



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

August 13, 2024

6:30pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com).
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Don Cape, Chairperson  
Kim Burton, Vice Chairperson  
Chris Darling  
Carol Peck  
Allison Bonanno

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Marcelo Erosa, 702-250-0907, [Marcelo.Erosa@clarkcountynv.gov](mailto:Marcelo.Erosa@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

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 (3) 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 Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 30, 2024. (For possible action)
- IV. Approval of the Agenda for August 13, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning
  - 1. **WS-24-0354-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce lot area; **2)** reduce setbacks; **3)** increase fill height; **4)** reduce access drives; **5)** increase retaining wall height; and **6)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEW** for a single-family residential subdivision on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street within Lone Mountain. RM/bb/syp (For possible action) **09/04/24 BCC**
  - 2. **TM-24-500069-USA: TENTATIVE MAP** consisting of 9 single-family lots on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street within Lone Mountain. RM/bb/syp (For possible action) **09/04/24 BCC**
  - 3. **ZC-24-0363-WYKOFF NEWBERG CORP: ZONE CHANGE** to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm (For possible action) **09/04/24 BCC**
  - 4. **WS-24-0364-WYKOFF NEWBERG CORP: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; and **2)** reduce gate setback. **DESIGN REVIEW** for a communication utility building on 0.50 acres in a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm/syp (For possible action) **09/04/24 BCC**
- 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/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: August 13, 2024.
- 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  
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager



# Lone Mountain Citizens Advisory Council

July 30, 2024

## MINUTES

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Board Members: Don Cape – Chair – **PRESENT**  
Kimberly Burton – Vice Chair – **PRESENT**  
Chris Darling – **PRESENT**  
Carol Peck – **PRESENT**  
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Marcelo Erosa, marcelo.erosa@clarkcountynv.gov  
William Covington, William.Covington@clarkcountynv.gov

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:36 p.m.
- II. Public Comment  
None
- III. Approval of July 9, 2024, Minutes
- Moved by: DON CAPE**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for July 30, 2024
- Moved by: DON CAPE**  
**Action: Approved agenda as submitted**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)
1. Las Vegas Raiders partnering with Clark County to provide back to school haircuts at Mt. Crest Community Center – Vouchers available online on the county website.

VI. Planning & Zoning

1. **WS-24-0290-COSMIC DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a gated community; 2) increase wall height; and 3) eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet west of Grand Canyon Drive within Lone Mountain. RM/rp/syp (For possible action) 8/6/24 PC

**Action: APPROVED Waiver #1 and waiver # 3 (with condition to have 6-foot landscaping instead of 10 foot) and DENIED waiver # 2.**

**Moved By: CHRIS DARLING**

**Vote: 4/0**

2. **UC-24-0318-RJM B LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS: USE PERMIT** for recreational vehicle storage in conjunction with an existing single-family residence on 1.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Monte Cristo Way and La Madre Way within Lone Mountain. RM/mh/syp (For possible action) 8/20/24 PC

**Action: FAILED (Motion was to approve with the condition that 4 RVs could be stored onsite with one year review for potential increase to 5 or 6 RVs, condition that all RVs are to be parked 10 feet from all property lines and no one is to live in the RVs on property.**

**Moved By: DON CAPE**

**Vote: 2/3**

3. **WS-24-0316-REBER FAMILY TRUST & REBER, JAMES M. TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setbacks for accessory structures; 2) reduce the separation between an accessory structure and the primary structure; and 3) waive architectural compatibility for accessory structures in conjunction with a single-family residence on 0.32 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Jean Avenue and the east side of Tappi Street within Lone Mountain. WM/jm/syp (For possible action) 8/20/24 PC

**Action: APPROVED waivers #1d, 1e and #2, and DENIED waivers #1a, 1b, 1c, and #3**

**Moved By: ALLISON BONANNO**

**Vote: 5/0 Unanimous**

4. **WS-24-0336-SIMONCELLI FAMILY TRUST ETAL & SIMONCELLI ALBERT GAETANO TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing accessory structure in conjunction with a single-family residence on 0.27 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the west side of Peaceful Dune Street, 260 feet north of Alexander Road within Lone Mountain. RM/jud/syp (For possible action) 8/20/24 PC

**Action: APPROVED as submitted subject to staff recommendations**

**Moved By: CHRIS DARLING**

**Vote: 5/0 Unanimous**

VII. General Business  
None

VIII. Public Comment  
None

IX.. Next Meeting Date  
The next regular meeting will be August 13, 2024

X. Adjournment  
The meeting was adjourned at 8:12 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0354-USA:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) reduce setbacks; 3) increase fill height; 4) reduce access drives; 5) increase retaining wall height; and 6) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEW** for a single-family residential subdivision on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-30-601-024

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the net lot area to 16,200 square feet where 18,000 square feet is required per Section 30.02.04 (a 10% reduction).
2.
  - a. Reduce the rear setback of a primary structure to 20 feet for Lots 4, 5 and 6 where 30 feet is required per Section 30.02.04 (a 33% reduction).
  - b. Reduce the front setback of a primary structure to 18 feet for Lots 4 and 6 where 40 feet is required per Section 30.02.04 (a 55% reduction).
  - c. Reduce the front setback of a primary structure to 21 feet for Lots 1, 2, 3, 7, 8, and 9 where 40 feet is required per Section 30.02.04 (a 48% reduction).
3. Increase fill height to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 67% increase).
4. Allow 1 access where a minimum of 2 through-access drives are required for a subdivision over 5 acres per Section 30.04.09 (a 50% reduction).
5. Increase the height of a retaining wall to 5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 66% increase).
6.
  - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights and partial paving) along Azure Drive where required per Section 30.04.08.
  - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights and partial paving) along Park Street where required per Section 30.04.08.
  - c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights and partial paving) along Bright Angel Way where required per Section 30.04.08.

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 5.02
- Project Type: Single-family residential
- Number of Lots/Units: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,006/20,344 (gross)/16,217/18,023 (net)
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,313 (minimum)/5,008 (maximum)

#### Site Plans

The plans depict a single-family residential detached development totaling 9 single-family lots on 5.02 acres located on the south side of Azure Drive, the east side of Park Street (alignment), and the north side of Bright Angel Way. The density of the overall development is shown at 1.8 dwelling units per acre. The lots range in size from a minimum gross acreage of 20,006 square feet up to 20,344 square feet with the net acreage ranging from 16,217 square feet up to 18,023 square feet. The development will have access from Bright Angel Way. The lots within the subdivision will be served by a 38 foot wide internal private street that runs through the center portion of the site from Bright Angel Way and will terminate in a cul-de-sac. The private street will have lots on each side of it and the private street will be incorporated into the adjacent lots. The grading plans show increased fill mostly located on the east half of the subdivision, including maximum 5 foot high retaining walls and 5 feet of fill within 5 feet from the east property line. Lot 3 will have the maximum fill of 5 feet and maximum 5 foot high retaining wall.

#### Landscaping

The applicant is requesting to waive full offsites, including sidewalks, with a 6 foot wide landscape easement and large trees spaced every 30 feet adjacent to Azure Drive, Park Street, and Bright Angel Way.

#### Elevations

All homes are single story with a maximum height of 26 feet. A variety of garage treatments, setbacks, façade design, and garage door treatments are provided. Four-sided architecture is provided with windows, roofline variety, and façade treatments.

#### Floor Plans

The 3 primary floor plans depict a variety of options, including floor plans with an attached recreation vehicle garage, ranging in total area from 3,313 square feet to 5,008 square feet. Each floor plan has garage, recreation vehicle garage, patio, bedroom, den, and courtyard options.

#### Applicant's Justification

The applicant is proposing to develop 9 lots on an RS20 zoned, 5.02 acre property acquired from the BLM. The property is located north of Bright Angel Way, south of Azure Drive, and east of

Park Street alignment that will be constructed with the development. Net lot size and rear yard setbacks are reduced due to the inclusion of half street improvements for Park Street. Due to the approximately 10 foot drop from west to east on this property, there is a need for 5 feet of fill within 5 feet of the east property line. A request to waive full offsites is proposed, with a 6 foot wide landscape strip adjacent to all streets included in the plan. The property is located within, and adjacent to, the Neighborhood Protection Overlay on the north, west, and east sides. An existing elementary school is located south of this property. A tentative map for the 9 lot subdivision is a companion item on this agenda.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Public Use & Ranch Estate Neighborhood (up to 2 du/ac)	PF, RS20 (NPO-RNP)	Marshall C. Darnell elementary school & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-24-500069	A tentative map for 9 lot subdivision on 5.02 acres and is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff understands that the lot reduction is due to the private street easement and dedication of the Park Street right-of-way. The decrease in lot size is significantly less (-9.9%) than the required 18,000 square feet required in Title 30. The request to reduce lot size conflicts with the Lone Mountain Interlocal Agreement that requires a minimum of 18,000 square feet net lot size, with a goal of at least 18,500 square feet. The smallest net lot size is 12% less than the goal of 18,500



square feet. None of the lots are located adjacent to a collector or arterial street, with Lots 1 through 4 located adjacent to existing single family residential homes. The reduced lot sizes are impacting the ability to place the proposed models without corresponding waivers for setbacks. As a results, staff cannot support the waiver of development standards to reduce the lot area.

#### Waiver of Development Standards #2

The proposed reduction in the rear setback is 33% less than the required Title 30 setback with Lots 1 through 4 sharing a property line with an existing residential lots and homes. The proposed reduction in the front setback for Lots 1 through 3, and Lots 7 through 9 is a 48% reduction, while Lots 4 and 6 would be reduced by 55%. All lots appear to require the rear setback reduction and/or front setback reduction to be able to fit the 3 large home models. The cul-de-sac bulb creates a self-imposed hardship with the proposed floor plans associated with this development. Staff cannot support this request.

#### Waivers of Development Standards #3 & #5

Approximately 5 feet of increased finished grade along the east property line will not meet the intent of Title 30 for limiting the impacts to adjacent residential property. Tiered walls could be provided in the backyard area of Lots 1 through 4, the applicant chose to propose one 5 foot high retaining wall, 5 feet from the east property line. To meet Code, a 3 foot retaining wall would have been proposed, with an addition 2 foot wall stepped back to the west. These are self-imposed hardships that can be rectified with a redesign of the subdivision. The proposed wall and within 5 feet of the residential property line does not meet the intent of Master Plan Policy EN-1.1 Neighborhood Integrity related to contiguous and uniform neighborhood development. For these reasons, staff cannot support waiver #3.

A 5 foot retaining wall where 3 feet is allowed within 5 feet of the east property line on Lots 3 and 4 and a portion of Lot 2. Lot 1 and most of lot 2 will have a retaining wall within 5 feet of the property line. If tiered walls were installed, a 5 foot retaining wall would not be required on this property. Staff cannot support waiver #5.

#### Waiver of Development Standards #4

Secondary access from a public street is required for subdivisions greater than 5 acres in area. Emergency ingress and egress are important to subdivision design and public safety. All 3 streets adjacent to this subdivision are local streets. This site exceeds 5 acres by a fraction of an acre and technically still requires the secondary access. Staff cannot support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The gross lot sizes are similar between Lots 1 through 4 of this subdivision and the existing developed lots to the east (Centennial and Tee Pee Unit 2). The net lot sizes of this subdivision (Azure 9) are larger than the lots east of this property, due to this site having a private street that

is 38 feet wide verses 44 feet wide for Centennial and Tee Pee Unit 2. The largest footprints of the existing homes east of this development are 3,536 square feet and 3,751 square feet. Having a sidewalk constructed along Bright Angel Way would complement and support the pedestrian movements to access the school property to the south. There is no Park Street entrance to the school property, and a retaining wall and fence run the entire distance of the west property line at the school. This requires pedestrian access to take place from Bright Angel Way in the north, or Tropical Parkway from the south. Having a sidewalk along Bright Angel would allow for a formal pedestrian crossing to connect the school. Staff cannot support the large number of waivers required for the proposed lots to be developed with the large floorplans; therefore, staff cannot support the design review.

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

#### Waiver of Development Standards #6

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full-width paving allows for better traffic flow, with the school to the south sidewalks will provide a safer pathway for pedestrians and children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

### **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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**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 for any sanitary sewer needs to contact 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: JENNIFER VERAS**

**CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,  
LAS VEGAS, NV 89146**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-601-024

PROPERTY ADDRESS/ CROSS STREETS: Azure Drive and TeePee Lane

### DETAILED SUMMARY PROJECT DESCRIPTION

Azure 9 is a nine (9) lot residential subdivision located in Clark County. The subdivision is zoned RS20 and will include rural standard half street improvements along the Azure Dr. frontage to the North and rural standard half street improvements along Bright Angel Way frontage to the South.

### PROPERTY OWNER INFORMATION

NAME: Toll North LV, LLC (c/o Janet Love)  
 ADDRESS: 1140 North Town Center Drive, Suite 250  
 CITY: Las Vegas STATE: NV ZIP CODE: 89144  
 TELEPHONE: 775-850-2441 CELL: \_\_\_\_\_ EMAIL: jborchardt@tollbrothers.com

### APPLICANT INFORMATION

NAME: Toll North LV, LLC (Jeff Borchardt & Isaac Summers- contact)  
 ADDRESS: 1140 North Town Center Drive, Suite 250  
 CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 775-850-2441 CELL 949.307.4468 EMAIL: jborchardt@tollbrothers.com & isummers@tollbrothers.com

### CORRESPONDENT INFORMATION

NAME: Keeley Smith (GCW, Inc.)  
 ADDRESS: 1555 S. Rainbow Blvd.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-804-2092 CELL: \_\_\_\_\_ EMAIL: ksmith@gcwengineering.com

\*Correspondent will receive all project communication

(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 and 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.

Janet Love  
 Property Owner (Signature)\*

Janet Love  
 Property Owner (Print)

2/1/24  
 Date

#### DEPARTMENT USE ONLY:

- |                              |  |                              |                               |                             |                             |  |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR            | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV            | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) WS/DR-24-0354

ACCEPTED BY [Signature]

PC MEETING DATE \_\_\_\_\_

DATE 7-3-2024

BCC MEETING DATE 9-4-2024

TAB/CAC LOCATION Lone Mountain

DATE 8-13-2024

743-243

June 18, 2024

**PLANNER  
COPY**

WS/DR-24-0354

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

**RE: Azure 9 - BLM Auction Parcel a portion of APN 125-30-601-024,  
Approximately 5.02+/- Gross Acres  
Request for Waivers**

On behalf of our client, Toll North LV LLC., GCW. Inc. (GCW) is respectfully applying for the above land use items.

**Project Description:**

The project is located on the Bureau of Land Management parcel with approved zoning of RS20 (2 units per acre). The property is located north of Bright Angel Way and south of Azure Dr and East of Park St. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

**Waivers:**

**1. Title 30.02.04 – RS20: Residential Single-Family 20**

Standard:	Rear setback to primary structure is 30-feet
Requested Waiver:	Allow for a setback reduction of 10-feet, and allow for a rear property setback of 20-ft to the primary structure for lots 4, 5, and 6.
Justification:	Due to the requirement for half street improvements along the Park St. frontage, net lot size has been reduced and will require a reduction of the rear setback in order to fit the proposed housing products. Side yard setbacks for these lots will range from 10-feet to 22.1-feet.

**2. Title 30.02.04 – RS20: Residential Single-Family 20**

Standard:	Net lot area, minimum of 18,000 SF (Square Feet).
Requested Waiver:	Allow for the net lot areas of Lots 1, 2, 3, 4, 6, 7, 8, and 9 to be less than 18,000 SF as follows: <ul style="list-style-type: none"><li>• Lot 1 – Allow for 16,657 net lot square footage</li><li>• Lot 2 – Allow for 17,427 net lot square footage</li><li>• Lot 3 – Allow for 16,773 net lot square footage</li><li>• Lot 4 – Allow for 17,480 net lot square footage</li><li>• Lot 6 – Allow for 16,321 net lot square footage</li><li>• Lot 7 – Allow for 16,767 net lot square footage</li><li>• Lot 8 – Allow for 16,743 net lot square footage</li></ul>



- Lot 9 – Allow for 16,217 net lot square footage

Justification: Due to the requirement for half street improvements along the Park St. frontage net lot size is required to be reduced in order to achieve the 2 units/acre requirement.

### 3. Title 30.04.06 – Residential Adjacency

Standard: 3 feet of fill within 5 feet of a shared property line.

Requested Waiver: Allow 5' of fill within 5' of a shared property line.

Justification: Due to the amount of elevation difference (10 feet on average) from the west to the east it is required to increase the fill height within the existing drainage ditches and along the eastern property boundary in order to reduce the amount of export and decrease the retaining wall heights along the west property boundary.

### 4. Title 30.04.08 – Improvement Requirements

Standard: Curb and Gutter and Street lights and Sidewalks.

Requested Waiver: Rural Standards for offsite roadways – 32' paved road. no curb and gutter, no sidewalks, and no street lights.

Justification: The proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without sidewalks, curb and gutter, or streetlights and request to maintain that standard within the proposed frontages along Azure Dr., Park St., and Bright Angel Way. A proposed 6-ft wide Landscape easement is provided adjacent to the Rights of Way for Azure Dr., Park St., and Bright Angel Way.

### 5. Title 30.04.09 – Subdivision Design

Standard: Tentative Maps for single-family subdivisions on sites greater than 5 acres shall include a minimum of 2 through-access drives.

Requested Waiver: Allow for on through-access drive.

Justification: The proposed site provides a single through-access drive to Bright Angel Way to maintain a similar design and character of the surrounding subdivisions of equal size and density.

#### **Tentative Map:**

We are submitting a Tentative Map proposing 9 single-family units.

If you have any questions or clarifications, contact me at (702) 804-2104.

Cordially,



Scott R. Marshall, PE  
Project Manager

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500069-USA:**

**TENTATIVE MAP** consisting of 9 single-family lots on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible action)

RELATED INFORMATION:

**APN:**

125-30-601-024

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.02
- Project Type: Single-family residential
- Number of Lots/Units: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,006/20,344 (gross)/16,217/18,023 (net)

Project Description

The plans depict a single-family residential detached development totaling 9 single-family lots on 5.02 acres located on the south side of Azure Drive, and the east side of Park Street (alignment), and the north side of Bright Angel Way. The density of the overall development is shown at 1.8 dwelling units per acre. The lots range in size from a minimum gross acreage of 20,006 square feet up to 20,344 square feet with the net acreage ranging from 16,217 square feet up to 18,023 square feet. The development will have access from Bright Angel Way. The lots within the subdivision will be served by a 38 foot wide internal private street that runs through the center portion of the site from Bright Angel Way and will terminate in a cul-de-sac. The private street will have lots on each side of it and the private street will be incorporated into the adjacent lots.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Public Use & Ranch Estate Neighborhood (up to 2 du/ac)	PF & RS20 (NPO-RNP)	Marshall C. Darnell elementary school & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0354	A waiver of development standards for lot area, rear setbacks, reduced access drives, increased fill, and off-sites for a single-family subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

This request does not meet the tentative map requirements and standards for approval as outlined in Title 30.

**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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);



- Execute a Restrictive Covenant Agreement (deed restrictions).

**Building Department - Addressing**

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

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact 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:** JENNIFER VERAS

**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,  
LAS VEGAS, NV 89146



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-601-024

PROPERTY ADDRESS/ CROSS STREETS: Azure Drive and TeePee Lane

### DETAILED SUMMARY PROJECT DESCRIPTION

Azure 9 is a nine (9) lot residential subdivision located in Clark County. The subdivision is zoned RS20 and will include rural standard half street improvements along the Azure Dr. frontage to the North and rural standard half street improvements along Bright Angel Way frontage to the South.

### PROPERTY OWNER INFORMATION

NAME: Toll North LV, LLC (c/o Janet Love)  
ADDRESS: 1140 North Town Center Drive, Suite 250  
CITY: Las Vegas STATE: NV ZIP CODE: 89144  
TELEPHONE: 775-850-2441 CELL \_\_\_\_\_ EMAIL: jborchardt@tollbrothers.com

### APPLICANT INFORMATION

NAME: Toll North LV, LLC (Jeff Borchardt & Isaac Summers- contact)  
ADDRESS: 1140 North Town Center Drive, Suite 250  
CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 775-850-2441 CELL 949.307.4468 EMAIL: jborchardt@tollbrothers.com & isummers@tollbrothers.com

### CORRESPONDENT INFORMATION

NAME: Keeley Smith (GCW, Inc.)  
ADDRESS: 1555 S. Rainbow Blvd.  
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-804-2092 CELL \_\_\_\_\_ EMAIL: ksmith@gcwengineering.com

\*Correspondent will receive all project communication

(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.

Janet Love  
Property Owner (Signature)\*

Janet Love  
Property Owner (Print)

2/11/24  
Date

#### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |  |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|--|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN            | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC            | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) T4-24-500069

ACCEPTED BY [Signature]

PC MEETING DATE \_\_\_\_\_

DATE 7-3-2024

BCC MEETING DATE 9-4-2024

TAB/CAC LOCATION Long Mountain DATE 8-13-2024

743-243

June 18, 2024

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

TM-24-500069

**PLANNER  
COPY**

**RE: Azure 9 - BLM Auction Parcel a portion of APN 125-30-601-024,  
Approximately 5.02+/- Gross Acres  
Request for Waivers**

On behalf of our client, Toll North LV LLC., GCW. Inc. (GCW) is respectfully applying for the above land use items.

**Project Description:**

The project is located on the Bureau of Land Management parcel with approved zoning of RS20 (2 units per acre). The property is located north of Bright Angel Way and south of Azure Dr and East of Park St. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

**Waivers:**

**1. Title 30.02.04 – RS20: Residential Single-Family 20**

Standard: Rear setback to primary structure is 30-feet

Requested Waiver: Allow for a setback reduction of 10-feet, and allow for a rear property setback of 20-ft to the primary structure for lots 4, 5, and 6.

Justification: Due to the requirement for half street improvements along the Park St. frontage, net lot size has been reduced and will require a reduction of the rear setback in order to fit the proposed housing products. Side yard setbacks for these lots will range from 10-feet to 22.1-feet.

**2. Title 30.02.04 – RS20: Residential Single-Family 20**

Standard: Net lot area, minimum of 18,000 SF (Square Feet).

Requested Waiver: Allow for the net lot areas of Lots 1, 2, 3, 4, 6, 7, 8, and 9 to be less than 18,000 SF as follows:

- Lot 1 – Allow for 16,657 net lot square footage
- Lot 2 – Allow for 17,427 net lot square footage
- Lot 3 – Allow for 16,773 net lot square footage
- Lot 4 – Allow for 17,480 net lot square footage
- Lot 6 – Allow for 16,321 net lot square footage
- Lot 7 – Allow for 16,767 net lot square footage
- Lot 8 – Allow for 16,743 net lot square footage

- Lot 9 – Allow for 16,217 net lot square footage

Justification: Due to the requirement for half street improvements along the Park St. frontage net lot size is required to be reduced in order to achieve the 2 units/acre requirement.

### **3. Title 30.04.06 – Residential Adjacency**

Standard: 3 feet of fill within 5 feet of a shared property line.

Requested Waiver: Allow 5' of fill within 5' of a shared property line.

Justification: Due to the amount of elevation difference (10 feet on average) from the west to the east it is required to increase the fill height within the existing drainage ditches and along the eastern property boundary in order to reduce the amount of export and decrease the retaining wall heights along the west property boundary.

### **4. Title 30.04.08 – Improvement Requirements**

Standard: Curb and Gutter and Street lights and Sidewalks.

Requested Waiver: Rural Standards for offsite roadways – 32' paved road, no curb and gutter, no sidewalks, and no street lights.

Justification: The proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without sidewalks, curb and gutter, or streetlights and request to maintain that standard within the proposed frontages along Azure Dr., Park St., and Bright Angel Way. A proposed 6-ft wide Landscape easement is provided adjacent to the Rights of Way for Azure Dr., Park St., and Bright Angel Way.

### **5. Title 30.04.09 – Subdivision Design**

Standard: Tentative Maps for single-family subdivisions on sites greater than 5 acres shall include a minimum of 2 through-access drives.

Requested Waiver: Allow for on through-access drive.

Justification: The proposed site provides a single through-access drive to Bright Angel Way to maintain a similar design and character of the surrounding subdivisions of equal size and density.

#### **Tentative Map:**

We are submitting a Tentative Map proposing 9 single-family units.

If you have any questions or clarifications, contact me at (702) 804-2104.

Cordially,



Scott R. Marshall, PE  
Project Manager



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-24-0363-WYKOFF NEWBERG CORP:**

**ZONE CHANGE** to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain (description on file). RM/lm (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-17-801-002

**LAND USE PLAN:**

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.50
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the proposed zone change is in conformance with the existing land use designated as Neighborhood Commercial. The applicant further states that the proposed zone change is compatible with the surrounding area, which accommodates traditional auto-oriented commercial uses and allows for transitional development. The property directly to the west within the City of Las Vegas is developed in the Town Center District (TC) Zone with the Regional Transportation District (RTC) Park and Ride lots. In addition, the proposed use will provide the public with access to commercial high-speed fiber optic infrastructure for customers in the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-205-85	Off-premises sign	Approved by PC	September 1985
UC-18-85	Off-premises sign	Approved by PC	March 1985

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Neighborhood Commercial	H-2	US 95
South	City of Las Vegas	T-C (Town Center District)	Regional Transportation District (RTC) Park & Ride lots
West	City of Las Vegas	C-1 (Limited Commercial)	Undeveloped

**Related Applications**

Application Number	Request
WS-24-0364	A waiver of development standards for a communication utility building is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the existing planned land use category for the subject site is Neighborhood Commercial. The Master Plan states that the primary intended land uses for this category include, in part, supporting land uses such as public facilities. Staff finds that the proposed CG zone at this location would be located along the US 95 frontage road which in the immediate area does not have residential uses. The property to the west includes the Regional Transportation District (RTC) Park and Ride lots, and to the south there is an undeveloped parcel zoned Limited Commercial (C-1), and both parcels are located within the City of Las Vegas. To the northeast is the access street, Oso Blanca Road, and US 95. Finally, staff finds that the proposed zone change to the CG zone would also support Policy 5.5.2, which encourages the expansion of infrastructure throughout Clark County. For these reasons, staff finds the request for the CG zone is appropriate for this location and can support this zone change 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is to contact 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: GIGAPOWER, LLC**

**CONTACT: TILSON TECHNOLOGY MANAGEMENT, 16 MIDDLE ST, 4TH FLOOR,  
PORTLAND, ME 04101**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 12517801002

PROPERTY ADDRESS/ CROSS STREETS: Oso Blanca Rd & Grand Menticeto Pkwy

### DETAILED SUMMARY PROJECT DESCRIPTION

Installation of 10'x20' prefab equipment hut, 50kw backup diesel generator and handhole within 25' x 35' fenced compound. Chain link fence to be 8 feet in height with security wire at the top. Paved 12-foot wide access driveway 19 feet in length to edge of NDOT right of way.

### PROPERTY OWNER INFORMATION

NAME: Wykoff Newberg Corporation  
 ADDRESS: 7181 N Hualapai Way, Ste 130-302  
 CITY: Las Vegas STATE: NV ZIP CODE: 89166  
 TELEPHONE: 702-443-5712 CELL NA EMAIL: a@cladiavaida.com

### APPLICANT INFORMATION (must match online record)

NAME: Gigapower, LLC  
 ADDRESS: 311 South Akard Street, 21st Floor  
 CITY: Dallas STATE: TX ZIP CODE: 75202 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: NA CELL 615-596-0686 EMAIL: terry.shakeshaft@gigapower.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Tilson Technology Management  
 ADDRESS: 16 Middle St, 4th Floor  
 CITY: Portland STATE: ME ZIP CODE: 04101 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: NA CELL 503-341-6458 EMAIL: slusby@tilsontech.com

\*Correspondent will receive all communication on submitted application(s).

(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 and 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.

E. Nelson  
 Property Owner (Signature)\*

E. Nelson  
 Property Owner (Print)

6/18/24  
 Date

#### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS            |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) ZC 24-0363  
 PC MEETING DATE \_\_\_\_\_  
 BCC MEETING DATE 9/4/2024  
 TAB/CAC LOCATION LONE MTN.

ACCEPTED BY LMN  
 DATE \_\_\_\_\_  
 FEES waived

DATE 8/13/2024

companion to  
 WS-24-0364

APR-24-100305



June 27, 2024

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

RE: Justification Letter for Zone Change (ZC), Design Review (DR) and Waiver of Development Standards (WS); APN 125-17-801-002; LV-001 Tule Springs

Dear Clark County Comprehensive Planning,

Tilson Technology Management on behalf of Gigapower, LLC, requests consideration and approval of an application for Zone Change (ZC), Design Review (DR), and Waiver of Development Standards (WS) for installation of an unmanned high-speed fiber optic hub. The subject site (APN 125-17-801-002) is a 0.5-acre triangle shaped parcel currently zoned as H-2 General Highway Frontage District, and the parcel has frontage along NDOT right-of-way, Oso Blanco Road on the northeast side. To the west is a City of Las Vegas zoned Town Center District (T-C) transit center parking lot and to the south is a City of Las Vegas zoned Limited Commercial (C-1) undeveloped parcel. The subject site is undeveloped except for an existing highway billboard on the property.

A Zone Change (ZC) is requested from H-2 General Highway Frontage to the CG Commercial General zoning district which allows for communication utility building as permitted use (Table 30.03-1). The CG zoning district accommodates traditional auto-oriented commercial uses and allows transitional development of retail, commercial, and mixed-use developments (30.02.14). The fiber optic hub location was selected to serve the geographic area near the proposed facility and will provide high-speed fiber optic infrastructure that is part of an open-source, ground-based network that will have the capacity to accommodate multiple internet providers. The hub will provide the public benefit of access to commercial high-speed fiber optic infrastructure for customers in the area. The Clark County Master Plan includes the CG zoning district as a conforming district within the Neighborhood Commercial (NC) land use category. Policy 1.3.3 Neighborhood Services, encourages integration of services as part of or adjacent to new neighborhoods. The fiber optic hub is compatible with the Master Plan by integrating high-speed fiber optic services into the surrounding neighborhood, fits with the surrounding auto-oriented uses and the communication utility building is a permitted use within the CG zone district.

A Design Review (DR) is requested for compliance with development and design standards for a communication utility building within the CG Commercial General zone district. The unmanned high-speed fiber optic hub will include a 10' x 20' prefabricated equipment hut with earth tone aggregate exterior, 50 kw backup diesel generator, and utility handhole within fenced lease area. The equipment hut will be 12 feet in height from grade, under the 50' maximum height allowance for the CG zone (30.02.14.B). The fiber hub will be setback 10 feet from the adjacent property line to the west and 20 feet

from the frontage along Oso Blanco Road to the northeast, compliant with the 10-foot minimum front setback for the CG zone (30.02.14.B). The 25' x 45' (1,125 sq. ft.) equipment lease area will be fenced by a chain-link fence 8 feet in height. Fiber and power will be buried underground from the point of connection in the Oso Blanco Road right-of-way under separate NDOT permit, along a new access and utility easement to the fenced equipment lease area. A new paved access driveway 30 feet in length to the edge of the right-of-way will provide access from Oso Blanco Road. A paved driveway approach to edge of pavement within the right-of-way will be under separate NDOT permit. The existing access driveway will be utilized for service vehicle parking, but there is no minimum parking requirement for utilities (Table 30.04-2). The site parcel (APN 125-17-801-002) consists of a total of 21,287 sq. ft. and the proposed 1,125 sq. ft. fiber hub facility and 12-foot wide and 30-foot-long access driveway (approximately 360 sq. ft) will be less than the maximum 60% lot coverage allowed for the CG zone district (30.02.14.B).

The high-speed fiber optic hub will be unmanned and will operate continuously at all hours. The generator will be utilized for back-up power purposes and will operate only during loss of power or periods of routine maintenance. Routine maintenance will be conducted by a technician running the generator once a month for 1 hour to ensure optimal operation. The equipment hut and generator will be within chain link fenced lease area and are alarmed and monitored 24 hours per day, 7 days per week by the network operations center. No trash removal services will be required for the operation of the facility. Any trash or debris brought on site will be removed by personnel working on the site. The equipment hut exterior will be an earth tone aggregate exterior to blend into the surrounding environment. The generator located within the fenced lease area will not be screened from the public right-of-way as required for ground-mounted mechanical equipment (30.04.05.4.i). The parcel is primarily undeveloped except for a highway billboard advertising sign. The generator will have a low profile of less than 8 feet, less than the 8-foot high lease area fencing, equipment hut, and significantly lower than the existing highway billboard located on the site parcel. There is no existing development to the north, east or south of the site location and an existing RTC park and ride is located on the parcel to the west. The RTC park and ride includes a landscape buffer between the parking lot and fiber optic hub facility. There are no pedestrian-oriented uses on adjacent right-of-way or properties, minimizing visual impact the generator will have on existing development and uses.

The equipment hut will incorporate the sustainability provision of a cool roof that is compliant with Clark County Sustainability Provisions (30.04.05.J) for a cool roof with an initial solar reflectiveness of 78 or greater. The cool roof consists of a Uniflex white coating applied to the roof of the equipment hut with an 86 SRI rating, reducing surface temperature and lowering cooling costs (Uniflex 21-300 data sheet and SRI ratings). The small size of the development area and proposed use minimize the impact the development will have on sustainability provisions and the cool roof is the only provision that will be met.

A Waiver of Development Standards (WS) for no proposed 15-foot-wide detached street landscaping (30.04.01.D.7) along NDOT public right-of-way, Oso Blanco Road, adjacent to US-95 to the northeast of the site. The parcel on the west side of the proposed fiber optic hub contains existing landscaping between the RTC park and ride lot and the site parcel. The fiber optic hub is not pedestrian oriented use and the NDOT right-of-way does not have existing sidewalks on the undeveloped site parcel. The fiber optic hub will include a 1,125 sq. ft fenced lease area for equipment that is a small portion of the 21,287 sq. ft. parcel. The total street frontage of the parcel along Oso Blanco Road is 298 feet and the fiber optic hub is limited to the north portion of the street frontage, reducing the impact landscaping would have on the frontage with Oso Blanco Road.

A Waiver of Development Standards (WS) for access gate setback of 25 feet from property line, 50% of the standard for gate setback of 50 feet from the property line (30.04.03.E.3). The access gate will provide security to the unmanned fiber optic hub and will be utilized during routine maintenance approximately one time per month.

Please consider the information provided for approval of the Zone Change (ZC) from H-2 to CG Commercial General zone district, Design Review (DR) for a communication utility building as a permitted use in CG zone district, and Waiver of Development Standards (WS) for street landscaping and access gate setback. If there are any questions, please contact me at 503-341-6458 or [slusby@tilsontech.com](mailto:slusby@tilsontech.com).

Sincerely,



Sean Lusby  
Senior Site Acquisition Specialist  
Tilson Technology Management

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-24-0364-WYKOFF NEWBERG CORP:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; and **2)** reduce gate setback.

**DESIGN REVIEW** for a communication utility building on 0.50 acres in a CG (Commercial General) Zone.

Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-17-801-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Oso Blanca Road where a 15 foot wide landscape area consisting of 1 large tree every 30 feet is required per Section 30.04.01 (a 100% reduction).
2. Reduce gate setback to 25 feet where 50 feet is required per Section 30.04.03E (a 50% reduction).

**LAND USE PLAN:**

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.50
- Project Type: Communication utility building (fiber-optic)
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 200
- Sustainability Required/Provided: 7/0

**Site Plan**

The plan depicts a proposed communication utility building enclosure located along the northwest portion of the site, set back 20 feet from Oso Blanca Road and 10 feet from the adjacent property to the west. The site is currently mostly undeveloped, featuring only an existing billboard to the south of the proposed building enclosure location. The lease area of the

site is enclosed with an 8 foot high chain-link fence. There is an access driveway and gate to the north of the enclosure. The gate is set back 25 feet from the right-of-way. The enclosure includes the utility building (equipment hut), and a generator.

Landscaping

No additional landscaping is proposed with this application. The applicant is requesting a waiver of development standards to eliminate street landscaping adjacent to a freeway frontage road in an urban area.

Elevations

The prefabricated equipment hut has an overall height of 12 feet with exterior materials which consist of rock exterior, low slope metal roof, and exterior wall mounted HVAC units. Security lighting is wall mounted and directed downward on the north side of the building. The generator has an overall height of 8 feet. Screening of mechanical equipment is exempt with utility related uses.

Floor Plans

The equipment hut consists of 200 square feet and contains equipment racks and interior power/equipment areas.

Applicant's Justification

The applicant indicates that the equipment hut and fiber optic hub are not pedestrian oriented use and the NDOT right-of-way does not have detached sidewalks. The lease area for the communication utility building equipment site is located on the northerly portion of the site. The proposed 30 foot driveway will provide adequate area for maintenance vehicles to pull completely off of the right-of-way for access to the crewless fiber optic hub which will be utilized during routine maintenance approximately 1 time per month.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-205-85	Off-premises sign	Approved by PC	September 1985
UC-18-85	Off-premises sign	Approved by PC	March 1985

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Neighborhood Commercial	H-2	US 95
West	City of Las Vegas	T-C (Town Center District)	Regional Transportation District (RTC) Park & Ride lots
South	City of Las Vegas	C-1 (Limited Commercial)	Undeveloped

## Related Applications

Application Number	Request
ZC-24-0363	A zone change to reclassify the site from an H-2 zone to a CG zone is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

##### Waivers of Development Standards & Design Review

Staff finds that the request is compatible with the surrounding uses and complies with Master Plan Policy 5.5.2, which encourages the expansion of infrastructure throughout Clark County. Staff does not anticipate any detrimental consequences to the lack of street landscaping along Oso Blanca Road. The driveway design allows for the site maintenance crew to be able to access the site without obstructing traffic. The proposed structure and enclosure have been designed to reduce the impact of the structures on the surrounding uses; therefore, staff can support these requests.

### 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact 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: GIGAPOWER, LLC  
CONTACT: TILSON TECHNOLOGY MANAGEMENT, 16 MIDDLE ST, 4TH FLOOR,  
PORTLAND, ME 04101**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 12517801002

PROPERTY ADDRESS/ CROSS STREETS: Oso Blanca Rd & Grand Menticeto Pkwy

### DETAILED SUMMARY PROJECT DESCRIPTION

Installation of 10'x20' prefab equipment hut, 50kw backup diesel generator and handhole within 25' x 35' fenced compound. Chain link fence to be 8 feet in height with security wire at the top. Paved 12-foot wide access driveway 19 feet in length to edge of NDOT right of way.

### PROPERTY OWNER INFORMATION

NAME: Wykoff Newberg Corporation  
 ADDRESS: 7181 N Hualapai Way, Ste 130-302  
 CITY: Las Vegas STATE: NV ZIP CODE: 89166  
 TELEPHONE: 702-443-5712 CELL NA EMAIL: a@cladiavaida.com

### APPLICANT INFORMATION (must match online record)

NAME: Gigapower, LLC  
 ADDRESS: 311 South Akard Street, 21st Floor  
 CITY: Dallas STATE: TX ZIP CODE: 75202 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: NA CELL 615-596-0686 EMAIL: terry.shakeshaft@gigapower.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Tilson Technology Management  
 ADDRESS: 16 Middle St, 4th Floor  
 CITY: Portland STATE: ME ZIP CODE: 04101 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: NA CELL 503-341-6458 EMAIL: slusby@tilsonotech.com

\*Correspondent will receive all communication on submitted application(s).

(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 and 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.

E. Nelson  
 Property Owner (Signature)\*

E. Nelson  
 Property Owner (Print)

6/18/24  
 Date

#### DEPARTMENT USE ONLY

- |                              |  |                              |                               |                             |                             |  |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR            | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV            | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) WS-24-0304  
 PC MEETING DATE \_\_\_\_\_  
 BCC MEETING DATE 9/4/2024  
 TAB/CAC LOCATION LONE MTN.

ACCEPTED BY LMN  
 DATE 7/9/2024  
 FEES \$1300.00

DATE 8/13/2024

companion to  
 ZC-24-0363

APR-24-100305



June 27, 2024

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

RE: Justification Letter for Zone Change (ZC), Design Review (DR) and Waiver of Development Standards (WS); APN 125-17-801-002; LV-001 Tule Springs

Dear Clark County Comprehensive Planning,

Tilson Technology Management on behalf of Gigapower, LLC, requests consideration and approval of an application for Zone Change (ZC), Design Review (DR), and Waiver of Development Standards (WS) for installation of an unmanned high-speed fiber optic hub. The subject site (APN 125-17-801-002) is a 0.5-acre triangle shaped parcel currently zoned as H-2 General Highway Frontage District, and the parcel has frontage along NDOT right-of-way, Oso Blanco Road on the northeast side. To the west is a City of Las Vegas zoned Town Center District (T-C) transit center parking lot and to the south is a City of Las Vegas zoned Limited Commercial (C-1) undeveloped parcel. The subject site is undeveloped except for an existing highway billboard on the property.

A Zone Change (ZC) is requested from H-2 General Highway Frontage to the CG Commercial General zoning district which allows for communication utility building as permitted use (Table 30.03-1). The CG zoning district accommodates traditional auto-oriented commercial uses and allows transitional development of retail, commercial, and mixed-use developments (30.02.14). The fiber optic hub location was selected to serve the geographic area near the proposed facility and will provide high-speed fiber optic infrastructure that is part of an open-source, ground-based network that will have the capacity to accommodate multiple internet providers. The hub will provide the public benefit of access to commercial high-speed fiber optic infrastructure for customers in the area. The Clark County Master Plan includes the CG zoning district as a conforming district within the Neighborhood Commercial (NC) land use category. Policy 1.3.3 Neighborhood Services, encourages integration of services as part of or adjacent to new neighborhoods. The fiber optic hub is compatible with the Master Plan by integrating high-speed fiber optic services into the surrounding neighborhood, fits with the surrounding auto-oriented uses and the communication utility building is a permitted use within the CG zone district.

A Design Review (DR) is requested for compliance with development and design standards for a communication utility building within the CG Commercial General zone district. The unmanned high-speed fiber optic hub will include a 10' x 20' prefabricated equipment hut with earth tone aggregate exterior, 50 kw backup diesel generator, and utility handhole within fenced lease area. The equipment hut will be 12 feet in height from grade, under the 50' maximum height allowance for the CG zone (30.02.14.B). The fiber hub will be setback 10 feet from the adjacent property line to the west and 20 feet

from the frontage along Oso Blanco Road to the northeast, compliant with the 10-foot minimum front setback for the CG zone (30.02.14.B). The 25' x 45' (1,125 sq. ft.) equipment lease area will be fenced by a chain-link fence 8 feet in height. Fiber and power will be buried underground from the point of connection in the Oso Blanco Road right-of-way under separate NDOT permit, along a new access and utility easement to the fenced equipment lease area. A new paved access driveway 30 feet in length to the edge of the right-of-way will provide access from Oso Blanco Road. A paved driveway approach to edge of pavement within the right-of-way will be under separate NDOT permit. The existing access driveway will be utilized for service vehicle parking, but there is no minimum parking requirement for utilities (Table 30.04-2). The site parcel (APN 125-17-801-002) consists of a total of 21,287 sq. ft. and the proposed 1,125 sq. ft. fiber hub facility and 12-foot wide and 30-foot-long access driveway (approximately 360 sq. ft) will be less than the maximum 60% lot coverage allowed for the CG zone district (30.02.14.B).

The high-speed fiber optic hub will be unmanned and will operate continuously at all hours. The generator will be utilized for back-up power purposes and will operate only during loss of power or periods of routine maintenance. Routine maintenance will be conducted by a technician running the generator once a month for 1 hour to ensure optimal operation. The equipment hut and generator will be within chain link fenced lease area and are alarmed and monitored 24 hours per day, 7 days per week by the network operations center. No trash removal services will be required for the operation of the facility. Any trash or debris brought on site will be removed by personnel working on the site. The equipment hut exterior will be an earth tone aggregate exterior to blend into the surrounding environment. The generator located within the fenced lease area will not be screened from the public right-of-way as required for ground-mounted mechanical equipment (30.04.05.4.i). The parcel is primarily undeveloped except for a highway billboard advertising sign. The generator will have a low profile of less than 8 feet, less than the 8-foot high lease area fencing, equipment hut, and significantly lower than the existing highway billboard located on the site parcel. There is no existing development to the north, east or south of the site location and an existing RTC park and ride is located on the parcel to the west. The RTC park and ride includes a landscape buffer between the parking lot and fiber optic hub facility. There are no pedestrian-oriented uses on adjacent right-of-way or properties, minimizing visual impact the generator will have on existing development and uses.

The equipment hut will incorporate the sustainability provision of a cool roof that is compliant with Clark County Sustainability Provisions (30.04.05.J) for a cool roof with an initial solar reflectiveness of 78 or greater. The cool roof consists of a Uniflex white coating applied to the roof of the equipment hut with an 86 SRI rating, reducing surface temperature and lowering cooling costs (Uniflex 21-300 data sheet and SRI ratings). The small size of the development area and proposed use minimize the impact the development will have on sustainability provisions and the cool roof is the only provision that will be met.

A Waiver of Development Standards (WS) for no proposed 15-foot-wide detached street landscaping (30.04.01.D.7) along NDOT public right-of-way, Oso Blanco Road, adjacent to US-95 to the northeast of the site. The parcel on the west side of the proposed fiber optic hub contains existing landscaping between the RTC park and ride lot and the site parcel. The fiber optic hub is not pedestrian oriented use and the NDOT right-of-way does not have existing sidewalks on the undeveloped site parcel. The fiber optic hub will include a 1,125 sq. ft fenced lease area for equipment that is a small portion of the 21,287 sq. ft. parcel. The total street frontage of the parcel along Oso Blanco Road is 298 feet and the fiber optic hub is limited to the north portion of the street frontage, reducing the impact landscaping would have on the frontage with Oso Blanco Road.

A Waiver of Development Standards (WS) for access gate setback of 25 feet from property line, 50% of the standard for gate setback of 50 feet from the property line (30.04.03.E.3). The access gate will provide security to the unmanned fiber optic hub and will be utilized during routine maintenance approximately one time per month.

Please consider the information provided for approval of the Zone Change (ZC) from H-2 to CG Commercial General zone district, Design Review (DR) for a communication utility building as a permitted use in CG zone district, and Waiver of Development Standards (WS) for street landscaping and access gate setback. If there are any questions, please contact me at 503-341-6458 or [slusby@tilsontech.com](mailto:slusby@tilsontech.com).

Sincerely,



Sean Lusby  
Senior Site Acquisition Specialist  
Tilson Technology Management