 125-19-401-002

PROPERTY ADDRESS and/or CROSS STREETS: Hualapai Way and Centennial Pkwy.

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

[Signature]
Aswinder Grover

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 9/10/19 (DATE)
 By Aswinder Grover
 NOTARY PUBLIC: [Signature]

Property Owner (Print)
ANA M. ACUNA
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 02-28-22
 Certificate No: 10-1537-1

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



September 23, 2019

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

**Re: Commercial Development at 215 and Hualapai, Zenith Project No. 181001
Darling Road Right-of-Way Vacation**

Dear Sir or Madam:

Zenith Engineering has been retained by Arjun Hualapai Way, LLC to file a vacation application to vacate public right-of-way associated with property located on the east side of Hualapai Way, south of the Clark County 215 (Assessor's Parcel Number 125-19-401-008).

We are requesting this right-of-way in conjunction with development of APN 125-19-401-002. As part of the proposed development for this parcel, we have filed a vacation application to vacate the north 30-feet of right-of-way on Darling Road (PRJ-75736). Per City of Las Vegas requirements, we also need to vacate the south 30-feet of Darling Road. The vacation request was approved by the City of Las Vegas City Council on May 15, 2019.

With this application, we request to vacate the south 30-feet of right-of-way on Darling Road, adjacent to the subject parcel. Currently, Darling Road is not dedicated to the east of the subject site, and furthermore, the proposed residential development approximately 600-feet to the east of the subject site has previously vacated Darling Road. It is not anticipated that Darling Road will be utilized east of the subject site.

Enclosed is a copy of the Notice of Final Action for the north half of Darling Road right-of-way vacation for reference.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

11/19/19 PC AGENDA SHEET

SETBACK
(TITLE 30)

JACE CANYON CT/KRAFT AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0774-HARTLE 2001 TRUST:

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

Generally located on the east side of Jace Canyon Court and the north side of Kraft Avenue within Lone Mountain. LB/jor/ja (For possible action)

RELATED INFORMATION:

APN:

138-06-511-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side street setback to 5 feet where 10 feet is required per Table 30.40-1 (a 50% decrease).
- b. Reduce the setback from the right-of-way to 5 feet where 10 feet is required per Section 30.56.040 (a 50% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4728 Jace Canyon Court
- Site Acreage: 0.5
- Project Type: Side street setback for a proposed fireplace
- Number of Stories: 1 (existing single family residence)
- Building Height (feet): 10 (proposed fire place)/20 (existing residence)/19 (existing detached garage)
- Square Feet: 3,212 (existing residence)/1,345 (existing detached garage)

Site Plan

The subject parcel is located within an 8 lot single family residential subdivision on the northeast corner of Kraft Avenue and Tee Pee Lane. Access to the subdivision is via a private street (Jace Canyon Court). The applicant's residence is located on the north side of Kraft Avenue and the east side of Jace Canyon Court. The site plan depicts an existing residence located on the south

half of the parcel, and a detached garage located on the north half of the subject property. Access to the residence and the detached garage is located via a driveway on the northwest corner of the site. The west property line is adjacent to a private street (Jace Canyon Court), the gated entryway, and the front yard of the applicant's residence. The south property line is adjacent to Kraft Avenue and features an 8 foot high decorative block wall (3 foot retaining, 5 foot screening). The north property line is adjacent to an existing neighbor and the applicant's detached garage. The site plan also shows an existing screen wall which runs north to south along the east property line and consists of a 4 foot high retaining wall, 4 foot high decorative block wall, and a 2 foot high wrought iron screen.

The applicant is in the process of designing and constructing their rear yard to include the following: a pool, half basketball court, bocce/cornhole court, grill area, seating area, spa, and an outdoor gas fireplace. The applicant is requesting to reduce the side street setback of a proposed 10 foot high outdoor gas fire place to 5 feet where 10 feet is required per Title 30.

Landscaping

Per the landscape plan a variety of large trees (32, 36, and 48 inch box trees) and a variety of 5 gallon shrubs, 30 gallon shrubs, and vines will be planted throughout the subject property.

Elevations

The submitted photos show that the proposed outdoor gas fireplace is designed to create privacy and a visual buffer for the applicant and their guests. Secondly, the applicant installed a 4 foot high block wall adjacent to the south property line (separate from the existing retaining wall) to create additional privacy since the homeowner and potential guests can be seen so noticeably from the right-of-way (Kraft Avenue). The proposed fireplace will have an overall height of 10 feet and will consist of a stone veneer finish.

Floor Plans

The existing residence features bedrooms, bathrooms, a living room, and kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant is requesting approval of the proposed fireplace location per plans submitted on file. The location of the fireplace will help screen individuals that are utilizing the rear yard from the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0161-16	8 lot single family residential subdivision	Approved by PC	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & 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. Appropriate setbacks are encompassed within Title 30 to encourage single family residential developments to maintain suitable and safe setbacks and design streetscapes to include some degree of consistency within the surrounding neighborhood. The proposed fireplace does not pose significant negative impacts to the surrounding residences or the streetscape; therefore, 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

- 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: DONALD HARTLE
CONTACT: MONTY MALLOY, MONTY MALLOY MASONRY, 3320 WYNN ROAD,
SUITE A, LAS VEGAS, NV 89102**

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>10/2/2019</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: <u>JOR</u> FEE: <u>\$475</u> CHECK #: <u>1102</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N <input type="checkbox"/> PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0774</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC MTG DATE <u>10/29</u> TIME: <u>030</u> PC MEETING DATE: <u>11/19/2019</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE RNP 1</u> PLANNED LAND USE: <u>RNP 1</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>HARTLE 2001 TRUST</u> ADDRESS: <u>4728 JACE CANYON CT.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-396-6558</u> CELL: <u>702-526-9321</u> E-MAIL: <u>88rebel@gmail.com</u>		
APPLICANT	NAME: <u>HARTLE 2001 TRUST</u> ADDRESS: <u>4728 JACE CANYON CT.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-396-6558</u> CELL: <u>702-526-9321</u> E-MAIL: <u>88rebel@gmail.com</u> REF CONTACT ID #: <u>195802</u>		
CORRESPONDENT	NAME: <u>Monty Malloy (Monty Malby Masonry)</u> ADDRESS: <u>3320 STE A</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89107</u> TELEPHONE: <u>702-595-7532</u> CELL: <u>702-595-7532</u> E-MAIL: <u>MontyMalbyMasonry@gmail.com</u> REF CONTACT ID #: <u>170617</u>		

ASSESSOR'S PARCEL NUMBER(S): 138-06-511-001

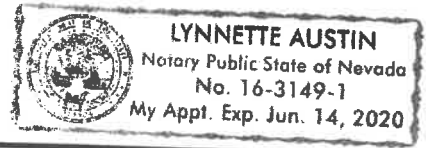
PROPERTY ADDRESS and/or CROSS STREETS: 4728 Jace Canyon Ct. Las Vegas NV 89129

PROJECT DESCRIPTION: Constructing a outdoor Gas Fireplace

(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.

Donald Kirk Hartle, Trustee Property Owner (Signature)* DONALD KIRK HARTLE, TRUSTEE Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 9/4/2019 (DATE)
 By DON KIRK HARTLE
 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.

Monty Malloy Masonry, Inc.

3320 Wynn Road, Ste. A
Las Vegas, NV 89102
C 702-595-7532 F 702-458-1005

WS-19-0774

To Whom It May Concern,

I, Monty Malloy from Monty Malloy Masonry, am providing this letter as justification for the build that I will be doing on the Hartle 2001 Trust located at 4728 Jace Canyon Court Las Vegas, NV 89129 (Parcel # 138-06-511-001) per the Chapter 30.62.020-1A of the Site Landscape and Screening Standards. The home owner, Donald Hartle, would like an outdoor gas fire place built in his back yard that will stick up 6ft above his block wall and will be 5ft from his property line. My company, Monty Malloy Masonry, will be building the structure out of block and finishing it with stone veneer. If we receive the approval from the Clark County Building Department, followed by engineering and a permit, we will start this project as soon as we can. Once we get all the necessary paperwork completed, this project will take 14 business days.

If you have any questions or concerns please give me a call on my cell phone at 702-595-7532.

Thank you,



Monty Malloy

President

Monty Malloy Masonry, Inc.

SHOPPING CENTER
(TITLE 30)

GRAND TETON DR/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400131 (NZC-0511-12)-TETON CAPITAL MANAGEMENT, LLC:

ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 3.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain (description on file). MK/tk/jd (For possible action)

RELATED INFORMATION:

APN:

125-10-405-006 through 125-10-405-008

LAND USE PLAN:

LONE MOUNTAIN - MAJOR DEVELOPMENT PROJECT

BACKGROUND:

Project Description

General Summary

- Site Address: 8020 N. Buffalo Drive
- Site Acreage: 3.5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 35 maximum
- Square Feet: 111,123
- Parking Required/Provided: 445/558

Site Plans/History

The original plans were approved for 15 retail buildings of varying sizes distributed throughout an 11.6 acre site, which previously extended from Buffalo Drive to the Monte Cristo Way alignment along Grand Teton Drive. Since the original approval, the eastern 8.1 acres (the area from Tioga Way to the Monte Cristo Way alignment) was sold to a home developer and subsequently annexed into the City of Las Vegas. Only a 3.5 acre portion of the original site remains in unincorporated Clark County. There have been three extensions of time granted for the zone change were approved for the 3.5 acre site in October 2014 and November 2016 and December 2017 respectively.

The portion of the original shopping center that remains on the 3.5 acre site includes 5 buildings. Two buildings with a patio area between the buildings are located near the corner of Grand Teton

Drive and Buffalo Drive. The 3 other buildings are oriented east/west with 1 building along Grand Teton Drive set back behind parking spaces, and the 2 other buildings are located behind the front building.

Landscaping

The overall approved plans depict a 15 foot wide landscape area with detached sidewalks along Buffalo Drive and Grand Teton Drive per Title 30. A 20 foot wide landscape area is shown along the north property line and a 25 foot wide landscape area is shown along the east property line. The landscaping along the north and east property lines will include a decorative block wall. Enhanced landscaping is depicted adjacent to the proposed buildings and within the pedestrian areas. Larger landscape areas with trees, shrubs, and groundcover will be located at the ends of the buildings. Parking lot landscaping is provided per Title 30. The landscape materials consist of several types of 24 inch box trees including Mondel Pines and palms, along with several types of 5 gallon shrubs.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0511-12 (ET-0147-17):

Current Planning

- 6 months to submit a design review as a public hearing for the property;
- 2 years to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements,
- Right-of-way dedication to include 5 additional feet to back of curb for Grand Teton Drive and associated spandrel.
- 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.

Listed below are the conditions approved with NZC-0511-12 (ET-0133-16):

Current Planning

- Until October 22, 2017 to submit a Design Review as a public hearing for the property.
- Applicant is advised that a substantial change in circumstance or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the conditions approved with NZC-0511-12 (ET-0098-14):

Current Planning

- Until October 22, 2016 to complete;
- Enter into a new negotiated development agreement prior to building permits.
- Applicant is advised that a new design review may be required, and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Listed below are the conditions approved with NZC-0511-12:

Current Planning

- Resolution of Intent until September 1, 2014 to coincide with DA-1053-06;
- No business shall be open 24 hours a day east of Tioga Way (alignment);
- A special use permit will be required for any communication tower;
- Applicant shall construct a new block wall on the project's north and east property lines at a height of 6 feet upon construction of project;
- Construct an intense landscape buffer, 20 feet wide, on the north and east property line wall upon construction of project, as submitted by applicant;
- Utilize low intensity lighting in the form of high pressure sodium or Narrow-Spectrum Amber LED's;
- Compliance with DA-1053-06;
- Should DA-1053-06 expire prior to development, enter into a new standard development agreement with the County prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Design review as a public hearing on significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside dining at this location may require future land use applications; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Apply to vacate Tioga Way and Pioneer Way, construct a gate around the newly vacated area at the "turnaround" and provide gate access;
- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include turnaround cul-de-sac at south end of Tioga Way and Pioneer Way;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Vacate any unnecessary rights-of-way and/or easements;
- Traffic study to also address the dedication and construction of bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

Clark County Water Reclamation District

- Applicant is advised that the parcel is County property but serviced through an interlocal agreement with another sewer utility agency.

Applicant's Justification

The applicant states that since the original approval, there has been new ownership to the subject property. They are asking for a 3 year extension to fully complete the design and to properly submit all technical permits and proper land use applications as needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400177 (NZN-0511-12)	Waived conditions for a zone change for the following, applicant shall construct a block wall on the projects north and east property line, construct an intense landscape buffer, vacate Tioga Way and Pioneer Way, and a right-of-way dedication	Approved by BCC	October 2018
WS-18-0471	Waived development standards for alternative landscaping and to allow alternative commercial driveway geometrics with a design review for a retail center	Approved by BCC	October 2018
NZN-0511-12 (ET-0147-17)	Third extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2017
NZN-0511-12 (ET-0133-16)	Second extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	November 2016
NZN-0511-12 (ET-0098-14)	First extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	October 2014
NZN-0511-12	Reclassified 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2012

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0219-09	Vacated and abandoned a portion of right-of-way being Monte Cristo Way located between Grand Teton Drive and Ackerman Avenue	Approved by BCC	May 2009
DA-1053-06	Development Agreement – expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	City of Las Vegas	C-V	Arbor View High School
East	City of Las Vegas	R-1	Undeveloped
West	City of Las Vegas	R-PD4	Single family homes

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since the original approval in 2012 and the subsequent extensions thereafter on this project, the applicant has not moved towards commencing or completing this project since the approval of the WS-18-0471 last October. Being that the applicant has not applied for any of the required technical studies or building permits the Commissioners made it apparent at the last hearing that there would be no more extensions allowed on this project. Therefore, staff cannot support this extension request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved.

- Until October 3, 2020 to commence to correspond with WS-18-0471;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TETON CAPITAL MANAGEMENT, LLC

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN & PREMSRIRUT, 520 S. FOURTH STREET, #200, LAS VEGAS, NV 89101



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) NZC-0511-12 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>9-23-19</u> PLANNER ASSIGNED: <u>TK</u> ACCEPTED BY: <u>TK</u> FEE: <u>\$ 300.00</u> CHECK #: <u>2013</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET 19-400131</u> TAB/CAC: <u>LONE Mountain</u> TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>6:30PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20 9AM</u> ZONE / AE / RNP: <u>C1</u> PLANNED LAND USE: <u>LM ADP</u> NOTIFICATION RADIUS: <u>—</u> SIGN? <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Teton Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3120</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>	APPLICANT NAME: <u>Teton Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3120</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u> REF CONTACT ID #: <u>196060</u>
	CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-10-405-006, 125-10-405-007, 125-10-405-008
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Dr & Grand Teton Dr
 PROJECT DESCRIPTION: Extension of Time on resolution of intent date on October 22, 2019

(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.

Joyce A. Kennedy
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark

Teton Capital Management, LLC
By: Joseph A. Kennedy, Manager
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON September 19, 2019 (DATE)
 By Joseph A. Kennedy
 NOTARY PUBLIC: Jennifer Ferguson



*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.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

September 20, 2019

Via Hand Delivery

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

Re: ***Justification Letter-Extension of Time- Non -Conforming Zone
Change Application
Project - Commercial Center
Application Number: NZC-0511-12 —
Parcel # 125-10-405-006, 125-10-405-007 & 125-10-405-008***

To Whom It May Concern:

On behalf of our client, Teton Capital Management LLC., please accept this justification letter for a request for an extension of time for a previously approved shopping center under a resolution of intent to C-1 zoning. Our client is the most recent owner of the parcels with recorded deed dated October 23, 2018. The subject application was originally approved on November 21, 2012. The first, second, and third extensions of times were approved on October 22, 2014 (ET-0098-14), November 2, 2016 (ET-0133-16), and December 20, 2017 (ET-0147-17) respectively.

Staff advised that the expiration date for the subject application is October 22, 2019 as indicated on the County zoning map as the resolution of intent date.

On behalf of our Client, we respectfully request an extension of time for three (3) years to allow enough time to complete the design on the entire site per the conditions of approval, submit the appropriate and requires land use applications, submit required technical studies obtain permits and commence the project. The request for a three (3) year extension of time is to ensure enough time to diligently

work to commence and complete construction of the project.

We appreciate your approval of the application as requested.

Please contact me if you have questions or concerns with the application.

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in black ink that reads "David B." followed by a horizontal line and the word "for".

Lebene Ohene
Land Use and Development