



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

December 10, 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.
 - 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
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
William Covington, 702-455-2540, 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 November 12, 2024. (For possible action)
- IV. Approval of the Agenda for December 10, 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. **ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS: USE PERMIT FIRST EXTENSION OF TIME** for the following: **1)** allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and **2)** waive applicable design standards. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (For possible action) **12/3/24 PC**
 2. **WS-24-0640-HUMMEL LIVING TRUST & HUMMEL, RANDALL J. & STACIE L. TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce building separations; and **3)** allow 2 driveways in conjunction with an existing single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Sisk Road and the south side of Whispering Sands Drive within Lone Mountain. MK/dd/kh (For possible action)
 3. **VS-24-0635-ZORNES FAMILY LP: VACATE AND ABANDON** a portion of right-of-way being Searching Bear Court located between Ann Road and La Mancha Avenue within Lone Mountain. RM/rg/kh (For possible action) **1/7/25 PC**
 4. **DR-24-0591-GILCREASE ORCHARD FOUNDATION: DESIGN REVIEW** for a proposed accessory structure in conjunction with an existing farm on 58.16 acres in an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whispering Sands Drive and the east side of Tenaya Way within Lone Mountain. MK/jm/kh (For possible action) **12/17/24 PC**
 5. **VS-24-0613-T AND T VENTURE PARTNERS, LLC: VACATE AND ABANDON** a portion of right-of-way being Flanagan Drive located between Racel Street and Grand Teton Drive; and a portion of right-of-way being Gilbert Lane located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain. MK/rg/kh (For possible action) **12/18/24 BCC**
 6. **WS-24-0612-T AND T VENTURE PARTNERS, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce gross lot area; **2)** reduce street landscaping; **3)** increase wall height; **4)** allow attached sidewalks; **5)** full off-site improvements; **6)** alternative driveway geometrics; **7)** increase driveway width; and **8)** non-standard improvements in right-of-way. **DESIGN REVIEW** for a single-family detached residential development on 33.48 acres in an

RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action) 12/18/24 BCC

7. **TM-24-500134-T AND T VENTURE PARTNERS, LLC: TENTATIVE MAP** consisting of 62 single-family residential lots on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action) 12/18/24 BCC
8. **PA-24-700032-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS: PLAN AMENDMENT** to redesignate the land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 0.91 acres. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action)
9. **ZC-24-0615-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS: ZONE CHANGE** to reclassify 0.91 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action) 1/7/25 PC
10. **UC-24-0616-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS: USE PERMIT** for outdoor dining and drinking. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) modify loading spaces; 4) modify residential adjacency; 5) allow attached sidewalks; and 6) reduce driveway geometrics.
DESIGN REVIEW for a craft brewery with outdoor dining and drinking on 0.91 acres in a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rr/kh (For possible action) 1/7/25 PC
11. **WS-24-0638-ALPHA INVESTMENT GROUP, INC.: WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback for a proposed single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Ruffian Road, 160 feet north of Stephen Avenue within Lone Mountain. RM/nai/kh (For possible action) 1/7/25 PC
12. **VS-24-0652-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA: VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road, and between Ruffian Road and Eagan Crest Drive within Lone Mountain (description on file). RM/lm/kh (For possible action) 1/8/25 BCC
13. **WS-24-0651-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase retaining wall height; 3) eliminate street landscaping; and 4) waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. RM/lm/kh (For possible action)

14. **TM-24-500143-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA: TENTATIVE MAP** consisting of 8 lots and common lots on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. RM/lm/kh (For possible action)

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: January 14, 2025.

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



Lone Mountain Citizens Advisory Council

November 12, 2024

MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Marcelo Erosa, marcelo.erosa@clarkcountynv.gov
William Covington, William.Covington@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 October 29, 2024, Minutes

Moved by: CHRIS DARLING
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous

IV. Approval of Agenda for November 12, 2024

Moved by: CHRIS DARLING
Action: Approved agenda as submitted, noting that Item #1 is held per applicant request
Vote: 3/0 – Unanimous

V. Informational Item(s)
None

VI. Planning & Zoning

1. **ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS: USE PERMIT FIRST EXTENSION OF TIME** for the following: 1) allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and 2) waive applicable design standards. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (For possible action) 12/03/24 PC

Action: HELD to the December 10, 2024 CAC meeting per applicant request

2. **WS-24-0545-MARTINEZ, BLAS S.: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Juliano Road within Lone Mountain. RM/tpd/kh (For possible action) 12/03/24 PC

Action: APPROVED as submitted, subject to staff conditions
Moved By: CHRIS DARLING
Vote: 3/0 Unanimous

VII. General
Business None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be November 26, 2024

X. Adjournment
The meeting was adjourned at 6:38 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0640-HUMMEL LIVING TRUST & HUMMEL, RANDALL J. & STACIE L. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separations; and 3) allow 2 driveways in conjunction with an existing single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Sisk Road and the south side of Whispering Sands Drive within Lone Mountain. MK/dd/kh (For possible action)

RELATED INFORMATION:

APN:

125-14-203-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for a detached garage to 13 feet where 40 feet is required per Section 30.02.04 (a 68% reduction).
- b. Eliminate the rear setback for a shade structure where 5 feet is required per Section 30.02.04 (a 100% reduction).
2. a. Reduce building separation (storage shed #1 and the single-family residence) to zero feet where 6 feet is required per Section 30.02.04 (a 100% reduction).
- b. Reduce building separation (shade structure #2 and the RV garage) to zero feet where 6 feet is required per Section 30.02.04 (a 100% reduction).
- c. Reduce building separation (RV garage and shade structure #3) to zero feet where 6 feet is required per Section 30.02.04 (a 100% reduction).
- d. Reduce building separation (storage shed #2 and shade structure #4) to zero feet where 6 feet is required per Section 30.02.04 (a 100% reduction).
3. Allow 2 driveways where 1 driveway is allowed per Uniform Standard Drawing 222 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7780 Sisk Road
- Site Acreage: 0.57
- Project Type: Detached garage & accessory structures

- Building Height (feet): 18 (single-family residence)/18 (detached garage)/7 (storage shed/structure #3)/10 (shade structure/structure #4)/6.5 (shade structure/structure #5)/16 (RV cover/structure #6)/7 (shade structure/structure #7)/8 (shade structure/structure #8)/8 (storage shed/structure #9)
- Square Feet: 2,520 (single-family residence)/720 (detached garage)/48 (storage shed/structure #3)/192 (shade structure/structure #4)/224 (shade structure/structure #5)/720 (RV cover/structure #6)/198 (shade structure/structure #7)/77 (shade structure/structure #8)/70 (storage shed/structure #9)

Site Plan

The plan provided depicts a proposed detached garage in conjunction with an existing single-family residence. The garage is proposed within the front yard of the property near the southwest corner of the site off of Sisk Road. The garage would be set back 13 feet from the front property line and 5 feet from the interior side property line to the south.

There are also multiple accessory structures existing on-site as well, all located within the side or rear yards. Their exact locations are listed below:

- The first storage shed (structure #3) is located on the north side of the existing single-family residence, within the interior side yard of the property. This shed is not connected to the residence but has zero feet of building separation. This storage shed is 8 feet long and 4 feet wide.
- The first shade structure (structure #4) is centrally located in the rear yard, 25 feet from the rear property line and 28 feet from the single-family residence. This shade structure is 12 feet long and 16 feet wide.
- The second shade structure (structure #5) is located directly south of the first shade structure (structure #4), with a 6.5 foot separation between the 2 structures. This shade structure is 28 feet long and 8 feet wide, and has a zero foot setback from the rear property line.
- The RV cover (structure #6) is located directly southwest of the second shade structure (structure #5), with the corners of the 2 structures having zero feet of building separation. The RV cover is 36 feet long and 20 feet wide.
- The third shade structure (structure #7) has zero feet of building separation from the RV garage (structure #6) and is touching its western wall. This shade structure is 12 feet long and 16.5 feet wide.
- The fourth shade structure (structure #8) is located to the south of the third shade structure (structure #7). This shade structure is 7 feet long and 11 feet wide. It is set back 5 feet from the interior side property line to the south, and its east wall touches the west wall of the second storage shed (structure #9) with zero feet of building separation.
- The second storage shed (structure #9) is located directly east of the fourth shade structure (structure #8), and its west wall touches the east wall of the aforementioned structure with zero feet of building separation. This storage shed is 7 feet long and 10 feet wide.

Several fences exist within the rear yard of the property and are intended to create separate areas for livestock, household pets, and recreation. None of these fences are located along either of the

adjacent streets, and are all internal to the property. Currently there is no livestock at the site. There is also a driveway on the north side of the property accessible from Whispering Sands Drive. This driveway is gated by a 20 foot long rolling access gate.

Landscaping

There are several mature trees and various shrubs and groundcover throughout the site. No changes to the landscaping are proposed or required with this application.

Elevations

Elevations of the proposed detached garage show the structure as being 1 story and 18 feet tall at its highest point. Elevations also depict the detached garage as being accessible via 2 overhead rolling doors on the north face of the building and a swinging door on the east face of the building. The detached garage is to be constructed of stucco and will feature glazed windows and a pitched tile roof to match the existing single-family residence.

(storage shed/structure #3)/192 (shade structure/structure #4)/224 (shade structure/structure #5)/720 (RV cover/structure #6)/198 (shade structure/structure #7)/77 (shade structure/structure #8)/70 (storage shed/structure #9)

Plans and photographs depict the additional structures on property as follows:

- The first storage shed (structure #3) is shown as being 7 feet tall and is made of painted wood paneling with a vinyl shingle roof.
- The first shade structure (structure #4) is shown as being 10 feet tall and is made of wooden posts with a wooden roof.
- The second shade structure (structure #5) is shown as being 6.5 feet tall and is made of wooden posts with a wooden roof.
- The RV cover (structure #6) is shown as being 16 feet tall and is made of metal posts and sheet metal roofing.
- The third shade structure (structure #7) is shown as being 7 feet tall and is made of metal posts and sheet metal roofing.
- The fourth shade structure (structure #8) is shown as being 8 feet tall and is made of metal posts and sheet metal roofing.
- The second storage shed (structure #9) is shown as being 8 feet tall and is made of painted wood paneling with a vinyl shingle roof.

The fences spread throughout the interior of the site are a maximum of 6 feet tall and are constructed of either chain-link, CMU block, or farm style wooden posts. The rolling access gate located along Whispering Sands Drive is constructed of metal panels.

Floor Plans

The plans of the proposed detached garage depict it as being 750 square feet, with an open floor plan with no interior rooms or structures.

Additionally, photos provided of the other accessory structures on-site depict that none of the other accessory structures on-site have an interior rooms or structures.

Applicant's Justification

The applicant states that many of the homes in the surrounding area have livestock, and that their property was used for livestock in the past and will more than likely house livestock in the future. The applicant states that if they were to adhere to the setback requirements for the detached garage it would begin to take up room that could be used for future livestock. Additionally the applicant states that there are several mature trees that would visually shield the detached garage from the right-of-way.

Surrounding Land Use

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

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.

Waivers of Development Standards #1 & #2

Setbacks and separations are required to provide open space between buildings, reduce the bulk and mass of buildings, and ensure that a property is safe and visually appealing. Therefore, waiving setbacks and/or separations is generally not supported by staff. Staff finds that this request is a self-imposed hardship; the front setback for the proposed detached garage could be met with minor site modifications. Staff finds that the overabundance of accessory structures within the side and rear yards create an unsafe environment and that the removal of some of them would create plenty of space within the property to comply with Title 30 development standards. The structures are in this case creating an additional waiver due to the applicant not wanting to encroach further into the space already occupied by the other structures on-site. For these reasons, staff cannot support either of these waiver requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff can support the request for the additional driveway as it has no direct impact on any improvements or within the public right-of-way.

Staff Recommendation

Approval of waiver of development standards #3; denial of waivers of development standards #1 and #2.

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 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and 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: CHAD WALKER

CONTACT: 1672 CLOVERCREST COURT, HENDERSON, NV 89012



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-14-203-001

PROPERTY ADDRESS/ CROSS STREETS: 7780 Sisk Rd., Las Vegas, NV 89131 (Cross Streets Sisk Rd and Whispering Sands Dr)

DETAILED SUMMARY PROJECT DESCRIPTION

Application is for a waiver of development standards to reduce the front setbacks per Section 30.02.04B on a property in RS20 zoning in the NW part of the valley at 7780 Sisk Rd. and a reduction in building separations per Section 30.02.04B for existing buildings in the rear of the property. The front setback for an accessory, detached garage is proposed to be 13' and the building separations in the back are requested to be 2' per provided plans.

PROPERTY OWNER INFORMATION

NAME: Hummel Living Trust
 ADDRESS: 7780 Sisk Rd
 CITY: Las Vegas STATE: NV ZIP CODE: 89131
 TELEPHONE: _____ CELL 702-496-7885 EMAIL: slhum8240@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Chad Walker *C.W.Walker*
 ADDRESS: 1672 Clovercrest Ct.
 CITY: Henderson STATE: NV ZIP CODE: 89012
 TELEPHONE: 702-518-3339 CELL 702-237-1678 EMAIL: Chad.GWNdesigns@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Chad Walker *C.W.Walker*
 ADDRESS: 1672 Clovercrest Ct.
 CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # _____
 TELEPHONE: 702-518-3339 CELL 702-237-1678 EMAIL: Chad.GWNdesigns@gmail.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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]

 Property Owner (Signature)

Stacie Hummel, Trustee
Randall Hummel, Trustee

 Property Owner (Print)

9/13/24

 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 type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0640

ACCEPTED BY DD

PC MEETING DATE X

DATE 11/06/2024

BCC MEETING DATE 01/08/2024

FEES \$800

TAB/CAC LOCATION Lone Mountain

DATE 12/10/2024

Waiver of Development Standards Justification for APR-24-101044:

The homeowner for 7780 Sisk Road is seeking a waiver of development standards to allow a detached garage to encroach into the front setbacks, per 30.02.04. With the property being zoned as RS20 zoning, the front setback is 40'. A waiver of development standards is being sought to reduce the front setback to 13' from the front property line. There are currently 5 existing trees in the front yard that will ease the visual aspect of the reduction of setbacks of the detached garage. The addition of two additional trees could be provided directly in front of the proposed garage if the County would prefer additional screening of the building. The trees would block the view directly in front of the garage from the street. The other reduction in setbacks that is being sought is for the separation of existing structures in the rear of the property. As the property is RS20, zoned for certain livestock, there are existing shade structures (horse stalls), a couple of sheds, and an RV cover that can also be used for shading horses. These structures have been existing for quite some time, and in some cases are as close together as two feet. They are not seen from the street (except for the peak of the RV garage) and have no effect on the neighborhood. None of these structures are habitable.

The property at 7780 Sisk Road sits on the corner of Sisk Road and Whispering Sands Drive. The property has collector streets or arterial roads on either side with the North to South bound Torrey Pines Drive followed by Jones Boulevard just to the East and Rainbow Boulevard just to the West. The West to East collector streets in the area are Grand Teton Drive to the North and Farm Road to the South. As the property is in the NW part of the valley in the middle of horse properties, there are many small, dead-end streets so traffic is typically dedicated to the collector streets. This is the case with Sisk Road as it is less than a mile and a half from end to end and it starts and stops 5 times along that distance. As such most homes along Sisk Road have addresses belonging to the more populous perpendicular streets. This property and the one directly to the South of it are the only homes in this section of Sisk Road that have Sisk Road as the front of the property and are the only homes directly affected by the reduction in setbacks. The neighbor directly to the South has given their written acceptance to the garage placement as it will not negatively affect them in any way. If this property was originally addressed with Whispering Sands Drive as the front of property like all the other properties along that road, the setback for this detached garage would only be 10'. While the address and front of property were determined to be Sisk Road, a reduced setback for the detached garage would visually fit the neighborhood as other properties along the same road have buildings at the same distance from the street due to their nature of being addressed off one of the collector streets.

In addition to the way the property is oriented with front and rear yards, this property is zoned for livestock. There are not animals on the property with stables in the rear yard currently though there has been in the past and it is likely there will be in the future. If the detached garage is not able to obtain a waiver of developmental standards for the front setbacks, it would have to be pushed back far enough to encroach into the side/rear yard and take away from the area for any future livestock.

For these reasons, the reduction in the front setback for a detached garage that is 25' long is being sought to 13' from the street.

As there are existing sheds and shade structures (mostly for animals) on the property, we are also being asked to request a waiver on the building setbacks, per 30.02.04, for those structures as shown on the site plan and for a second driveway off of Whispering Sands Dr per Uniform Standard Drawing 222 as there is an existing gate on the North side of the property.

WS-24-0640

August 13, 2024

To Whom It May Concern,

We, Jenny and Cliff Robinson, the homeowners of 7760 Sisk Rd, Las Vegas, NV 89131, have no objections to the building of a 3 car garage at 7780 Sisk Rd, Las Vegas, NV 89131.

Thank you,

Handwritten signatures of Jenny Robinson and Cliff Robinson. Jenny's signature is in a cursive script, and Cliff's is more stylized and scribbled.

Jenny and Cliff Robinson
7760 Sisk Rd
Las Vegas, NV 89131

702-334-5336

WS-24-0640

01/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0635-ZORNES FAMILY LP:

VACATE AND ABANDON a portion of right-of-way being Searching Bear Court located between Ann Road and La Mancha Avenue within Lone Mountain (description on file). RM/rg/kh (For possible action)

RELATED INFORMATION:

APN:

125-30-810-001; 125-30-810-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of the public right-of-way for the entrance to subdivision located on the north side of Ann Road, which dedicated as part of the final map of "Ann/Tee Pee" subdivision. The right-of-way is no longer needed as access to the site is now being provided from La Mancha Avenue instead of Ann Road.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0057-06	Vacated and abandoned patent easements	Approved by PC	March 2006
WS-0056-06	Reduced lot area in conjunction with a 9 lot single-family residential development	Approved by PC	March 2006
TM-0016-06	9 lot single-family residential development	Approved by PC	March 2006
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and R-A to R-A (RNP-1) and from R-A to R-A (RNP-II) zoning intended to preserve the residential character of the Lone Mountain area	Approved by BCC	September 2001

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES NEVADA, INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-810-001 and 125-300-810-009

PROPERTY ADDRESS/ CROSS STREETS: NEC of Ann Road and Tee Pee Lane

DETAILED SUMMARY PROJECT DESCRIPTION

VACATION AND ABANDONMENT OF EXISTING RW

PROPERTY OWNER INFORMATION

NAME: Zornes Family L P
 ADDRESS: 2100 Strada Mia Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89117
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs Road, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702-240-5605 CELL 661-220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn
 ADDRESS: 6671 Las Vegas Blvd. South, Suite 320
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702-623-7233 CELL 480-710-4993 EMAIL: eric.hopkins@kimley-horn.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.

<small>Authentisign</small> <u>Gary Zornes</u>	<u>Gary Zornes</u>	<u>09/09/24</u>
Property Owner (Signature)*	Property Owner (Print)	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 checked="" type="checkbox"/> VS	<input 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) V5-24-0635
 PC MEETING DATE 1/7/25
 BCC MEETING DATE _____
 TAB/CAC LOCATION Lone Mountain DATE 12/11/24

ACCEPTED BY RG
 DATE 10/31/24
 FEES \$1,200

PLANNER
COPY

Kimley»»Horn

October 15, 2024

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

**RE: Ann & Tee Pee II - Arabella
Justification Letter for Vacation of Public Right-Of-Way
APNs: 125-30-810-001 and 125-30-810-009**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the Vacation application. The subject project is a proposed residential subdivision located at the NEC of Ann Road and Tee Pee Lane (APNs: 125-30-810-001 and 125-30-810-009) herein referred to as the "Site."

A Vacation of Public Right-Of-Way is being requested and processed for this project to vacate the following:

- Public Right-Of-Way dedicated per Final Map of "Ann/Tee Pee", Recorded in book 137 of plats, page 93, of official record, issued August 27, 2007

The Right-Of-Way is requested to be vacated because it is no longer needed, as access to the site is now being provided from La Mancha Avenue, instead of Ann Road.

The vacation application and corresponding documents are included with this submittal for your review. We look forward to working with Public Works for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

**PLANNER
COPY**

V5-24-0635

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS:

USE PERMIT FIRST EXTENSION OF TIME for the following: 1) allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and 2) waive applicable design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (For possible action)

RELATED INFORMATION:

APN:

125-31-414-008

USE PERMITS:

1. Allow metal accessory structures where required to be architecturally compatible with the principal building per Table 30.44-1.
2. Waive all applicable design standards including non-decorative metal for accessory structures where required per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the rear yard setback for an accessory structure (detached garage) to 2 feet where 5 feet is required per Table 30.40-1 (a 60% reduction).
 - b. Reduce the setback to a right-of-way for an existing accessory structure (detached garage) to 2 feet where 10 feet is required per Table 30.40-1 (an 80% reduction).
 - c. Reduce the side yard setback for an existing accessory structure (carport) to 0.5 feet where 5 feet is required per Table 30.40-1 (a 90% reduction).
2. Reduce the building separation for an existing accessory structure (carport) to 1.9 feet where 6 feet is required per Table 30.40-1 (a 62% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4891 N. Grand Canyon Drive
- Site Acreage: 0.52
- Project Type: Accessory structures
- Building Height (feet): 13 (detached carport)/12 (detached garage)
- Square Feet: 3,513 (main house)/975 (carport)/748 (detached garage)

Site Plan

The previously approved plans depict an existing 1 story single-family residence, existing carport, and an existing detached garage on a 0.52 acre property. The existing carport was located on the west side of the home, less than 1 foot from the west property line, with the existing detached garage located in the southwest corner of the property along Lone Mountain Road. The setbacks for the detached garage were 2 feet from the rear yard property line, and less than 10 feet from the right-of-way. The carport was set back less than 1 foot from the side property line, was located behind an entry gate and was set back over 43 feet from the street. Access to the residence was from a private hammerhead off Grand Canyon Drive.

Landscaping

Landscaping was not a part of this application.

Elevations

The previously approved plans depict an existing detached garage approximately 12 feet in height with metal siding and is 27 feet in length and 28 feet wide with a roll-up door facing north. The existing carport was approximately 13 feet in height and was open on all sides, with a flat roofline, and was approximately 26 feet in width. The main house exterior had stucco finish and a pitched roofline. Each accessory structure was painted to match the existing house in color.

Floor Plans

The previously approved plans depict an existing carport open on all sides and was approximately 975 square feet, and the existing detached garage was enclosed on all sides and is 748 square feet.

Signage

Signage was not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0374:

Comprehensive Planning

- 1 year to complete the permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; 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.

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.

Applicant's Justification

The applicant states they would like an extension of time to meet the conditions set forth by UC-23-0374. They state they have been diligently working to get permits for both unpermitted buildings. The carport was permitted and inspected (BD23-58757) and is in compliance with UC-23-0374. However, the detached garage was constructed without permits and no engineering and structural specifications were available leaving the building to be reverse engineered which has taken a considerable amount of time. The extension of time will be for the detached garage for which they're working toward permits and compliance.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0374	Accessory structures and waivers to reduce setbacks and separations	Approved by PC	October 2023
VS-0845-17	Vacated and abandoned easements of interest to Clark County	Approved by PC	December 2017
WS-0691-17	Reduced lot size, landscaping, and full off-site improvements; design review for single-family residence and increased grade	Approved by BCC	October 2017
WS-0141-07	Reduced lot size, landscaping, and full off-site improvements	Approved by PC	March 2007
WS-0066-04	Early grading	Approved by PC	February 2004
ZC-0296-01	Reclassified to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE22-14459 is an active Code Enforcement case for building without a permit.

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

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has completed the process of getting the carport permitted and approved (BD23-58757) and is currently in the process of obtaining permits for the detached garage (BD24-29795). Progress has been made, which demonstrates the applicant's good faith effort to commence and complete the project in a timely manner. Therefore, staff can support the request for an extension of time.

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

- Until October 3, 2025 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: DIONICIO GORDILLO
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-31-414-008

PROPERTY ADDRESS/ CROSS STREETS: 4891 N. Grand Canyon Drive

DETAILED SUMMARY PROJECT DESCRIPTION

First Extension of Time to complete the permit and inspection process for approved accessory structures (UC-23-0374)

PROPERTY OWNER INFORMATION

NAME: The William and Misti Miller Revocable Family Trust
 ADDRESS: 4891 N. Grand Canyon Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89149
 TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

APPLICANT INFORMATION (must match online record)

NAME: The William and Misti Miller Revocable Family Trust
 ADDRESS: 4891 N. Grand Canyon Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89149 REF CONTACT ID # N/A
 TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Dionicio Gordillo, DG Consultants
 ADDRESS: 204 Belle Isle Ct.
 CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # 191488
 TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

*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.

William S. Miller William S. Miller 10-1-2024
Misti Miller Misti Miller 10/1/24
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" 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 type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 24-400120

ACCEPTED BY Jm

PC MEETING DATE 12/3/24

DATE 10/3/24

BCC MEETING DATE _____

FEES 1100.00

TAB/CAC LOCATION Lone Mtn.

DATE 11/12/24

D G Consultants

October 2, 2024

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

RE: JUSTIFICATION LETTER – FIRST EXTENSION OF TIME FOR UC-23-0374

On behalf of The William and Misti Miller Revocable Family Trust, we are requesting an extension of time on UC-23-0374 for approved, existing accessory buildings in conjunction with a single family residence. **The first extension of time is requested on the special use permits and waivers of development standards which were approved by the Clark County Planning Commission on October 3, 2023.** The subject site is 0.5 acres, zoned RS20, and located on the north side of Lone Mountain Road and the west side of North Grand Canyon Drive.

UC-23-0374 was approved on October 3, 2023, with a specific condition requiring “1 year to complete the permit and inspection process with any extension of time to be a public hearing.” The applicant has been diligently working to permit both accessory buildings approved with the original application. The detached carport was permitted and inspected per BD23-58757 and in full compliance with the specific condition referenced above. The detached garage is currently in the building permit review process per BD24-29795. However, since the building was constructed without permits by a third party, no engineering and structural specifications were available; therefore, the structure had to be reverse engineered which has taken a considerable amount of time. The applicant fully intends to permit and inspect the detached garage consistent with all applicable Clark County Building Department provisions. Additional time is required to fully complete the permit and inspection process on the detached garage.

We believe an extension of time is entirely appropriate for the following reasons: **1) conditions have not substantially changed in the immediate area; 2) circumstances have not substantially changed to the subject property; and 3) the remaining accessory building is progressing through the development review and permit process. Therefore, this request meets all required provisions for an extension of time as provided for in Title 30.**

Thank you for your consideration.

Sincerely,



12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0591-GILCREASE ORCHARD FOUNDATION:

DESIGN REVIEW for a proposed accessory structure in conjunction with an existing farm on 58.16 acres in an RS40 (Residential Single-Family 40) Zone.

Generally located on the north side of Whispering Sands Drive and the east side of Tenaya Way within Lone Mountain. MK/jm/kh (For possible action)

RELATED INFORMATION:

APN:

125-15-501-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7810 N. Tenaya Way
- Site Acreage: 58.16
- Project Type: Accessory structure
- Building Height (feet): 12
- Square Feet: 291,852

History & Site Plan

The plan depicts existing and proposed uses and structures for an existing agriculture - gardening/greenhouse facility that also functions as a community agricultural center which has existed on this site since the 1920's. The primary function of the agricultural center (Gilcrease Orchard) is to provide the community with pick and pay fresh produce. The facility also provides instruction and education in the fundamentals of agriculture and animal care. Access to the site is via a gated entrance on Whispering Sands Drive, which leads to the parking lot.

The plan depicts a proposed 291,852 (6.76 acre) shade structure that would be located over a portion of the existing croplands. The shade structure is located on the eastern portion of the site, 24 feet from the east fence, and 32 feet from the south property line.

Landscaping

No changes are proposed to the existing landscaping with this request.

Elevations

The plan depicts a metal framed structure with angled posts holding up the edges of the structure with 12 foot tall vertical posts, evenly spaced 30 feet on-center supporting the structure. The structure is covered with a black knitted shade cloth on top and sides.

Applicant's Justification

The applicant states that they seek to erect a 6.7 acre (291,852 square foot) shade structure on their main orchard. The purpose of the shade structure is to allow them to continue growing various types of produce. They state that the structure will filter the sun's rays about 30% which will lower the temperature on the ground and cause less stress for the crops. The applicant also states that a similar shade structure had gone through the public hearing process and was ultimately approved. They state it will have limited visibility from the road and is surrounded on all sides by a sizable buffer. Finally, they state the home with the most direct view of the proposed structure is a home on Whispering Sands Drive that is owned by Gilcrease Orchard Foundation.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400155 (ZC-0105-16)	Review of ZC-0105-16	Approved by BCC	August 2018
ZC-0105-16	Reclassified to R-A zoning; use permits for customers, sale of produce/crops, recreational facility, farmer's market, training facility, waive time limit and maximum number of events, waive setback for events; waivers of development standards for reduced lot size, landscaping and screening, setback for events from residential; design review for recreational facility, farmer's market, project of regional significance	Approved by BCC	July 2016
ZC-0862-13	Reclassified to R-A zoning; use permit for customers; design review for parking lot	Approved by BCC	February 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-PD3	Single-family residential, open space, community park, & maintenance building
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & RS40	Cropland, parking lot, single-family residence, & undeveloped
East	City of Las Vegas	PD	Single-family residential
West	City of Las Vegas	R-PD2	Single-family residential & common area

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

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.

Staff believes due to the sufficient setbacks from the property line, the proposed shade structure will have minimal impact on neighboring properties, while providing the crops relief from the summer sun. A similar project of the owner for an almost identical shade structure received Planning Commission's approval for the same request (DR-21-0239) in July of 2021. The proposed structure is only 12 feet tall which is well under the 25 foot maximum height for an accessory structure in an RS40 zone. With all these factors considered, staff can support 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to show compliance with conditions of ZC-0105-16.
- 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

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised 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: GILCREASE ORCHARD FOUNDATION
CONTACT: GILCREASE ORCHARD FOUNDATION, P.O. BOX 35317, LAS VEGAS, NV 89133

DRAFT

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0613-T AND T VENTURE PARTNERS, LLC:

VACATE AND ABANDON a portion of right-of-way being Flanagan Drive located between Racel Street and Grand Teton Drive; and a portion of right-of-way being Gilbert Lane located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain (description on file).
MK/rg/kh (For possible action)

RELATED INFORMATION:

APN:

125-11-401-001; 125-11-401-002; 125-14-101-002; 125-14-101-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of the following: 1) 48 foot wide right-of-way being Flanagan Drive located between APNs 125-11-401-001 and 125-11-401-002 on the north side of the development, and 2) 60 foot wide right-of-way of being Gilbert Lane located between parcels 125-14-101-002 and 125-14-101-003 on the southern side of the development. The applicant states these rights-of-way are being vacated since they are not required for circulation or access for the proposed subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0374	Reclassified from R-E to R-D zoning, waivers for landscaping, modified driveway design, off-site improvements, and design review for a 66 lot single-family residential subdivision - expired	Held by PC	October 2020
UC-1043-07	Reduced separation between communication towers and reduced setback from a residential development for a communications tower	Approved by BCC	January 2008
UC-0651-07	Childcare institution with a school and dormitory, reduced parking, increased fence height, and off-site improvements - expired	Approved by PC	July 2007
UC-0062-07	Communications building	Approved by PC	February 2007
UC-1900-05	Communications tower	Approved by BCC	March 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0311-03	Reduced setback for a communications tower	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	City of Las Vegas	R-PD3 & PD	Single-family residential

Related Applications

Application Number	Request
WS-24-0612	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500134	A tentative map for a 62 lot single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 5 feet to the back of curb for the south side of Grand Teton Drive and 10 feet for the north side of Grand Teton Drive, and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: MARISSA FEHRMAN

**CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, 002, 003, 005, 125-11-499-002, and
portion of 125-14-199-001. Rg

PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submittal of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: T and T Venture Partners, LLC
ADDRESS: 3311 S Rainbow Blvd, Suite 225
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Scott Anderson/Taylor Morrison
ADDRESS: 1985 Festival Plaza Drive, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
ADDRESS: 500 S Rancho Drive, Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
TELEPHONE: 702-998-2109 CELL _____ EMAIL: adolce@rcinevada.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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* [Signature] Property Owner (Print) T and T VENTURE PARTNERS, LLC
By: Kenneth L Templeton, Manager Date 8/27/2024

- 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 type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0613 ACCEPTED BY Romeo
PC MEETING DATE _____ DATE 10/28/24
BCC MEETING DATE 12/18/24 FEES \$1200
TAB/CAC LOCATION Lone Mountain DATE 12/10/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-^{RG}001, 002, 003, ~~005~~, 125-11-499-002, and
portion of 125-14-199-001 ⁰⁰¹RG

PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submission of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Apple Trees, LLC
ADDRESS: 3311 S Rainbow Blvd, Suite 225
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Scott Anderson/Taylor Morrison
ADDRESS: 1985 Festival Plaza Drive, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
ADDRESS: 500 S Rancho Drive, Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
TELEPHONE: 702-998-2109 CELL _____ EMAIL: adolce@rcinevada.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.

Property Owner (Signature)* [Signature] Apple Trees LLC
By: Kenneth L Templeton, Manager Property Owner (Print)
Date 8/27/2024

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) VS-24-0613
PC MEETING DATE _____
BCC MEETING DATE 12/18/24
TAB/CAC LOCATION Lower Mountain

ACCEPTED BY Romeo
DATE 10/28/24
FEES \$1,200

DATE 12/10/24

PLANNER
COPY
VS-24-0613

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ROBERT J. GRONAUER
bgronauer@kcnvlaw.com

October 27, 2024

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

*Re: Justification Letter –Vacation
APNs: 125-11-401-001, 002, 125-14-101-001, 002, 003 and 005, 125-11-499-002,
and a portion of 125-14-199-00.*

To Whom It May Concern:

Please be advised this office represents Taylor Morrison Nevada, LLC (hereinafter the “Applicant”). The Applicant is proposing a single-family residential development on approximately 31.20 acres, generally located at the southeast and northeast corner of Rainbow Blvd and Grand Teton Drive in Las Vegas, Nevada, more particularly described as APN: 125-11-401-001, 002, 125-14-101-001, 002, 003 and 005, 125-11-499-002, and a portion of 125-14-199-00. (the “Site”). The Applicant requests vacations in support of the Single-Family Residential Subdivision. Applications for a Design Review, Waivers of Development Standards, and Tentative Map are submitted concurrently herewith.

This letter has been prepared in support of a vacation of public right-of-way for a subdivision generally located on the southeast and northeast corner of Rainbow Boulevard and Grand Teton Drive.

The Applicant requests a 5-foot vacation along the southern portion of Grand Teton Drive for the purpose of detached sidewalks being installed. The existing Flannagan Drive and a portion of Gilbert Lane (south of Grand Teton) is also being vacated since they are not required for circulation or access of the proposed subdivision. This will be the required roadway dedication for mapping of the proposed subdivision. The requested vacations will not negatively impact current or future roadway patterns.

PLANNER
COPY
VS-24-0613

October 27, 2024

KAEMPFER

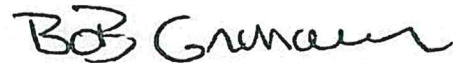
CROWELL

Page 2

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink that reads "BOB Gronauer". The signature is written in a cursive style with a large, stylized "B" and a long, sweeping underline.

Robert J. Gronauer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0612-T AND T VENTURE PARTNERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce street landscaping; 3) increase wall height; 4) allow attached sidewalks; 5) full off-site improvements; 6) alternative driveway geometrics; 7) increase driveway width; and 8) non-standard improvements in right-of-way.

DESIGN REVIEW for a single-family detached residential development on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action)

RELATED INFORMATION:

APN:

125-11-401-001; 125-11-401-002; 125-14-101-001 through 125-14-101-003; 125-14-101-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to 18,001 square feet where a minimum of 20,000 square feet is required per Section 30.02.04 (a 10% reduction).
2. Reduce the width of the street landscape along Rainbow Boulevard to 5 feet where a minimum of 10 feet is required per Section 30.04.01D (a 50% reduction).
3. Increase the wall height to 6 feet where 3 feet is permitted in the front yard per Section 30.04.03B (a 50% increase).
4.
 - a. Allow an attached sidewalk where a detached sidewalk is required along Grand Teton Drive per Section 30.04.08C.
 - b. Allow an attached sidewalk where a detached sidewalk is required along Rainbow Boulevard per Section 30.04.08C.
5.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Racel Street, Jo Marcy Drive and Gilbert Lane where off-site improvements are required per Section 30.04.08C.
 - b. Waive off-site improvements (curb and gutter) along Rainbow Boulevard where off-site improvements are required per Section 30.04.08C.
6.
 - a. Reduce the proposed driveway departure distance to 83 feet along Racel Street where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (an 11% reduction).
 - b. Reduce the proposed driveway approach distance to 10 feet along Gilbert Lane where 190 feet (Common Lot K) is the minimum required per Uniform Standard Drawing 222.1 (a 90% reduction).

7. Allow residential driveway widths of up to 34 feet where 28 feet is the maximum width allowed per Uniform Standard Drawing 222 (a 21.4% increase).
8. Allow landscaping in the public right-of-way (Rainbow Boulevard).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8050 & 8131 Flanagan Drive
- Site Acreage: 33.48
- Project Type: Single-family residential subdivision
- Number of Lots: 62
- Density (du/ac): 1.85
- Minimum/Maximum Lot Size (square feet): 18,001/32,130 (gross)/16,200/21,778 (net)
- Number of Stories: 1
- Building Height (feet): 18 to 20
- Square Feet: 3,027 to 3,306

Site Plans

The plans depict a proposed single-family residential development that is divided into 2 parts by Grand Teton Drive, consisting of 62 lots on 33.48 acres total. There are 34 lots shown for the project on the north side of Grand Teton Drive (north half), and 28 lots are shown for the project on the south side of Grand Teton Drive (south half). The entire project will be developed to the RS20 standards of Title 30. Most of the southern portion of development is within the RNP-NPO, while the northern portion is not. All internal streets are private streets with curb and gutter. The access to the north half of the development is from a 39 foot wide private west/east street; Street C via Rainbow Boulevard. Street F north/south and terminates as stub streets. Four cul-de-sacs extend east off of Street F. The access to the south half of the development is from a 39 foot wide private north/south street; Street M via Grand Teton Drive. Street L runs east/west with 2 cul-de-sacs extending to the north off of Street L on the west side of the development and intersecting with a small stub street on the southeast portion of the site. Street J runs north/south intersecting with Street M and Street M and Street L. A 5 foot wide sidewalk is provided on both sides of Street C only. A waiver of full off-site improvements is proposed along Racel Street, Gilbert Lane and Jo Marcy Drive. Common Element K is located at the northeastern corner of the site at the intersection of Gilbert Lane and Racel Street and is located outside of the subdivision. This lot is developed with 3 communication towers and a communication building. Access to Common Element K will be via proposed driveways along Racel Street and Gilbert Lane. A waiver of the front yard wall height, and reduced approach and departure driveway distances are proposed for Common Element K. The lot sizes for Lots 2 through 4 and 28 through 33 for the north half and Lots 36 and 52 for the south half of the development are shown less than 20,000 square feet. An attached sidewalk is being proposed along Rainbow Boulevard. The site is located in the Lone Mountain Interlocal Agreement Area.

Landscaping

A 6 foot wide landscape strip is proposed along Racel Street, Gilbert Lane, and Jo Marcy Drive. Within the Rainbow Boulevard right-of-way, a 23 foot wide horse trail and a 5 foot wide landscape strip is shown. Along Rainbow Boulevard, outside the right-of-way and adjacent to the first 5 foot wide landscape strip, is an attached sidewalk followed by a second 5 foot wide landscape strip. Plans also show along Grand Teton Drive, an attached sidewalk will be provided (within the right-of-way) and the adjacent landscape strip will be located within the project boundaries and consists of 7.5 feet of landscaping on both sides of a 15 foot wide horse trail; the total landscaping width along Grand Teton Drive is 30 feet which is greater than the 10 feet required by Title 30 when attached sidewalks are allowed in place of detached sidewalks. Common Element K, the lot containing the communication towers, features existing mature landscaping which will be preserved and protected in place. Alternative landscaping is proposed to allow medium sized trees to be planted 20 feet on center along Racel Street, Grand Teton Drive, Rainbow Boulevard, and Jo Marcy Drive. There are 31 existing mature trees along Gilbert Lane which will be preserved and 13 new large trees. The street landscaping consists of decomposed granite ground covering, and a variety of shrubs.

Elevations

The plans depict a single-story home, comprising 3 model types that has a height measured 18 feet to 20 feet in height. Each model home comprises of 3 elevation types with a recreational vehicle garage as an option in 2 of the 3 model homes. The elevations on all 4 sides have a combination of architectural features such as covered entry, and variable roofline.

Floor Plans

The plans depict 3 to 5 bedrooms, 3.5 to 4.5 bathrooms, and a variety of living spaces. Each home will have a 2 car garage, 3 car tandem garage, or an option for a recreational vehicle garage.

Applicant's Justification

The applicant states that the requested lot area waivers are justified since a 10% net lot size reduction is allowable under Section 30.02.05C, it follows that some of the proposed gross lot sizes are under 20,000 square feet, but the exception does not apply to gross lot sizes. The applicant requests a waiver for reduced gross lot size due to the additional public right-of-way requirement for an arterial street. The request to waive the full off-site improvements is because between Rainbow Boulevard and Jone Boulevard, Racel Street was developed to rural street standards. Therefore, Racel Street, Jo Marcy Drive, and Gilbert Lane will be developed to rural street standards. The development of the above 3 streets to rural standards will match existing conditions and allow consistent design and improvement in the area. The site is currently surrounded with existing mature trees which were planted as a condition of approval from the previous entitlements for the communication tower and building; and will be located behind the proposed perimeter wall for Common Element K. A waiver request for off-site improvements along Gilbert Lane between Racel Street and Grand Teton Drive mainly serves as a utility corridor; it is the neighborhood's desire for this street not to be utilized for vehicular traffic. The existing trees in Common Element F along Gilbert Lane will have a plan to be preserved and protected in their current location as depicted in the landscape plan. Street landscaping that is consistent with what is provided on Racel Street is provided on Gilbert Lane for 100 feet back

from the intersection at Grand Teton Drive to keep the aesthetic look of street landscaping from the street view. However, trees are not therefore, to allow the landscaping not to be required along the entire length of Gilbert Lane. The north side of Grand Teton Drive is proposed to match the existing landscape section east of the project. This design is an alternate to the 10 foot wide landscaping strip that is required under Title 30 development standards in areas where there is attached sidewalk. This proposed configuration will ensure that consistency along this portion of Grand Teton Drive along with additional recreational open space for the neighboring residential development will provide more landscaping than would normally be required. A proposed RV garage option has been provided. The optional RV garage will include a driveway width that is greater than allowed per Uniform Standard Drawing 222. The proposed driveways within the community will be accessed by private streets with no sidewalks and roll curb and gutter. The proposed increase in width on the driveways will not impact the site drainage or pedestrian accessibility.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0374	Reclassified from R-E to R-D zoning, waivers for landscaping, modified driveway design, off-site improvements, and design review for a 66 lot single-family residential subdivision - expired	Held by PC	October 2020
UC-1043-07	Reduced separation between communication towers and reduced setback from a residential development for a communications tower	Approved by BCC	January 2008
UC-0651-07	Childcare institution with a school and dormitory, reduced parking, increased fence height, and off-site improvements - expired	Approved by PC	July 2007
UC-0062-07	Communications building	Approved by PC	February 2007
UC-1900-05	Communications tower	Approved by BCC	March 2006
UC-0311-03	Reduced setback for a communications tower	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	City of Las Vegas	R-PD3 & PD	Single-family residential

Related Applications

Application Number	Request
VS-24-0613	A vacation and abandonment of right-of-way is a companion item on this agenda.
TM-24-500134	A tentative map for a 62 lot single-family detached residential 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

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 uses 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 does not find that the reduced gross lot area is impacting the proposed subdivision in terms of density, building separation, massing, setbacks, or other design aspects at this time. Many of the lots with reduced lot area are on the west side of the development, across from a planned unit development in the City of Las Vegas. In addition, the required minimum net lot size is met, assuring that each lot has ample buildable area on each lot. The reduced lot size for the limited number of lots should not have a negative impact to the area; therefore, staff can support this request.

Waiver of Development Standards #2

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Landscaping also makes streets safer and more enjoyable for people walking, biking, taking transit, or driving. Although a trail and landscaping are shown along Rainbow Boulevard, these improvements are located within the right-of-way. If the improvements are not constructed, or later removed if the full right-of-way width is needed, the site will be left with an attached sidewalk without adequate street landscaping. Therefore, staff does not support this request.

Waiver of Development Standards #3

In accordance with Section 30.04.03B, fences or walls proposed within the front setback shall be limited in height to 3 foot. A fence may be increased in height, because the fence still provides an open streetscape whereas solid walls can create a canyon effect. Within the first 15 feet, a fence may be increased up to 6 feet if decorative. The front yard wall as proposed is from Gilbert Lane and the proposed wall is set back 6 feet from the property line. The adjacent development

along Racel Street and Gilbert Lane are comprised of perimeter walls. Therefore, staff can 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.

Staff finds the architectural features provided with the homes meet the minimum Code requirements and are compatible with the surrounding area. However, since staff cannot support the waivers or the tentative map, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the request to not install curb and gutter along Rainbow Boulevard. Historical events have demonstrated how important curb and gutter improvements are for drainage control.

Waiver of Development Standards #4b

Staff has no objection to the request to install attached sidewalks with curb and gutter for the northern half of Grand Teton Drive since the attached sidewalks will accommodate the horse trail and drainage flows.

Waiver of Development Standards #5

Staff cannot support this request to not install full off-site improvements on Racel Street, Jo Marcy Drive, Rainbow Boulevard and Gilbert Lane when there are existing full improvements on the north side of Racel Street. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #6a & #6b

Staff has no objection to the reduced driveway approach and departure distances for Racel Street and Gilbert Lane commercial driveways since there will be no public access and the applicant will coordinate the final location with Public Works. Approval is based on fact client can provide plans that show dimensions.

Waiver of Development Standards #7

Staff has no objection to the request for the development to provide optional larger driveway widths. The driveways will be accessed by private streets and have no negative impacts within the community.

Waiver of Development Standards #8

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of

development standards #8 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Staff Recommendation

Approval of waivers of development standards #1, #3, #4b, #6 through #8; denial of waivers of development standards #2, #4a, and #5, and the design review.

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 shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard and Grand Teton Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Racel Street, Jo Marcy Drive and Gilbert Lane;
- Right-of-way dedication to include 5 feet to the back of curb for the south side of Grand Teton Drive and 10 feet for the north side of Grand Teton Drive, and associated spandrels;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works for the Grand Teton Drive improvements on the South side;
- Coordinate with Public Works for the commercial driveway locations for the cell tower site;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 125-11-401-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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.

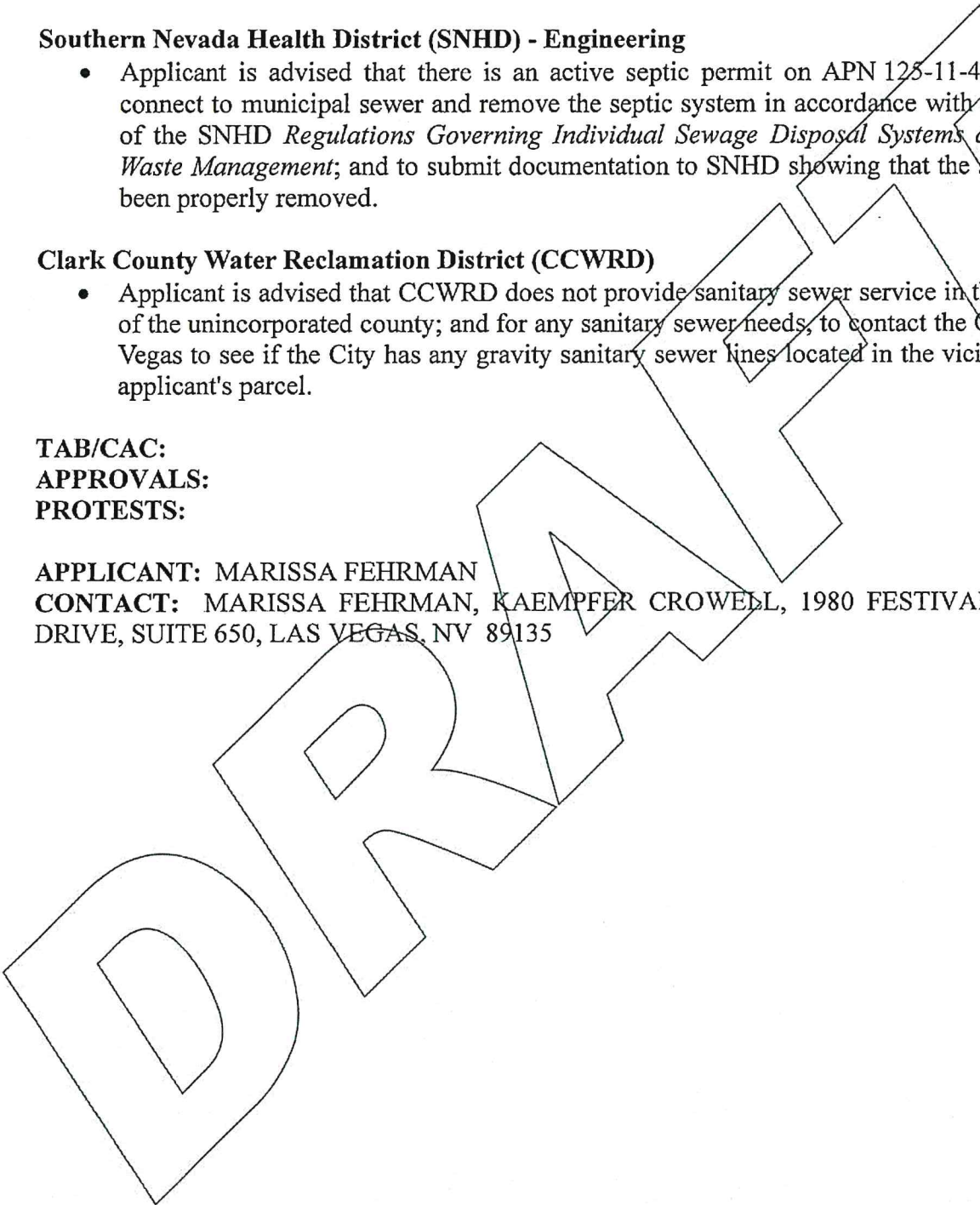
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARISSA FEHRMAN

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, 002, 003, 005, 125-11-499-002, and portion of 125-14-199-001
PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submittal of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: T and T Venture Partners, LLC
ADDRESS: 3311 S Rainbow Blvd, Suite 225
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Scott Anderson/Taylor Morrison
ADDRESS: 1985 Festival Plaza Drive, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
ADDRESS: 500 S Rancho Drive, Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
TELEPHONE: 702-998-2109 CELL _____ EMAIL: adolce@rcinevada.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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* [Signature] Property Owner (Print) T and T VENTURE PARTNERS, LLC
By: Kenneth L Templeton, Manager Date 8/27/2024

DEPARTMENT USE ONLY:

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APPLICATION # (s) WS-24-0612 ACCEPTED BY Romeo
PC MEETING DATE _____ DATE 10/28/24
BCC MEETING DATE 12/18/24 FEES \$1,300
TAB/CAC LOCATION Lone Mountain DATE 12/10/24

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WS/DR-24-0612



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, 002, 003, 005, 125-11-499-002, and
portion of 125-14-199-001
PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submittal of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Apple Trees, LLC
ADDRESS: 3311 S Rainbow Blvd, Suite 225
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Scott Anderson/Taylor Morrison
ADDRESS: 1985 Festival Plaza Drive, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
ADDRESS: 500 S Rancho Drive, Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
TELEPHONE: 702-998-2109 CELL _____ EMAIL: adolce@rcinevada.com

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Property Owner (Signature)*
Apple Trees LLC
By: Kenneth L Templeton, Manager
Property Owner (Print)
8/27/2024
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) WS/DR-24-0612 ACCEPTED BY Romeo
PC MEETING DATE _____ DATE 10/28/24
BCC MEETING DATE 12/18/24 FEES \$1,300
TAB/CAC LOCATION Lone Mountain DATE 12/10/24

PLANNER
COPY
WS/DR-24-0612



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, 002, 003, 005, 125-11-499-002, and portion of 125-14-199-001

PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submission of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Eagle 40, LLC
 ADDRESS: 3311 S Rainbow Blvd, Suite 225
 CITY: Las Vegas STATE: NV ZIP CODE: 89146
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Scott Anderson/Taylor Morrison
 ADDRESS: 1985 Festival Plaza Drive, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-263-8200 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
 ADDRESS: 500 S Rancho Drive, Suite 17
 CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
 TELEPHONE: 702-998-2109 CELL _____ EMAIL: adolce@rcinevada.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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*

EAGLE 40 LLC
 By: Kenneth L Templeton, Manager
 Property Owner (Print)

8/27/2024
 Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) WS/DR-24-0612

PC MEETING DATE _____

BCC MEETING DATE 12/18/24

TAB/CAC LOCATION Lone Mountain DATE 12/10/24

ACCEPTED BY Romeo

DATE 10/28/24

FEES \$1,300

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WS/DR-24-0612



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, 002, 003, 005, 125-11-499-002, and
portion of 125-14-199-001

PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submittal of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: N2MH LLC
ADDRESS: 3311 S Rainbow Blvd, Suite 225
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Scott Anderson/Taylor Morrison
ADDRESS: 1985 Festival Plaza Drive, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
ADDRESS: 500 S Rancho Drive, Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
TELEPHONE: 702-998-2109 CELL _____ EMAIL: adolce@rcinevada.com

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

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Property Owner (Signature)* [Signature] N2MH LLC
By: Kenneth L Templeton, Manager Property Owner (Print) Date 8/27/2024

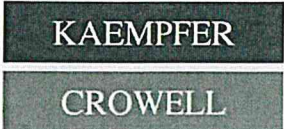
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APPLICATION # (s) WS/DR-24-0612 ACCEPTED BY Romeo
PC MEETING DATE _____ DATE 10/28/24
BCC MEETING DATE 12/18/25 FEES \$1,300
TAB/CAC LOCATION Lone Mountain DATE 12/10/24

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WS/DR-24-0612

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181



ROBERT J. GRONAUER
bgronauer@kcnvlaw.com

October 27, 2024

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

*Re: Justification Letter –Design Review and Waivers of Development Standards
APNs: 125-11-401-001, 002, 125-14-101-001, 002, 003 and 005, 125-11-499-002,
and a portion of 125-14-199-00.*

To Whom It May Concern:

Please be advised this office represents Taylor Morrison Nevada, LLC (hereinafter the “Applicant”). The Applicant is proposing a single-family residential development on approximately 31.20 acres, generally located at the southeast and northeast corner of Rainbow Blvd and Grand Teton Drive in Las Vegas, Nevada, more particularly described as APN: 125-11-401-001, 002, 125-14-101-001, 002, 003 and 005, 125-11-499-002, and a portion of 125-14-199-00. (the “Site”). The Applicant requests review of a Design Review and Waivers of Development Standards in support of the Single-Family Residential Subdivision. Applications for a Tentative Map and Vacations are submitted concurrently herewith.

Design Review – Single Family Residential Development

The proposed development will consist of 62 single-family residential lots on 31.20 gross acres with 1.99 dwelling units per acre (gross). Several neighborhood meetings have been held for this Project. The Applicant has worked with the Commissioner Kirkpatrick’s office obtain neighborhood feedback on the proposed residential development. All homes proposed will be single-story lots designed to fit into the character of the surrounding rural neighborhoods. The portion of the Site along Rainbow Boulevard will include a 23-foot wide horse trail, in accordance with the existing equestrian oriented neighborhood. Along Grand Teton Drive, there will also be 15-foot-wide multi-use trail with 7.5 feet of landscaping on each side, utilizing tree and plant species that are chosen for their suitability in an equestrian zone.

All of the floorplans that will be offered are single story, with 3-bedrooms standard with the option to add a fourth bedroom or a “multi-gen” suite. The layouts include private bathrooms and walk-in closets for all bedrooms. The elevations will include a variety of neutral tones. The floorplans range from 3,027 SF to 3,306 SF with a 3-car garage as the standard. They will also offer an option to add an RV garage.

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October 27, 2024

Page 2

Multiple cellular towers are currently located on a portion of the project site, at the northeast corner of APN 125-11-401-002. These towers and their associated maintenance facilities will remain and will be located upon Common Element K (CE-K). Once the Final Map for the project has recorded, the developer will deed this common lot back to the current owner of the property who has existing leasing agreement with cellular companies. A perimeter wall with access gates is being proposed along CE-K. The access gates will be recessed a minimum of 26' from right of way, which would be 40' from the adjacent rural street pavement. This would allow for vehicular access to the maintenance gates without impeding the travel path of the adjacent roadway. The access gates sole use will be for the maintenance and repair of the cellular towers, resulting in minimal impact to traffic

Per Title 30, 30.03.08 Public and Quasi-Public Users, B Utilities 3ii, the tower shall be set back 300% of the height of the tower. The towers currently located on CE-K has previous entitlements allowing for a reduced setback of 80'. The existing cell towers and reduced setback were previously approved via UC-23-0027. Therefore, the houses proposed on Lots 6 through 8 will be setback a minimum of 80' from the existing cellular tower.

Further, a minimum lot size exhibit with setbacks has been added to the site plan for the proposed three floor plans. This is based on the minimum 16,200 sf lot adjacent to Arterial Streets (utilizing the 10% lot size reduction allowable under Section 30.02.25(C)(3)(2)). Therefore, the majority of the lots within the Project will have perimeter lot area that is greater than what is depicted on the lot fit exhibit included on the accompanying plans. The lot size exhibit also includes the typical driveway widths for the Project.

Design Review – Alternative Landscaping

Section 30.04.01(E) allows Applicants provide an opportunity for the proposal of innovative alternatives that meet or exceed the quality and/or quantity of the required landscaping. An alternative landscape plan may be approved when the proposed landscape design does not meet the requirements of this Title, but proposes innovative, high-quality alternatives that enhance the physical environment of the site and the surrounding area to a greater extent than could otherwise be achieved by these standards.

The intended Landscape design would have been to plant “Medium” sized trees at 20' intervals. This design is ideal for screening the cmu walls around the perimeter of the project and to provide an attractive density of trees. The proposed Alternative Landscaping request is a result of research with local tree nurseries regarding available trees. The species that were chosen will exceed the requirements for canopy spread and height under the “Medium” designation, however, the caliper size is consistent with current availability. With that constraint in mind, the applicant will work with the nurseries in advance of the plantings to “tag” trees early so that they may meet the standard of 2.5” caliper size, or at least closer to it, by the time they are planted.

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WS/PR-24-0617

October 27, 2024

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Additionally, on the rural street sections on Racel and JoMarcy, where the development code's landscape standards are not specified, the applicant is proposing decomposed granite ground covering, a variety of shrubs, and trees planted 20' on center. The tree species in this area were selected for their ability to mature in a relatively quick manner for the benefit of the neighboring communities. The exception to this landscape pattern is discussed below, on Gilbert Lane, where vehicular traffic is discouraged. In that area, the existing trees will have a preservation plan, and the pattern of landscaping offered on the other rural streets will extend 100' from the intersection so that the visual benefit will be maintained. Along Gilbert, the Applicant will be preserving 44 of the existing mature trees as show on the landscape plans submitted with this application.

Waivers of Development Standards

#1 - Waiver of full off-sites including curb, gutter, sidewalks, streetlights and partial paving.

This request is to maintain the existing rural standard development of three streets. Racel Street, Jo Marcy Drive, and Gilbert Lane are currently developed to rural standards. A small portion of Racel Street adjacent to the site (Steeplechase Phase 2) includes curb and gutter and sidewalk at that parcel's entry. However, the remainder of Racel Street between Jones Boulevard and Rainbow Boulevard was developed to rural street standards. Therefore, the development of the above three streets to rural standards will match existing conditions and allow consistent design and improvement in the area. Additionally, it is our understanding from previous neighborhood meetings that neighbors prefer the existing rural standards to maintain the character of the neighborhood.

#2 – Reduced Landscaping

The Applicant requests a waiver for reduced landscaping along Racel Street and Gilbert Lane adjacent to the existing cellular communications tower on CE-K. That facility is currently surrounded with existing mature trees which were planted as a condition of approval from previous entitlements for the Cellular Communication Towers. The intent of this request is to maintain the existing mature landscaping within and around the perimeter of CE-K on Racel and Gilbert. The remainder of Gilbert Lane does not have any homes fronting to it on both sides. During the neighborhood meeting the residents did not want homes to be fronting to Gilbert Lane to minimize traffic on this street.

Since no homes are fronting this rural street section, the Applicant requests a waiver for the landscaping requirements for Gilbert Lane between Racel and Grand Teton which mainly serves as a utility corridor; it is the neighborhood's desire for this street not to be utilized for vehicular traffic. The existing trees in CE-F on Gilbert will have a plan to be preserved and protected in their current location as depicted on the Landscape Plan. Street landscaping that is consistent with what is provided on Racel is provided on Gilbert for 100' back from the intersection at Grand Teton to keep the aesthetic look of street landscaping from the street view. Therefore, the

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October 27, 2024

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applicant requests that landscaping not be required along the entire length of Gilbert Lane.

The north side of Grand Teton Drive is proposed to match the existing landscape section east of the Project, 7'6" of landscaping on each side of the multi-use trail to total a 30-foot wide common element. This design is an alternate to the 10' landscaping strip that is required under Title 30 development standards in areas where there is attached sidewalk. This will ensure consistency along this portion of Grand Teton Drive along with additional recreational open space for the neighboring residents that will provide 5' more landscaping than would be required under this standard.

#3 – To Permit Lots Not Fronting Residential Local Street

The Applicant requests a waiver to allow for lots not to front residential local streets, per 30.02.26F.4iD2ii. The Site is within the Ranch Estates Neighborhood (RN), however lots will not be fronting to local streets. Again, the site plan was developed with consideration of input from the Commissioner's office as well as residents of the surrounding neighborhoods. Based on those meetings, it was requested that the site plan did not have any lots fronting to the local streets to keep traffic directed towards Rainbow Boulevard and Grand Teton Drive.

#4 – To Allow Attached Sidewalks Without Curb and Gutter (Rainbow Boulevard) & Attached Sidewalks for Northern Half of Grand Teton Drive with Curb and Gutter

The Applicant further requests a waiver for attached sidewalks along Rainbow Boulevard and Grand Teton Drive (only on the northern side of the right of way). The southern sidewalk along Grand Teton Drive will have a detached sidewalk per code requirements. The proposed Site strives for consistency with the surrounding area. The existing subdivisions in the area to the north of Racel Street and to the east of Gilbert Lane were approved to allow rural street standards. A subdivision located on the southwest corner of Jo Marcy Drive and Garehime Street were also developed with rural street standards. Additionally, the proposed street section for Rainbow Boulevard matches the street section provided by Clark County Public Works. The applicant will provide significant landscaping along Racel and JoMarcy, with tree species that were selected that mature quickly, to screen the walls and to enhance the views from the neighboring properties. The street section for this area was developed with guidance from Public Works, in accordance with the attached exhibit that was provided.

#5 – To Allow 6-foot Wall for Cell Tower Portion of Site

The proposed Site indicates a proposed 6-foot-tall wall along Racel Street and Gilbert Lane. The site is a corner lot and the proposed wall is subject to the wall height within the front setback requirement. Gilbert Lane is designated as the front of the lot. The wall is setback 6-feet from the front property line to allow for existing mature trees to be preserved. Further, the increase in allowable wall height from 3 feet to 6 feet is justified for security and aesthetic purposes to screen the cell towers and as is mentioned in #2, Gilbert Lane is primarily a utility corridor.

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October 27, 2024

KAEMPFER

CROWELL

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#6 - To Allow Rural Standards for Driveways at Cell Tower Portion of Site

The driveways to the cell tower are adjacent to rural streets and would not have curb and gutter to tie into. Therefore, a commercial driveway is not applicable for a rural section. The driveways are proposed to be paved and have been pushed back to provide 26-feet from the gate to the edge of right-of-way. This would allow for vehicular access to the maintenance gates without impeding the travel path of the adjacent roadway. The existing configuration of the cell tower facilities further do not allow for minimum departure from the Racel driveway and minimum approach from the Gilbert driveway. Therefore, the applicant requests an additional waiver for reduced approach and departure distances per Uniform Standard Drawing 222.1 The Applicant anticipates very little use vehicle traffic for sporadic maintenance of the cellular towers in contrast to a residential driveway.

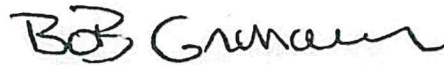
#7 – Increased RV Driveway Width

A proposed RV Garage option has been added to the provided typical. The optional RV Garage will include a driveway width of 34-feet. This is 6-feet greater than the 28-foot maximum width allowed per CCAUSD#222. Therefore, a waiver for driveway width is requested. The proposed 34-foot driveways within the community will be accessed by onsite private streets with no sidewalks and a 30" roll curb and gutter. Therefore, the additional width on the driveways will not impact site drainage or pedestrian accessibility of this community

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

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12/18/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500134-T AND T VENTURE PARTNERS, LLC:

TENTATIVE MAP consisting of 62 single-family residential lots on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action)

RELATED INFORMATION:

APN:

125-11-401-001; 125-11-401-002; 125-14-101-001 through 125-14-101-003; 125-14-101-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8050 & 8131 Flanagan Drive
- Site Acreage: 33.48
- Project Type: Single-family residential subdivision
- Number of Lots: 62
- Density (du/ac): 1.85
- Minimum/Maximum Lot Size (square feet): 18,001/32,130 (gross)/16,200/21,778 (net)

Project Description

The plans depict a proposed single-family residential development that is divided into 2 parts by Grand Teton Drive, consisting of 62 lots on 33.48 acres total. There are 34 lots shown for the project on the north side of Grand Teton Drive (north half), and 28 lots are shown for the project on the south side of Grand Teton Drive (south half). The entire project will be developed to the RS20 standards of Title 30.

The access to the north half of the development is from a 39 foot wide private west/east street; Street C via Rainbow Boulevard. Street F north/south and terminates as stub streets. Four cul-de-sacs extend east off of Street F.

Street L runs east/west with 2 cul-de-sacs extending to the north off of Street L on the west side of the development and intersecting with a small stub street on the southeast portion of the site. Street J runs north/south intersecting with Street M and Street M and Street L.

All internal streets are private streets with curb and gutter. A 6 foot wide landscape strip is proposed along Racel Street, Gilbert Lane, and Jo Marcy Drive. A 10 foot wide along Rainbow Boulevard with an attached sidewalk. A 15 foot wide equestrian trail with 7.5 foot wide

landscape strip provided on both sides, while a proposed 5 foot wide with curb and gutter located within the right-of-way along the north side of Grand Teton Drive. A 15 foot wide street landscaping provided, with a 5 foot wide sidewalk and 5 foot wide landscape strip on both sides; along the south side of Grand Teton Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0374	Reclassified from R-E to R-D zoning, waivers for landscaping, modified driveway design, off-site improvements, and design review for a 66 lot single family residential subdivision - expired	Held by PC	October 2020
UC-1043-07	Reduced separation between communication towers and reduced setback from a residential development for a communications tower	Approved by BCC	January 2008
UC-0651-07	Childcare institution with a school and dormitory, reduced parking, increased fence height, and off-site improvements - expired	Approved by PC	July 2007
UC-0062-07	Communications building	Approved by PC	February 2007
UC-1900-05	Communications tower	Approved by BCC	March 2006
UC-0311-03	Reduced setback for a communications tower	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	City of Las Vegas	R-PD3 & PD	Single-family residential

Related Applications

Application Number	Request
WS-24-0612	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0613	A vacation and abandonment of right-of-way 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 site is within the Lone Mountain Interlocal Agreement Area where 18,000 square feet is the recommended net lot area, with a goal of 18,500 square feet. Typically, staff does not support lots below the recommended area. In this case, the site is across the street from a planned unit development within the City of Las Vegas with much smaller lots along Rainbow Boulevard. In addition, the lots meet the provisions in Code for net lot sizes along collector and arterial streets.

The development meets most of the subdivision design standards. Although there is only 1 point of access to the subdivision on the north and 1 on the south sides of the development, the number of lots accessing the areas should not have a negative impact to the residents within the proposed development or to the surrounding area. However, staff does not support the waiver for landscaping along Rainbow Boulevard; therefore, staff does not support the tentative map.

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;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard and Grand Teton Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Racel Street, Jo Marcy Drive and Gilbert Lane;
- Right-of-way dedication to include 5 feet to the back of curb for the south side of Grand Teton Drive and 10 feet for the north side of Grand Teton Drive, and associated spandrels;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works for the Grand Teton Drive improvements on the South side;

- Coordinate with Public Works for the commercial driveway locations for the cell tower site;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and 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: MARISSA FEHRMAN

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, 002, 003, 005, 125-11-499-002, and
portion of 125-14-199-001

PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submittal of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Apple Trees, LLC
ADDRESS: 3311 S Rainbow Blvd, Suite 225
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Scott Anderson/Taylor Morrison
ADDRESS: 1985 Festival Plaza Drive, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
ADDRESS: 500 S Rancho Drive, Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
TELEPHONE: 702-998-2109 CELL _____ EMAIL: adolce@rcinevada.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.

Property Owner (Signature)* [Signature] Apple Trees LLC
By: Kenneth L Templeton, Manager
Property Owner (Print) _____ Date 8/27/2024

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) TM-24-500134 ACCEPTED BY Romeo
PC MEETING DATE _____ DATE 10/28/24
BCC MEETING DATE 12/18/24 FEES \$750
TAB/CAC LOCATION Lone Mountain DATE 12/10/24

LANNER
COPY
TM-24-500134



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, 002, 003, 005, 125-11-499-002, and portion of 125-14-199-001
 PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submittal of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: N2MH LLC
 ADDRESS: 3311 S Rainbow Blvd, Suite 225
 CITY: Las Vegas STATE: NV ZIP CODE: 89146
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Scott Anderson/Taylor Morrison
 ADDRESS: 1985 Festival Plaza Drive, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-263-8200 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
 ADDRESS: 500 S Rancho Drive, Suite 17
 CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
 TELEPHONE: 702-998-2109 CELL _____ EMAIL: adolce@rcinevada.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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*

N2MH LLC
 By: Kenneth L Templeton, Manager
 Property Owner (Print)

8/27/2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <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) TM-24-506/34 ACCEPTED BY Romeo
 PC MEETING DATE _____ DATE 10/28/24
 BCC MEETING DATE 12/18/24 FEES \$ 750
 TAB/CAC LOCATION Lone Mountain DATE 12/10/24

PLANNER
COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, 002, 003, 005, 125-11-499-002, and portion of 125-14-199-001

PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submittal of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: T and T Venture Partners, LLC
ADDRESS: 3311 S Rainbow Blvd, Suite 225
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Scott Anderson/Taylor Morrison
ADDRESS: 1985 Festival Plaza Drive, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
ADDRESS: 500 S Rancho Drive, Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
TELEPHONE: 702-998-2109 CELL _____ EMAIL: adolce@rcinevada.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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* [Signature] Property Owner (Print) T and T VENTURE PARTNERS, LLC
By: Kenneth L Templeton, Manager Date 8/27/2024

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) TM-24-500134
PC MEETING DATE _____
BCC MEETING DATE 12/18/24
TAB/CAC LOCATION Lone Mountain DATE 12/10/24

ACCEPTED BY Romeo
DATE 10/28/24
FEES \$750

PLANNER
COPY

TM-24-500134



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-11-401-001, 002, 125-14-101-001, 002, 003, 005, 125-11-499-002, and portion of 125-14-199-001

PROPERTY ADDRESS/ CROSS STREETS: N Rainbow Blvd and Grand Teton Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Submittal of Tentative Map, Design Review, Vacation for single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Eagle 40, LLC
ADDRESS: 3311 S Rainbow Blvd, Suite 225
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

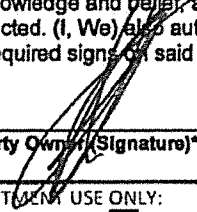
NAME: Scott Anderson/Taylor Morrison
ADDRESS: 1985 Festival Plaza Drive, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Amber Dolce/RCI Engineering
ADDRESS: 500 S Rancho Drive, Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 132803
TELEPHONE: 702-998-2109 CELL: _____ EMAIL: adolce@rcinevada.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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*  EAGLE 40 LLC
By: Kenneth L Templeton, Manager Property Owner (Print) 8/27/2024 Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) TM-24-500134

ACCEPTED BY Romeo

PC MEETING DATE _____

DATE 10/28/24

BCC MEETING DATE 12/18/24

FEES \$ 750

TAB/CAC LOCATION Lone Mountain DATE 12/10/24

PLANNER
COPY

TM-24-500134

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ROBERT J. GRONAUER
bgronauer@kcnvlaw.com

October 27, 2024

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

*Re: Justification Letter –Tentative Map
APNs: 125-11-401-001, 002, 125-14-101-001, 002, 003 and 005, 125-11-499-002,
and a portion of 125-14-199-00.*

To Whom It May Concern:

Please be advised this office represents Taylor Morrison Nevada, LLC (hereinafter the “Applicant”). The Applicant is proposing a single-family residential development on approximately 31.20 acres, generally located at the southeast and northeast corner of Rainbow Blvd and Grand Teton Drive in Las Vegas, Nevada, more particularly described as APN: 125-11-401-001, 002, 125-14-101-001, 002, 003 and 005, 125-11-499-002, and a portion of 125-14-199-00. (the “Site”). The Applicant requests review of a Tentative Map in support of the Single-Family Residential Subdivision. Applications for a Design Review, Waivers of Development Standards, and Vacations are submitted concurrently herewith.

Tentative Map

The proposed development will consist of 62 single-family residential lots on 31.20 gross acres with 1.99 dwelling units per acre (gross). Taking into consideration the vacation of right-of-way of Flannagan Drive and a portion of the Gilbert alignment, the updated acreage will be 33.26 net with 1.86 dwelling units per acre. The south half of the project is currently undeveloped. The north half of the project has 5 existing structures, one community pool, and an existing cellular tower site. All structures will be removed except for the cellular communications towers and its associated maintenance facilities.

Lots will be developed per RS20 standards to have 20,000 sf minimum gross and 18,000 sf minimum net. Rainbow Boulevard north of Grand Teton is an 80 ft collector on the master transportation element. Rainbow Boulevard, south of Grand Teton will be a 100-foot right of way per Clark County Public Works’ required street section. Grand Teton is a 100 ft Arterial on the master transportation element. Therefore, a 10 percent reduction of lots square footage is allowed per Title 30, 30.02.25 c3ii for lots adjacent to Arterial or Collector Streets. Therefore, these adjacent lots will be developed to have 18,000 sf minimum gross and 16,200 sf minimum net. The Applicant is utilizing the 10% lot size reduction allowable under Section 30.02.25(C)(3)(2) of Title

PLANNER
COPY

October 27, 2024

KAEMPFER

CROWELL

Page 2

30.

The north portion of the Project will be accessed from Rainbow Boulevard and the south portion of the Project will be accessed from Grand Teton Drive. These access points were requested at previously held neighborhood meetings. The internal streets will consist of 39' wide private streets (BC to BC) without sidewalk. There are stub streets at both ends of Street F and Street L, however there are two additional emergency access points onto Rainbow Boulevard and Gilbert Lane in addition to the two main access points.

Design Review – Through Entrances

Per 30.04.09(C), two through entrances are required for subdivisions that are more than 5 acres. For this project, the North portion has 34 lots, and the South portion has 28. Due to the low density, these lot counts are consistent with projects that are 5 acres or less but have a higher or more typical density. This site plan provides emergency access on both portions of the project so that emergency vehicles can quickly access residents from opposite sides of the project. This site plan was designed specifically with the intent of accessing from the major Right of Ways instead of the minor streets to address neighborhood concerns regarding traffic mitigation. This design was made functional and safe from a traffic perspective with a single entry point from Rainbow and Grand Teton.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

PLANNER
COPY

TM-24-500134

01/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700032-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS:

PLAN AMENDMENT to redesignate the land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 0.91 acres.

Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action)

RELATED INFORMATION:

APN:

125-27-610-073; 125-27-610-074

EXISTING LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

PROPOSED LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.91
- Existing Land Use: Undeveloped

Request

The properties are in the Lone Mountain Interlocal Agreement area and the request has been allowed to go through the public hearing process by both municipalities (City of Las Vegas and County). The applicant conducted a neighborhood meeting in September and indicates that petitions have been signed in favor of their nongaming food and beverage establishment.

Applicant's Justification

The applicant indicates that changing the planned land use to a commercial category will allow for a smaller scaled neighborhood commercial use in the immediate area. The subject site is proposed for the development of a brewery establishment. The applicant is requesting a zone change on the 0.91 acre site from RS20 to CG. This zone change requires a Master Plan Amendment to the Neighborhood Commercial (NC) land use category. Furthermore, the applicant states the site is located at the corner of Tenaya Way and Tropical Parkway which is more conducive for commercial development rather than residential development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	O (office)	Undeveloped
South	City of Las Vegas	R-1	Single-family residential subdivision
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family home
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
ZC-24-0615	A zone change to reclassify the site from RS20 to CG zoning is a companion item on this agenda.
UC-24-0616	A use permit, waiver of development, and design review for a brewery establishment is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed NC land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Neighborhood Commercial (NC) can be compatible with the immediate area. The site is adjacent to approximately 6 acres of land in the City of Las Vegas that is zoned for office uses and the project is located at the corner of 2 collector street, Tenaya Way and Tropical Parkway. Staff believe this site could compliment the undeveloped parcels to the north with the right intensity and use, preferably office or professional services. The request will comply with

Policy 1.3.3 of the Master Plan which encourages neighborhood services adjacent to existing neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the NC land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025, at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

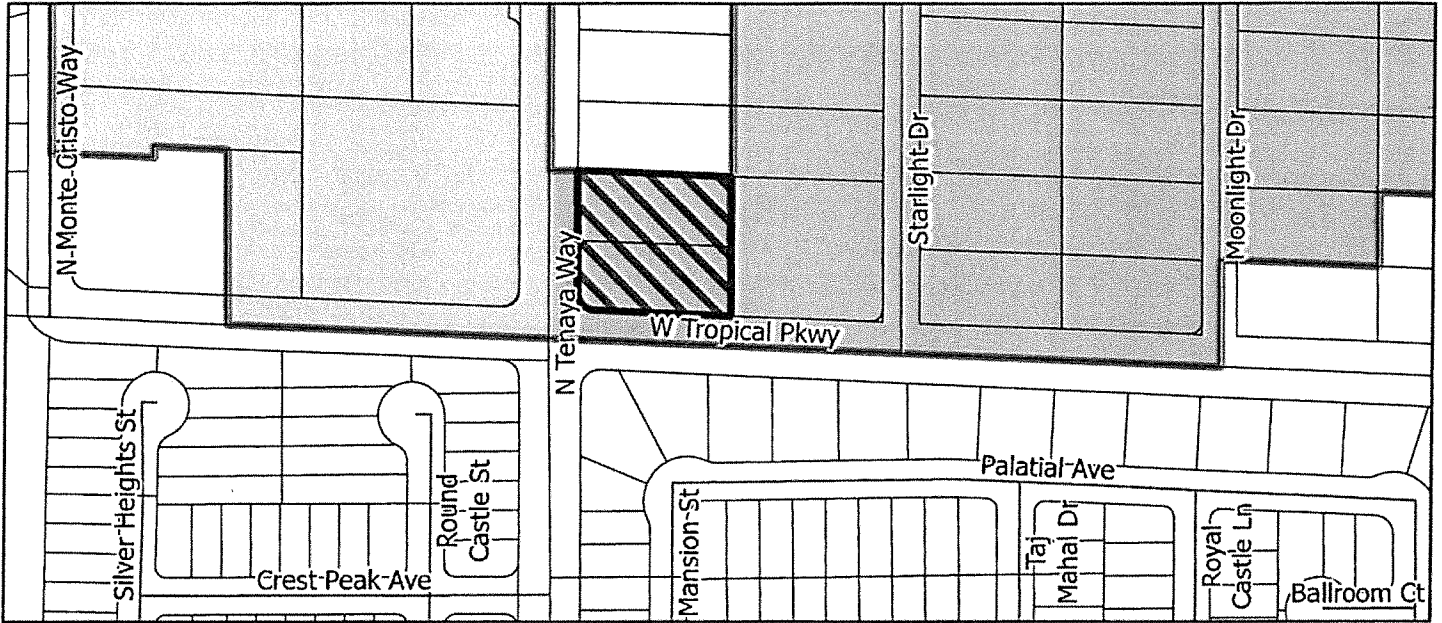
PROTEST:

APPLICANT: ATOMIC BEER LAB

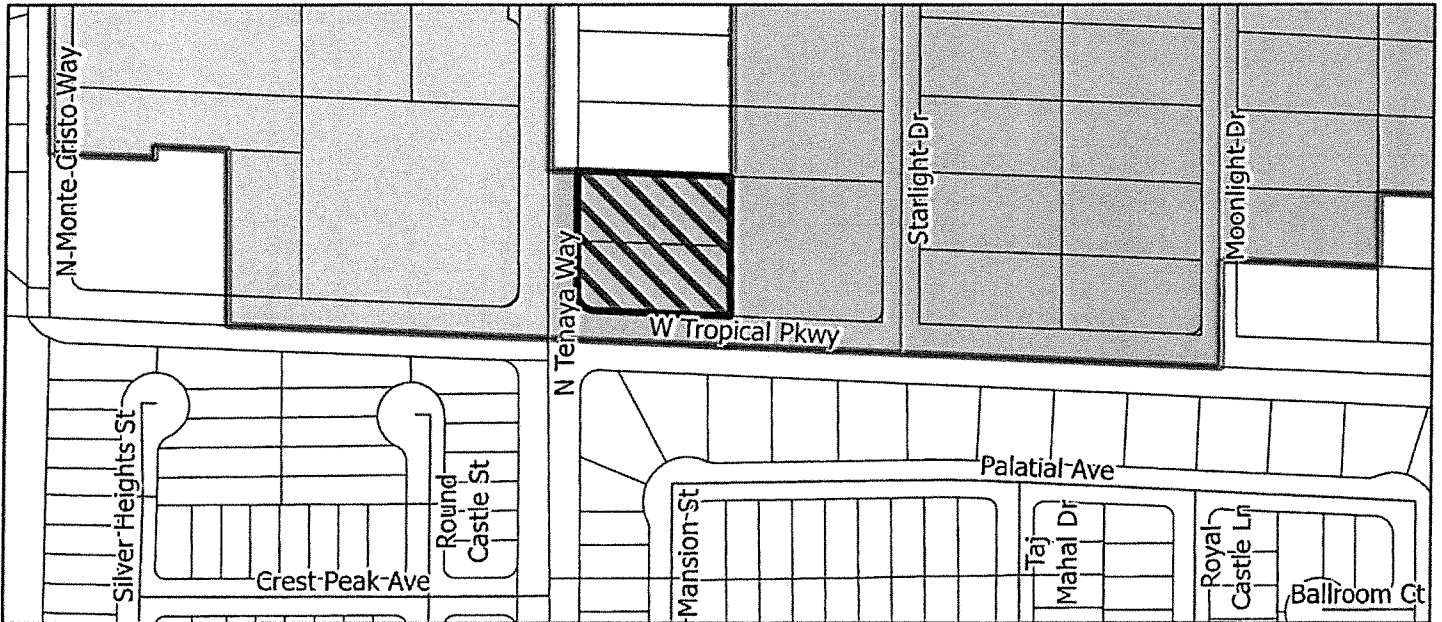
CONTACT: ROBERT GURDISON, MOLASKY VENTURES, 100 N. CITY PARKWAY
SUITE 1700, LAS VEGAS, NV 89106

Planned Land Use Amendment PA-24-700032

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Planning Areas

Requested Area To Change

Lone Mountain Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-27-610-073 & -074

PROPERTY ADDRESS/ CROSS STREETS: N. Tenaya Way and W. Tropical Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Converting native (empty) land from residential (Low-Intensity Suburban Neighborhood - up to 5 du/ac NC) to commercial (Neighborhood Commercial - NC) designation/zoning for the construction of a brewpub

PROPERTY OWNER INFORMATION

NAME: Daniel Arecco
 ADDRESS: 5705 Berwick Falls Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89149
 TELEPHONE: _____ CELL 864-423-2736 EMAIL: atomicbeerlab@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Daniel Arecco
 ADDRESS: 5705 Berwick Falls Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89149 REF CONTACT ID # APR 23-101039
 TELEPHONE: _____ CELL 864-423-2736 EMAIL: atomicbeerlab@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Robert Gurdison
 ADDRESS: 920 S. Commerce St
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # APR 23-101039
 TELEPHONE: _____ CELL 702-768-7779 EMAIL: rob@gurdison.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.



 Property Owner (Signature)*

Daniel Arecco

 Property Owner (Print)

5/8/24

 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
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<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 # (I) PA-24-700032

ACCEPTED BY R/R

PC MEETING DATE 1-7-25

DATE 10-28-24

BCC MEETING DATE 2-5-25

FEES \$ 3200.00

TAB/CAC LOCATION: LONE MOUNTAIN DATE 12-10-24

Rob Gurdison Architect

October 26, 2024

Rich Ruggles, AICP

Principal Planner - Current Planning

Clark County Comprehensive Planning Department

500 S Grand Central Pkwy #1,

Las Vegas, NV 89155

Main Office: (702) 455-4314

Direct: (702) 455-5620

RE: Atomic Beer Lab APR 23-101039– Masterplan Amendment Application – (PA) Plan Amendment - Low Intensity Suburban Neighborhood (up to 5 du/ac) (LN) to Neighborhood Commercial (NC).

Dear Mr. Ruggles,

Atomic Beer Lab (ABL) is excited to open a new brewery with tasting room in the jurisdiction of Clark County, Nevada. They currently are in Due-Diligence for a property located at the Northeast corner of N. Tenaya Way and W. Tropical Parkway (APN#125-27-610-073 & 074). The property would need to undergo a Master Plan Amendment to Corridor Mixed Use.

ABL is encouraged to move forward since the properties to its north have been zoned as Office Park. We have met with the local neighborhood residence and petitions have been signed in favor of our non-gaming food and beverage establishment. The following neighborhood meeting held on September 6, 2023, 7pm at the Aliante Library echoed the support toward our proposed development. Additionally, we believe that our design of this proposed commercial property will help reinforce a precedence for the orientation and building location of the future City of Las Vegas jurisdiction commercial development of a smaller scaled neighborhood commercial development feel.

Should you have further questions, please feel free to contact me.

End of letter.

If you should require any further information; please do not hesitate to contact our office.

Sincerely,



Robert Gurdison

Principal

PLANNER COPY

01/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0615-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS:

ZONE CHANGE to reclassify 0.91 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action)

RELATED INFORMATION:

APN:

125-27-610-073; 125-27-610-074

LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.91
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family) zone to a CG (Commercial General) zone. The subject site is proposed for the development of a brewery establishment. The applicant states the business will not have gaming. The hours of operation are expected to be from noon to midnight with occasional live music until 10:00 p.m. According to the applicant the venue will not only provide more jobs for the local economy, but it will also provide additional food and beverage options in the area. Furthermore, the applicant states the site is located at the corner of Tenaya Way and Tropical Parkway which is more conducive for commercial development rather than residential development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	O (office)	Undeveloped
South	City of Las Vegas	R-1	Single-family residential subdivision
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family home

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700032	A plan amendment to redesignate the site from the Low-Intensity Suburban Neighborhood (LN) land use category to Neighborhood Commercial (NC) is a companion item on this agenda.
UC-24-0616	A use permit, waiver of development standards, and design review for a brewery establishment 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 the request for CG (Commercial General) zone is not compatible with the immediate area. The site is surrounded by developed ranch estate homes and traditional single-family homes to the east, west, and south. Although the site may be adjacent to properties that are zoned for office uses (directly to the north) those properties should be complimented with the right intensity and use proposed by this request. The project does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. Staff believes a more appropriate zoning district request should be Commercial Neighborhood (CN) or Commercial Professional (CP). For these reasons, staff finds the request for the CG land use category not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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**

- No comment.

Clark County Water Reclamation District (CCWRD)

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

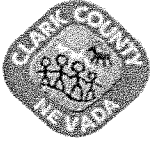
APPROVALS:

PROTESTS:

APPLICANT: ATOMIC BEER LAB

CONTACT: ROBERT GURDISON, MOLASKY VENTURES, 100 N. CITY PARKWAY,
SUITE 1700, LAS VEGAS, NV 89106

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-27-610-073 & -074

PROPERTY ADDRESS/ CROSS STREETS: N. Tenaya Way and W. Tropical Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Converting native (empty) land from from RS20 (Residential Single-Family 20) to CG (Commercial General) designation/zoning for the construction of a brewpub

PROPERTY OWNER INFORMATION

NAME: Daniel Arecco

ADDRESS: 5705 Berwick Falls Ln

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: _____ CELL 864-423-2736 EMAIL: atomicbeerlab@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Daniel Arecco

ADDRESS: 5705 Berwick Falls Ln

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

REF CONTACT ID # APR 23-101039

TELEPHONE: _____ CELL 864-423-2736 EMAIL: atomicbeerlab@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Robert Gurdison

ADDRESS: 920 S. Commerce St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # APR 23-101039

TELEPHONE: _____ CELL 702-768-7779 EMAIL: rob@gurdison.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.

Property Owner (Signature)*

Daniel Arecco
Property Owner (Print)

5/8/24
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-29-0615

ACCEPTED BY RR

PC MEETING DATE 1-7-25

DATE 10-28-24

BCC MEETING DATE 2-5-25

FEE \$ 1,700.00

TAX MAP LOCATION LONE MOUNTAIN DATE 12-10-24

Rob Gurdison Architect

October 26, 2024

Rich Ruggles, AICP
Principal Planner - Current Planning
Clark County Comprehensive Planning Department
500 S Grand Central Pkwy #1,
Las Vegas, NV 89155
Main Office: (702) 455-4314
Direct: (702) 455-5620

RE: Atomic Beer Lab APR 23-101039–Land Use Application (ZC) – Zone Change – RS20 (Residential Single-Family 20) to CG (Commercial General

Craft brewery, distillery, and winery -

To allow outdoor dining, drinking, and cooking less than 200 feet from any area subject to §30.04.06, Residential Adjacency.

Dear Mr. Ruggles,

Atomic Beer Lab (ABL) is excited to open a new brewery with tasting room in the jurisdiction of Clark County, Nevada. They currently are in Due-Diligence for a property located at the Northeast corner of N. Tenaya Way and W. Tropical Parkway (APN#125-27-610-073 & 074). We are seeking a zone change from RS20 (Residential Single-Family 20) to CG (Commercial General) for a Brew Pub for a Neighborhood forward business with commercial diversity for the population and positive Job creation. The venue will provide food & beverage services for all ages. This business will not have gaming. Business operation hours are expected to start early about 6am – 2pm. Business hours for public will be open from 12pm – 12am. Live music inside the building is proposed up to 10pm.

ABL is encouraged to move forward because the properties to its north is already zoned as Office Park, neighborhood petitions have been signed in favor of this non-gaming food and beverage establishment, and the neighborhood meeting already held showed support.

The site is a corner parcel that is next to other professional zoned properties and is more conducive to be developed as commercial than a residential property.

If you should require any further information, please do not hesitate to contact our office.

Sincerely,



Robert Gurdison

Principal

920 S. Commerce St., Las Vegas, NV 89106 702-768-7779

PLANNER COPY
ZC-24-0615

rgurdison@molaskyventures.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0616-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS:

USE PERMIT for outdoor dining and drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) modify loading spaces; 4) modify residential adjacency; 5) allow attached sidewalks; and 6) reduce driveway geometrics.

DESIGN REVIEW for a craft brewery with outdoor dining and drinking on 0.91 acres in a CG (Commercial General) Zone.

Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rr/kh (For possible action)

RELATED INFORMATION:

APN:

125-27-610-073; 125-27-610-074

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the width of the landscape strip along Tenaya Way to 6 feet 6 inches where 10 feet is required per Section 30.04.01D (a 35% reduction).
 - b. Reduce the width of the landscape strip along Tropical Parkway to 3 feet 4 inches where 10 feet is required per Section 30.04.01D (a 66.7% reduction).
2.
 - a. Reduce the width of the landscape buffer to 5 feet 6 inches along east property boundary where 15 feet are required per Section 30.04.02 (a 63.3% reduction).
 - b. Waive 8 foot tall decorative screen wall along east property boundary where required per Section 30.04.02C.
3. Allow the loading space to not be separate from customer parking and pedestrian walkways where separation is required per Section 30.04.04I.
4.
 - a. Allow building facade design, including roof lines and roof treatments, that are not consistent for all sides of a building visible from a public street or residential district where required per Section 30.04.06G.
 - b. Reduce the setback for trash and recycling receptacles to 18 feet 3 inches where 50 feet is required per Section 30.04.06K (a 63.5% reduction).
 - c. Allow a roll-up overhead door to face a residential district where not permissible per Section 30.04.06N.
 - d. Reduce the setback for a service area to 5 feet 6 inches where 50 feet is required per Section 30.04.06N (an 89% reduction).
5.
 - a. Allow an existing attached sidewalk to remain along Tenaya Way where a detached sidewalk is required per Section 30.04.08C.
 - b. Allow an attached sidewalk along Tropical Parkway where a detached sidewalk is required per Section 30.04.08C.

6. a. Reduce the approach distance for a driveway on Tropical Parkway to 39 feet 9 inches where 150 feet is required by Uniform Standard Drawing 222.1 (a 73.5% reduction).
- b. Reduce driveway width to 32 feet where 36 feet is required by Uniform Standard Drawing 222.1 (an 11.1% reduction).

LAND USE PLAN:
LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.91
- Project Type: Craft brewery with outdoor dining & drinking
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 6,047 (building)/1,274 (outdoor dining area)
- Parking Required/Provided: 45/46
- Sustainability Required/Provided: 7/7

Site Plan & Background

The subject properties are located within the Lone Mountain Interlocal Agreement area. A request to allow a plan amendment and zone change for the subject properties have been allowed to go through the public hearing process by Clark County Commissioner Kirkpatrick and City of Las Vegas Councilperson Nancy Brunc.

The plan depicts a 0.91 acre site consisting of 2 parcels, APNs 125-27-610-073 and 125-27-610-074, located on the northeast corner of Tenaya Way and Tropical Parkway. The site plan depicts a proposed 6,047 square foot building for a craft brewery located in the southeastern portion of the site. A 1,274 square foot covered outdoor dining area is shown along the south and west sides of the building. The building is proposed to be setback 132 feet 3 inches from the front (west) property line along Tenaya Way, 15 feet 2 inches from the east (rear) property line, and 81 feet 10 inches from the north (side) property line. The building also has a side street setback of 30 feet 2 inches, and the outdoor dining area has a side street setback of 10 feet from the south property line along Tropical Parkway. The outdoor dining area is proposed to be surrounded by a 4 foot high decorative fence with access to the public sidewalk along Tropical Parkway and to a sidewalk on-site on the west side of the building. A gated service yard with access to the trash and recycling enclosures is proposed at the southeastern corner of the site. The gate will remain open during business hours. The service area located on the east side of the building will be used for shipping and receiving purposes according to the justification letter. An existing 6 foot tall fence is proposed to remain along the east side of the property. The area directly north of the building will not be used or developed at this time and will be covered by 2 inches of decomposed granite.

A 32 foot wide driveway along Tropical Parkway will access 46 parking spaces, including 2 accessible spaces, a loading zone, and a bicycle parking area with an electric bicycle charging station along the west side of the building. Pedestrian circulation extends from the public sidewalk on Tropical Parkway to the building entrance via a sidewalk on the west side of the building. A crosswalk with stamped or stained concrete is proposed across the driveway which connects to the proposed public sidewalk to the west and the existing public sidewalk on Tenaya Way. Pedestrian walkways or crosswalks are not indicated within the parking lot. An existing attached sidewalk is proposed to remain along Tenaya Way while a new attached 8 foot wide sidewalk is proposed along Tropical Parkway. An additional drive aisle for servicing the trash and recycling containers, the service area, and deliveries on the east side of the building is shown between the building and the adjacent residential uses.

Landscaping

The plan indicates the reductions in the width of the street landscaping strips, parking area landscaping, and a landscape buffer width along the east side of the property. Along Tenaya Way, the landscape strip is proposed to be 6 feet 6 inches in width at the back the existing attached sidewalk. A proposed landscape strip varies in width from 3 feet 4 inches to 11 feet 2 inches along Tropical Parkway. The street landscaping consists of 17 medium trees including Chilean Palo Verde and Thornless Hybrid Mesquite set apart approximately 20 feet on center with at least 3 shrubs proposed per tree, which meets the standards. Within the parking lot there are 10 medium trees provided in the landscape islands and at the ends of the parking rows. One landscape island is not provided in a row of more than 7 parking spaces north of the building. However, a tree is provided near the north end of the parking row. A landscape buffer is provided along the east side of the property where it abuts a single-family residential neighborhood. However, the width of the buffer is proposed to be reduced to 5 feet 6 inches where 15 feet is required. The buffer includes two rows of medium evergreen Willow Acacia trees planted 20 feet on center. The row of Willow Acacia trees continues along a portion of the north side of the property where it abuts undeveloped property zoned for offices located in the City of Las Vegas.

Elevations

The plans depict that the proposed building will have a maximum height of 25 feet along the east elevation. The roof is proposed to slope down to 14 feet along the west elevation. Building materials consist of corrugated anodized metal panels for all building walls with a standing seam metal roof to match the wall finish. An exhaust fan with a screen is depicted on the roof. An 11 foot tall steel metal trellis will cover the patio and a 4 foot tall decorative fence will surround the outside patio area. Two sectional glass doors will also access the patio from the building. 10 foot tall steel coiling garage doors are depicted on the east and west sides of the building. The 2 main customer entrances face Tenaya Way on the west side of the building. A service yard on the southeast side of the building is proposed to be screened from the street by a 10 foot 3 inch tall CMU wall.

Floor Plans

The plans indicate a proposed 6,047 square foot building with 2 levels. The first level is 4,800 square feet and consists of a 2,169 square foot brewery, an 885 square foot seating area, a 240 square foot retail area, a 420 square foot kitchen, and a 400 square foot walk-in-cooler. The

second level is 1,247 square feet and includes a 1,113 square foot mezzanine and a 134 square foot office. The main customer entrances are located on the west side of the building.

Applicant's Justification

The applicant states they are planning to open a non-gaming brewery and tasting room which will provide food and beverage services for all ages on the subject site. Business operations for brewing purposes will be from 6:00 a.m. to 2:00 p.m., with public hours from 12:00 p.m. to 12:00 a.m. and live music inside the building only up to 10:00 p.m. The applicant indicates they have received support for this proposal from the neighborhood as evidenced by the outcome of a neighborhood meeting. Additionally, the applicant states the subject site is more conducive to being developed as commercial rather than residential due to the office-zoned properties to the north. A use permit is requested to allow outside dining to be located within 200 feet of the residential properties to the east which are subject to residential adjacency. The applicant states that the dimensions of the property don't allow for this setback requirement to be met. The applicant states that the landscape waivers are requested due to the parking lot layout requirements. Also, the applicant states that the steel building design is best suited to the nature of the operations of the brewery.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	O (Office)	Undeveloped
South	City of Las Vegas	R-1	Single-family residential subdivision
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family home
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700032	Redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-24-0615	A zone change to reclassify the site from RS20 to CG 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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The applicant has requested a use permit to allow outdoor dining and drinking to occur in association with the proposed craft brewery within 200 feet of an area subject to Section 30.04.06 - Residential Adjacency. The property located to the east of the subject site is zoned RS20, therefore, residential adjacency standards are applicable. The building is set back 15 feet 2 inches from the east property line. The closest point of the outdoor dining area is approximately 37 feet from the east property line. The subject site is only 207 feet in wide from east to west. Additionally, a minimum 10 foot front setback is required along Tenaya Way. Therefore, even if the building were moved as far as possible to the west side of the property, the outdoor dining area would not be able to meet the 200 foot separation requirement. Staff is concerned that noise and odors from the outdoor dining area could impact the abutting residential areas. Therefore, staff cannot support this request.

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

The applicant has requested to reduce the width of the street landscape strips along Tenaya Way and Tropical Parkway to less than the required 10 feet when an attached sidewalk is proposed or allowed to remain. The applicant states that the waiver for the strip along Tenaya Way is necessary to accommodate the parking space dimensions. The applicant states that the waiver for the strip along Tropical Parkway is necessary to accommodate a proposed 8 foot wide sidewalk. The requested reductions in the landscape strips are a result of the specific design and size of the building, rather than an issue with the site; therefore, staff recommends denial of this waiver.

Waiver of Development Standards #2

The applicant has requested to reduce the width within a required landscape buffer located along the east side of the site behind the proposed building. Additionally, the applicant is proposing to not construct an 8 foot tall decorative buffer wall along the property line. There is an existing 6 foot tall vinyl picket fence along the property line that will remain in place. The narrow landscape buffer is requested to accommodate a service yard with loading areas and a drive aisle

at the back of the building. The applicant is requesting to not construct the buffer wall due to concerns that the trees in the narrow landscape buffer could spread and affect the wall footings. The requested reduction in the buffer width and waiver for the buffer wall are a result of the specific design and size of the building, rather than an issue with the site; therefore, staff recommends denial of this waiver.

Waiver of Development Standards #3

A loading space is provided between a row of parking spaces and the bicycle parking areas along the west side of the building adjacent to a sidewalk. Loading spaces are required by Code to be separate from customer parking areas and pedestrian walkways and not shall cross those areas. The applicant has stated that an adequate loading zone with proper vehicular turning radii would best be accomplished by locating it where it can share drive aisle space for parking. The loading zone location would appear to block the parking spaces and pedestrian access when loading and unloading occurs in front of the overhead door. Therefore, staff recommends denial of this waiver.

Waiver of Development Standards #4

The placement of the trash and recycling enclosure and service yard area close to the residential homes to the east could have a negative impact by creating odors and noise from vehicles and loading and unloading of products. Additionally, with the landscape buffer width and a lack of a buffer wall the potential impacts from the business will not be mitigated. Based on these concerns, staff recommends denial of this waiver.

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 primary building materials consist of corrugated anodized metal panels for all building walls with a standing seam metal roof to match the wall finish. The metal panels are proposed to alternate direction on the north and south elevations. The industrial look of the building is intentional according to the applicant due to its operation as a brewery. Decorative metal is permitted as a building material. The east side of the building which is adjacent to the residential area does not meet the horizontal or vertical articulation standards for building design as stated in Section 30.04.05G. The east elevation is 80 feet in length but does not provide at least 2 components for horizontal articulation. Additionally, the building has a mezzanine on an upper level but does not meet the vertical articulation requirements of this section. The building design provides covered customer entrances which face the street as required, and features shade structures over the south and west facing windows and doors. On-site pedestrian connections are provided to the public sidewalk, including the use of a crosswalk with stamped or stained concrete across the driveway but not within the parking lot. Cross access to the property to the undeveloped property north is not provided which is zoned for offices. The trash and recycling enclosure on the south side of the building is proposed to be surrounded by a CMU block wall and will be located within the service yard behind the building. The building design and

architectural features along the other building elevations are not unsightly or undesirable, however, the east side of the building does not meet the design standards, and the cumulative effect of the waivers have an impact on the overall design of the site. Therefore, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Tenaya Way and Tropical Parkway. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #6a

Staff cannot support the reduction of approach distance along Tropical Parkway. Additional approach distance could be provided if the applicant mirrored the site so the driveway could be farther east.

Waiver of Development Standards #6b

The reduction in driveway width along Tropical Parkway reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Therefore, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025, at 9:00 a.m., unless otherwise announced.

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;
- Traffic study and compliance;
- Full off-site improvements.

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 to show on-site fire lane, turning radius, and turnarounds. The fire apparatus will not back out on to Tropical.

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 advised 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: ATOMIC BEER LAB

**CONTACT: ROBERT GURDISON, MOLASKY VENTURES, 100 N. CITY PARKWAY,
SUITE 1700, LAS VEGAS, NV 89106**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-27-610-073 & -074

PROPERTY ADDRESS/ CROSS STREETS: N. Tenaya Way and W. Tropical Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Application for a Use Permit to allow outdoor dining, drinking, and cooking less than 200 feet from any area (subject to §30.04.06, Residential Adjacency) for the construction of a brewpub.

PROPERTY OWNER INFORMATION

NAME: Daniel Arecco
 ADDRESS: 5705 Berwick Falls Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89149
 TELEPHONE: _____ CELL 864-423-2736 EMAIL: atomicbeerlab@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Daniel Arecco
 ADDRESS: 5705 Berwick Falls Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89149 REF CONTACT ID # APR 23-101039
 TELEPHONE: _____ CELL 864-423-2736 EMAIL: atomicbeerlab@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Robert Gurdison
 ADDRESS: 920 S. Commerce St
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # APR 23-101039
 TELEPHONE: _____ CELL 702-768-7779 EMAIL: rob@gurdison.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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.



 Property Owner (Signature)*

Daniel Arecco

 Property Owner (Print)

5/8/24

 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 checked="" 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 type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (S) UC-24-0616

ACCEPTED BY TRC

PC MEETING DATE 1-7-25

DATE 10-28-24

BOE MEETING DATE 2-5-25

FEES \$2,300.00

TRE-CVE LOCATION LOVE MOUNTAIN DATE 12-10-24

October 26, 2024

Rich Ruggles, AICP

Principal Planner - Current Planning

Clark County Comprehensive Planning Department

500 S Grand Central Pkwy #1,

Las Vegas, NV 89155

Main Office: (702) 455-4314

Direct: (702) 455-5620

RE: Atomic Beer Lab APR 23-101039– Land Use Application (UC) – Use Permit | Waiver of Development Standards | Design Review (DR)

Craft brewery, distillery, and winery -

To allow outdoor dining, drinking, and cooking less than 200 feet from any area subject to §30.04.06, Residential Adjacency.

Dear Mr. Ruggles,

Atomic Beer Lab (ABL) is excited to open a new brewery with tasting room in the jurisdiction of Clark County, Nevada. They currently are in Due-Diligence for a property located at the Northeast corner of N. Tenaya Way and W. Tropical Parkway (APN#125-27-610-073 & 074). We are seeking a zone change from RS20 (Residential Single-Family 20) to CG (Commercial General) for a Brew Pub for a Neighborhood forward business with commercial diversity for the population and positive Job creation. The venue will provide food & beverage services for all ages. This business will not have gaming. Business operation hours are expected to start early about 6am – 2pm. Business hours for public will be open from 12pm – 12am. Live music inside the building is proposed up to 10pm.

ABL is encouraged to move forward because the properties to its north is already zoned as Office Park, neighborhood petitions have been signed in favor of this non-gaming food and beverage establishment, and the neighborhood meeting already held showed support.

The site is a corner parcel that is next to other professional zoned properties and is more conducive to be developed as commercial than a residential property. Buildings do not meet all aspects of the four-sided architectural standards per 30.04.05G. However, the one façade not meeting this design guideline does not face public way and is buffered by landscape to the adjacent residential neighbor. The operations of the brewery is in the business of moving around mass amounts of liquid daily, therefore, the building's typology is best suited as a steel building to best manage the nature of its operations. Its design is intended nestle itself within the existing residential scale by locating the building toward the back of the property while lowering the height of the front façade where a typical commercial building would want its façade maximized for advertising visibility. Furthermore, the parking lot location lends itself to an easier for a cross access agreement when the future norther commercial buildings are developed. The exterior design will capitalize on steel building's aesthetic toward a modern chic building appropriate for any commercial

business, yet making it specifically suited to reflect Atomic Beer Labs branding through paint selection and signage.

ABL is also requesting a use permit to accommodate a 15' setback as presented versus the 200' distance from residential properties. The dimensions of the property prohibits a setback any larger than 15' as it would significantly area for a parking lot, its parking design requirements, and conflict with Clark County Public Works' design requirements. For example, our meeting with Public Works has shed some light to us that a 15' landscape setback from the streets will not be feasible for this particular property due to its narrow dimension as it would reduce the parking spaces significantly below title 30 requirements. As a tradeoff, we have considered enhancing the site landscaping to meet the spirit of this code. As such, the plan presented reflects this compromise in the landscape setback. Additionally, we are utilizing an alternative landscape plan along N. Tenaya Way and W. Tropical Pkwy implementing medium trees with closer spacing vs large trees with as lesser quantity.

Lastly, we are requesting approval for the building's elevation design. We understand the intent of the Four-sided Architecture where required by §30.04.05G, however, the east façade can be interpreted as not meeting this design guideline. The east façade faces a lesser intensive residential use. Windows would contradict the concept of privacy of the Intensive Landscape required buffer. Secondly, the Intensive Landscape buffer would screen the view from visibility to the building year round.

Waivers of Development Standards for Atomic Beer Lab LLC

Project Number: APR-23-101039

Atomic Beer Lab (ABL) is excited to open a new brewery with tasting room in the jurisdiction of Clark County, Nevada. They currently are in Due-Diligence for a property located at the Northeast corner of N. Tenaya Way and W. Tropical Parkway (APN#125-27-610-073 & 074).

The site is a corner parcel that is limited in size and such, is restricting the design such that some waivers of the development standard is being requested as listed below.

Waiver 01 - Trash Enclosure:

Per 30.04.06.k, the trash enclosure will 18'-3" separation from RS20 neighboring property where 50' is required. Our design is to locate the (2) trash dumpsters within a Service Yard with min. 6'-0" decorative walls.

Waiver 02 - Reduction of Street Landscaping along N. Tenaya Way:

As discussed with public works, a 10' landscape strip along N. Tenaya Way will also not be feasible for this particular property due to its narrow dimension as it would reduce the parking spaces significantly below title 30 requirements. As such, the plan presented reflects this compromise in the landscape setback. We are proposing a 6'-6" wide landscape strip.

Waiver 03 - Reduced Vehicular Side Approach Standards:

We are requesting to reduce the side approach per USD 222.1 from 150'-0" to 96'-8" to be located along W. Tropical Parkway. In our earlier site study, N. Tenaya way was considered for an entrance, however, a deceleration lane would be required, making site development most inefficient for maximum parking. Conversely, W. Tropical Pkwy is much more adequate for site ingress since the traffic is much lower in count and more conducive to maximize site and building utilization. Considering USD 222.1 dimensional requirements, the longest property dimension, which is on W. Tropical, is 207.5'. Once corner radiuses and driveway widths are applied, the USD 222.1 dimensional requirements cannot be met.

Waiver 04 – Buffering Standards:

The Buffering standards call for 15'-0" per 30.04.02 c1.i. We are able to accommodate a 5.5' landscape strip with medium size evergreen trees at 10'-0" o.c. vs 20'-0" o.c.

Waiver 05 – Attached Sidewalk Design Along W. Tropical Pkwy:

Per code 30.04.08c.5.ii(a), sidewalk standards for this region is a detached sidewalk design. Landscape along W. Tropical Parkway is proposed as an Attached sidewalk approved by Commissioner Kirkpatrick. An 8'-0" sidewalk is now provided where a 5'-0" walkway is required. No vacation of Public Way is now required with the Attached sidewalk design. We have enclosed the support letter from our County Commissioner.

Waiver 06 – Tropical Parkway landscape reduction:

This waiver relates to Waiver 05. An attached sidewalk has been provided with a single landscape strip along Tropical Parkway that undulates and varies from 11'-2" to 3'-4", along W. Tropical Parkway where (2) 5'-0" wide landscape strips are required. The landscape tapers due to required Sight Visibility Zones and tapering of the existing sidewalk to meet the existing .

Waiver 07 – Residential facing door:

Rob Gardison Architect

A roll up door is planned for the east side of the Brewery Area for infrequent use to maintain Brewing Equipment and convenience to access the Rear portion of the building. The main roll up door used for delivery or shipping is located on the west side of the Brewery Area that faces the parking lot and loading zone. The door is located 15'-2" from the adjacent residential property line where 50' is required. We have increased the Intense Buffer Zone of trees from 20'-0" o.c. to 10'-0" o.c. See code 30.04.06N.

Waiver 08 – Loading Zone Location:

Provide a loading zone adjacent to the public parking area vs locating the loading zone at the rear of the building per code 30.04.04I.2(c). During our space planning exercises, we have determined the site will best maximize parking and building area, while having a less intrusive massing to meet the existing neighborhood scale by locating the building along the East property line. Consequently, an adequate loading zone with proper vehicular turning radiuses would best be accomplished by locating the loading zone where it can share drive isle space for parking. Additionally, the frequency of shipping and receiving would be on the opposite side of the residential property to the east.

Waiver 09 – Maintain existing decorative 6'-0" fence:

As part of the required landscape buffer along property lines having a less intensive use, an 8'-0" fence is required. We are requesting that the existing decorative 6'-0" fence along the east property line remains. Our trade off to meet privacy concerns is to plant a dense landscape buffer of Arizona Cypress along this edge. We are concerned that a cmu wall with spread footing in the available landscape buffer will be compromised from just the required minimum planting buffer.

Waiver 10 – Landscape Island Finger:

After addressing the Civil Engineering requirements for vehicular throat depth, relocation of the loading zone, relocation of ADA parking stalls and relocation of Bike Racks, and maintaining the minimum parking stall counts, we have resulted in having 7 parking stalls continuously next to each other where a maximum of six stalls are allowed. We are requesting waive the requirement of adding an additional landscape "finger". However, we are planning to provide additional landscaping in front of the adjacent walkway to the main entrance.

SUSTAINABLE STRATEGIES

PROJECT NUMBER: APR-23-101039

Nonresidential Application – 7 points required

Incentives: One of the following incentives for sustainability measures provided beyond 1.5 times the minimum requirement may be authorized: (a) Required parking reduction of up to 10%, which may be combined with the reduction received under §30.04.04F.1.i, for a possible 20% reduction, with the maximum parking limitation based on the cumulative reduction.

3. Landscape Options

i. Trees: One point may be awarded for providing at least 10% more trees than required by this Title. ii

Point: 1

ii. Water-Efficient Landscaping: One point may be awarded for providing 95% or more of all required landscaping with plants that have very low or low water needs.

Point: 1

iv. Parking Areas:

(c) One-half point may be awarded for the provision of Electric Bicycle Charging.

Point: 0.5

4. Building and Site Design Sustainability Options

i. Cool Roof: One point may be awarded for providing a cool roof, defined as roofing materials that have a solar reflectance index (SRI) equal to or greater than 78 for low-sloped roofs (2:12).

Point: 1

ii. Siting and Structure Design Efficiency:

(b) Shade Structures:

(1) One point may be awarded for providing shade structures over at least 50% of all south- and west-facing windows and doors. An additional 1 point may be granted for each additional 25% of windows

Rob Gurdison Architect

and doors shaded. Structures may include awnings, louvers, architectural features, or similar devices.

Point: 2

(c) Building Features:

(4) One-half point may be awarded for nonresidential developments with a floor-to-ceiling height of 11 feet on all floors to facilitate natural ventilation.

Point: 0.5

(5) One-half point may be awarded for using low-emissivity glass on all south- and west-facing windows.

Point: 0.5

(6) One-half point may be awarded for providing a shade device such as an awning or portico above all building entrances and ADA ramps.

Point: 0.5

TOTAL POINTS: 7

End of letter.

If you should require any further information, please do not hesitate to contact our office.

Sincerely,



Robert Gurdison

Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0638-ALPHA INVESTMENT GROUP, INC.:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Ruffian Road, 160 feet north of Stephen Avenue within Lone Mountain. RM/nai/kh (For possible action)

RELATED INFORMATION:

APN:

126-36-501-040

WAIVER OF DEVELOPMENT STANDARDS:

To reduce the front setback to 12 feet when 40 feet is required per Section 30.02.04 (70% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5520 Ruffian Road
- Site Acreage: 0.51
- Project Type: Single-family residential
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 5,898

Site Plan

The plan depicts a proposed 1 story single-family residence on 0.51 acres. The front of the house is facing east towards Sierra Brook Court which is a private residential street. The front of the house includes a side loading 3 car garage, a covered porch, an RV parking space, and a decorative access gate. The attached garage setback is 12 feet away from the front property line and adjacent to Sierra Brook Court. The covered porch setback is 32 feet away from the front property line. The access gate is 40 feet away from the front property line. The house is 30 feet away from the rear property line. The backyard will have an attached patio cover with a rear setback of 30 feet, as well.

Landscaping

The plans depict landscaping within the front yard consisting of 2, 24 inch box multi-trunk palm trees that will be planted next to each other near the porch. Also 2, 36 inch box Sonoran Palo Verde trees will be planted on opposite sides of the house. Stamped concrete slabs will lead to the covered porch. The remaining landscaping will include yuccas, lantanas, sage shrubs, agaves, and cacti.

Elevations

The plans depict a proposed single-family residence measuring 20 feet in height. The main entrance to the house is facing east and the entrance to the side loading 3 car garage is facing north.

Floor Plans

The plans depict a 5,898 square foot single-family residence with 5 bedrooms, 5 bathrooms, living area, kitchen, and storage rooms.

Applicant's Justification

The applicant is building a brand-new single-family residence on a vacant half acre lot. The prior Title 30 allowed certain single-family residence zoning to measure the front setback from the centerline of the street. With the updated Title 30 the front setback shall be measured from edge of any right of way. As a result, applicant requests the reduction to the front setback. The applicant notes 5 existing residences within subdivision with similar setbacks.

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 residence & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO- RNP)	Single-family residence
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO- RNP)	Undeveloped

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

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.

Staff finds there are there are a total of 8 lots along the Sierra Brooke Court cul-de-sac private street. Five out of the 8 lots have been developed with the front setback measured from the centerline of the private street. Presently, the Code requires front setbacks to be measured from the future right-of-way, the edge of right-of-way of the lot line, whichever is closest. Staff typically does not support requests to reduce setbacks for proposed single-family residences on 0.5 acre lots. However, staff finds the reduced front yard setback is consistent and compatible with the front setbacks for the existing residences within the subdivision. Therefore, staff recommends approval.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised 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: ALPHA INVESTMENT GROUP, INC.
CONTACT: BRANDON ALLRED, 1120 N. TOWN CENTER DRIVE, SUITE 220, LAS VEGAS, NV 89144

DRAFT

LS-24-0638

Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-36-501-040
PROPERTY ADDRESS/ CROSS STREETS: 5520 Ruffian Rd - W Stephen Ave / Sierra Brook Ct

DETAILED SUMMARY PROJECT DESCRIPTION

Development and construction of a single-family residence.

PROPERTY OWNER INFORMATION

NAME: Alpha Investment Group, Inc.
ADDRESS: 1120 N Town Center Dr Ste 220
CITY: Las Vegas STATE: NV ZIP CODE: 89149
TELEPHONE: 702-487-5500 CELL 702-336-2417 EMAIL: brandona.precision@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Alpha Investment Group, Inc.
ADDRESS: 1120 N Town Center Dr Ste 220
CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
TELEPHONE: 702-487-5500 CELL 702-336-2417 EMAIL: brandona.precision@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Brandon Allred
ADDRESS: 1120 N Town Center Dr Ste 220
CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
TELEPHONE: 702-487-5500 CELL 702-336-2417 EMAIL: brandona.precision@gmail.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.

[Signature] Avi Segal 9/25/2024
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:
 AC AR ET PUDD SN UC WS
 ADP AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) LS-24-0638 ACCEPTED BY MH
PC MEETING DATE 1-7-25 DATE 11-5-24
BCC MEETING DATE _____ FEES 4800
TAB/CAC LOCATION Lone Mountain DATE 12-10-24



1120 N Town Center Dr Ste 220, Las Vegas, NV 89144
PH: 702-487-5500 FAX: 702-987-0272

Clark County Comprehensive Planning Department
Waiver of Development Standards request:
Ruffian Road Residence
5520 Ruffian Road, Las Vegas Nevada, 89149
A.P.N. 126-36-501-040

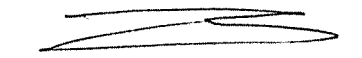
Code section to be waived:
30.02.04 Development Standards in Residential Districts (RS20).

Waiver of Development Standards Requested:
Reduction of front 40' setback to be reduced to 32' for 16' of residence frontage, reduction of 28' front setback for 50% of frontage of residence to 12' for 26' of frontage at garage.

Justification:
Current Development standards require a 40' front yard building setback and a 28' front yard setback, for 50% of frontage from back of street curb. Prior Development Standards required 40' front yard setback and 28' front setback for 50% of frontage from centerline of street. This new development standard has reduced the building envelope by 20' from front to rear of property. The current 8-lot private drive cul-de-sac (Sierra Brook Ct.) has 5 existing residences built under the prior Development Standards. We are looking to follow the same guidelines of Development Standards to keep in line with the neighborhood's development. There have been two waivers of standards allowed in this neighborhood (18-0114 & 19-0530) for side yard neighborhood setbacks. The front yard reduction of setback requested is for 16' of residence frontage and the garage (side loading) is requesting 26' of frontage. The side yards from adjacent neighbors are a minimum of 30' on both sides allowing sufficient distances between residences.

Compensating Benefit:
Decorative applications on front and side of garage with landscaping to be provided to provide an attractive frontage on garage.

Thank you for your time and consideration.


Avi Segal -- Managing Member
Alpha Investment Group, Inc.

9/25/24
Date

01/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0652-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA:

VACATE AND ABANDON easements of interest to Clark County located between La Mancha Avenue and Ann Road, and between Ruffian Road and Eagan Crest Drive within Lone Mountain (description on file). RM/lm/kh (For possible action)

RELATED INFORMATION:

APN:

126-25-801-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate a 33 foot wide patent easement located along the west property line and 3 foot wide patent easements along the north and east property lines. The patent easements must be vacated to facilitate the development of the 8 lot single-family residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified parcel and the surrounding area to RNP-I zoning	Approved by BCC	September 2001
VC-0894-96	Allowed 6.5 foot high wall prior to residence - expired	Approved by PC	July 1996
VS-0285-96	Vacated and abandoned patent easement	Approved by BCC	April 1996

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-24-0651	A waiver of development standards for an 8 lot single-family residential development to reduce the front yard setback, increase retaining wall height, eliminate street landscaping, and for full off-site improvements is a companion item on this agenda.
TM-24-500143	A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation and abandonment of patent easements that are 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for La Mancha Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

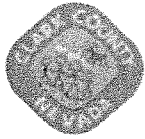
APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH LV, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-25-801-014

PROPERTY ADDRESS/ CROSS STREETS: Ann & Ruffian

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation & abandonment -patent easements

PROPERTY OWNER INFORMATION

NAME: AFK Holdings, LLC etal & Behnamjou Soheyla

ADDRESS: 29 Bower Tree

CITY: Irvine

STATE: CA

ZIP CODE: 92603

TELEPHONE: _____

CELL _____

EMAIL: fbehnamjou@uc1a.edu

APPLICANT INFORMATION (must match online record)

NAME: Toll North LV, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: 702-877-7040

CELL _____

EMAIL: lsummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

TELEPHONE: _____

CELL 702-499-6469

EMAIL: stewplan@gmail.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 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.

DocuSigned by:
FARAZ BEHNAMJOU

FARAZ BEHNAMJOU

8/18/2024 | 4:53 AM PDT

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

AC

AR

ET

PUDD

SN

UC

WS

ADR

AV

PA

SC

TC

VS

ZC

AG

DR

PUD

SDR

TM

WC

OTHER _____

APPLICATION # (s)

VS-24-0652

ACCEPTED BY

RG

PC MEETING DATE

DATE

11/13/24

BCC MEETING DATE

1/8/25

FEES

\$1,200

TAB/CAC LOCATION

Lone Mountain

DATE

12/10/24

PLANNER
COPY

*LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.*

September 9, 2024

Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89106

RE: APR 24-100977 APN: 126-25-801-014 -Vacation & Abandonment
Justification Letter

Dear Sir or Madam:

Please accept this letter as our request for a vacation and abandonment of patent easements. The easements are a 33-foot easement along the western boundary and also a 3-foot patent easement along the Northern boundary that needs to be vacated. This vacation is necessary for development to occur.

Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

PLANNER
COPY

VS-24-0652

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0651-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase retaining wall height; 3) eliminate street landscaping; and 4) waive full off-site improvements.

DESIGN REVIEW for a single-family residential development on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. RM/lm/kh (For possible action)

RELATED INFORMATION:

APN:

126-25-801-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce front setback to 20 feet where 40 feet is required per Section 30.02.04 (a 50% reduction).
2. Increase the height of a retaining wall along the east property line to 4.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 50% increase).
3. Eliminate street landscaping where required along Ruffian Road per Section 30.04.01D.
4.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on La Mancha Avenue where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on Ruffian Road where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.2
- Project Type: Single-family residential
- Number of Lots: 8
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 20,067/23,452 (gross)/18,542/19,942 (net)
- Number of Stories: 1
- Building Height (feet): 22.5/24

- Square Feet: 3,313/ 3,691/ 4,288

Site Plans

The plans depict a single-family residential development consisting of 8 lots on 4.2 acres located on the south side of La Mancha Avenue, the west side of Ruffian Road, and the north side of Ann Road. The density of the overall development is shown at 1.9 dwelling units per acre. The lots range in size from a minimum gross acreage of 20,067 square feet up to 23,452 square feet, with the net acreage ranging from 18,542 square feet up to 19,942 square feet. All lots face an internal 38 foot wide private street with a cul-de-sac. Rural street standards are proposed along La Mancha Avenue and Ruffian Road. There is an existing attached sidewalk along Ann Road that will remain. The design of lots on the east side includes a maximum 4.5 foot high retaining wall, along the east property line adjacent to Ruffian Road. There is an existing retaining wall along the west property line. A 6 foot high screen wall is proposed on top of the proposed retaining walls. All residences will have a 20 foot setback to the back of the curb along the private street.

Landscaping

The plan depicts a 10 foot wide landscape area along La Mancha Avenue with trees planted 20 feet on center. Landscape materials include Southern Live Oak, Acacia, Lantana, Deer Grass, Feathery Cassia, Dwarf Mock Orange, Pink Lady, Ruby Fountain Grass, and Yellow Bells.

Elevations

The proposed model homes are single-story with a maximum height of 22.5 feet and 24 feet. Two elevations are provided for each residence, which include a variety of façade design elements that can include composite roof shingles, standing seam metal roof, concrete columns, wood-look porcelain tile, fiber cement board and batten siding, lap siding, stone veneer, vertical siding, and wood-look masonry veneer on the front elevation. Architectural details are provided on the front of the homes with windows, roofline variety, and façade treatments. The side elevations include the varied rooflines and window trim, with no other architectural details.

Floor Plans

The 3 floor plans depict a variety of options, ranging in total area from 3,313 square feet to 4,288 square feet. Residences include multiple bedrooms, greatroom, 3 car attached garages and options for an RV garage, multi-generation living, and a covered patio.

Applicant's Justification

The applicant indicates that the 8 lot subdivision includes single-story homes with rural street standards on Ruffian Road and La Mancha Avenue which are consistent with development in the area. The increased retaining walls are provided to allow the property to drain to the street and reduces the availability to provide the required landscaping along Ruffian Road without reducing the usable lot area. The reduced front setback will match other large lot subdivisions in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified parcel and the surrounding area to RNP-I zoning	Approved by BCC	September 2001
VC-0894-96	Allowed 6.5 foot high wall prior to residence - expired	Approved by PC	July 1996
VS-0285-96	Vacated and abandoned patent easement	Approved by BCC	April 1996

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-24-0652	A request to vacate and abandon patent easements and rights-of-way is a companion item on this agenda.
TM-24-500143	A tentative map for an 8 lot single-family residential 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

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

The purpose of minimum front setbacks is to provide for a safe distance of homes from the adjacent street and to prevent a canyoning effect of structures along the street, as well. Even though the surrounding developments have a similar placement of homes with similar setbacks to the street, staff finds that there are alternatives that could be proposed to allow a reduction in setbacks which would create a varied streetscape. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

The request for increased retaining walls along the north and east property lines as well as between the lots within the subdivision (Lots 5 through 8) will not meet the intent of Title 30 for limiting the impacts to adjacent residential property. All lots are over 120 feet deep, which allows room for tiered retaining walls. These are self-imposed hardships that can be rectified with a redesign of the subdivision. The proposed retaining walls and increased finished grade do not meet the intent of Master Plan Policy LM-1.3, which encourages uniform neighborhood development. For these reasons, staff cannot support the request.

Waiver of Development Standards #3

Street landscaping is useful for preventing the heat island effect and for improving the overall quality of life in residential areas. Additionally, staff finds that the applicant has not provided compelling justification to eliminate the required street landscaping. Therefore, 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 proposed residential homes do not meet the required front yard setback and the minimum of 2 architectural features on the side and rear elevations. Staff finds that the site and elevations can be redesigned to meet the Code requirements; therefore, cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request not to install full off-site improvements on La Mancha Avenue and Ruffian Road as there are existing off-site improvements along Ann Road. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

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 and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 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

- Comply with approved drainage study PW24-15567;
- Right-of-way dedication to include 30 feet for La Mancha Avenue and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

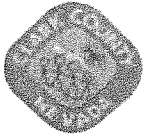
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

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

APPLICANT: TOLL SOUTH LV, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-25-801-014

PROPERTY ADDRESS/ CROSS STREETS: Ann & Ruffian

DETAILED SUMMARY PROJECT DESCRIPTION

8 lot tentative map
Design Review and waiver of development standards.

PROPERTY OWNER INFORMATION

NAME: AFK Holdings, LLC etal & Behnamjou Soheyla
ADDRESS: 29 Bower Tree
CITY: Irvine STATE: CA ZIP CODE: 92603
TELEPHONE: _____ CELL _____ EMAIL: fbehnamjou@uci.edu

APPLICANT INFORMATION (must match online record)

NAME: Toll North LV, LLC
ADDRESS: 1140 N. Town Center Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
TELEPHONE: 702-877-7040 CELL _____ EMAIL: lsummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart
ADDRESS: 1930 Village Center Circle Bldg 3-577
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
TELEPHONE: _____ CELL 702-499-6469 EMAIL: stewplan@gmail.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 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.

DocuSigned by:
FARAZ BEHNAMJOU FARAZ BEHNAMJOU 8/18/2024 | 4:53 AM PDT
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:
 AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) WS/DR-24-0651 ACCEPTED BY R6
PC MEETING DATE _____ DATE 11/13/24
BCC MEETING DATE 1/8/25 FEES \$1,300
TAB/CAC LOCATION Lowe Mountain DATE 12/10/24

PLANNER
COPY

*LAS Consulting
1930 Village Center Circle
Las Vegas, NV 89134
(702) 499-6469-cell.*

November 5, 2024

Clark County Current Planning

500 Grand Central Parkway, 1st floor Las
Vegas, NV 89106

RE: APR 24-100977 APN: 126-25-801-014-Justification letter- Design Review

Dear Sir or Madam:

Please accept this letter as our request for a design review for an 8-lot subdivision, with homes built by Toll Brothers. The lots are over 18,000 square feet net. The site is limited on how it can be developed- there is a cul-de-sac that runs down the middle of the site. There are three common element (CE) lots. We are requesting rural standards on Ruffian Road and La Mancha and providing 10 feet of landscaping on La Mancha to create an attractive streetscape. The following applications are being requested:

Applications

Waivers of Development Standards

- Section 30.04.03C – to allow 4.3 feet high retaining wall where 3 feet is required along Ruffian. The grade of the property requires an additional retaining wall. This is required to allow the property to drain to the street.
- Section 30.02.04 – to allow for a 20-foot front yard setback where 40 feet is required. The previous code allowed the lots to go to the center of the private street and the new code does not allow that therefore we need the

*LAS Consulting
1930 Village Center Circle
Las Vegas, NV 89134
(702) 499-6469-cell.*

November 5, 2024

Clark County Current Planning
500 Grand Central Parkway, 1st floor Las
Vegas, NV 89106

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waiver. This design is like several Rural Estates subdivisions all over the valley, however, the new code doesn't allow for this cul-de-sac design. This is the only way to design this subdivision.

Section 30.04.01 – To reduce street landscaping to zero-feet on Ann Road where 10 feet are required with an existing attached sidewalk. Waiver to waive the street landscaping on Ruffian. There is a required retaining wall for drainage purposes along Ruffian, making it impossible to place landscaping along Ruffian. The only possible way to place landscaping on Ruffian would be to reduce the square footage and lot depth on the lots that back up to Ruffian. We feel meeting the lot size makes for a better development. The lots provide no landscaping. This will allow for a consistent streetscape.

Waiver of development standards on La Mancha & Ruffian Road to not install full offsite improvements, curb gutter, sidewalk, and streetlights. This area is developed as rural estates, and the streets in this area have been built at rural standards adjacent to the developments within this area. This would continue the same street along this parcel.

Waiver of development standards on Ann Road to waive the requirement for detached sidewalks. There are existing attached sidewalks along Ann Road that we are requesting to remain. Both developments on each side of our subdivision have attached sidewalk and this would allow for consistency along the street frontage.

Related Applications

- Vacation and Abandonment
 - Patent Easements
- Tentative Map-8 Lot SFR Detached Subdivision

We respectfully request approval of this request. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

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We respectfully request approval of this request. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500143-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA:

TENTATIVE MAP consisting of 8 lots and common lots on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. RM/lm/kh (For possible action)

RELATED INFORMATION:

APN:

126-25-801-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.2
- Project Type: Single-family residential
- Number of Lots: 8
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 20,067/23,452 (gross)/18,542/19,942 (net)

Project Description

The plans depict a single-family residential detached development with 8 lots on 4.2 acres located on the south side of La Mancha Avenue, the west side of Ruffian Road, and the north side of Ann Road. The density of the overall development is shown at 1.9 dwelling units per acre. The lots range in size from a minimum gross acreage of 20,067 square feet up to 23,452 square feet, with the net acreage ranging from 18,542 square feet up to 19,942 square feet. All lots face an internal 38 foot wide private street with a cul-de-sac.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified parcel and the surrounding area to RNP-I zoning	Approved by BCC	September 2001
VC-0894-96	Allowed 6.5 foot high wall prior to residence - expired	Approved by PC	July 1996
VS-0285-96	Vacated and abandoned patent easement	Approved by BCC	April 1996

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-24-0651	A waiver of development standards for an 8 lot single-family residential development to reduce the front yard setback, increase retaining wall height, eliminate street landscaping, and for full off-site improvements is a companion item on this agenda.
VS-24-0652	A request to vacate and abandon patent easements and rights-of-way 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

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via La Mancha Avenue. Furthermore, staff is not supporting the waiver of development standards request to reduce the front yard setbacks, eliminate street landscaping along Ruffian Road, and to increase retaining wall height. Therefore, due to the lack of connectivity to a secondary street and the associated waivers of development standards requests, staff recommends denial of the tentative map.

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

- Comply with approved drainage study PW24-15567;
- Right-of-way dedication to include 30 feet for La Mancha Avenue and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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: TOLL SOUTHLV, LLC

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-25-801-014

PROPERTY ADDRESS/ CROSS STREETS: Ann & Ruffian

DETAILED SUMMARY PROJECT DESCRIPTION

8 lot tentative map

PROPERTY OWNER INFORMATION

NAME: AFK Holdings, LLC etal & Behnamjou Soheyla

ADDRESS: 29 Bower Tree

CITY: Irvine

STATE: CA

ZIP CODE: 92603

TELEPHONE: _____ CELL _____ EMAIL: fbehnamjou@uc1a.edu

APPLICANT INFORMATION (must match online record)

NAME: Toll North LV, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: 702-877-7040 CELL _____ EMAIL: lsummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

TELEPHONE: _____ CELL 702-499-6469 EMAIL: stewplan@gmail.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.

DocuSigned by:

FARAZ BEHNAMJOU

FARAZ BEHNAMJOU

8/18/2024 | 4:53 AM PDT

Property Owner (Signature)*

Property Owner (Print)

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) TM-24-500143

ACCEPTED BY PLG

PC MEETING DATE _____

DATE 11/13/24

BCC MEETING DATE 1/8/25

FEES \$750

TAB/CAC LOCATION Lone Mountain

DATE 12/10/24

**PLANNER
COPY**

*LAS Consulting
1930 Village Center Circle
Las Vegas, NV 89134
(702) 499-6469-cell.*

November 5, 2024

Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89106

RE: APR 24-100977 APN: 126-25-801-014-Justification letter Tentative Map

Dear Sir or Madam:

Please accept this letter as our request for Tentative Map for an 8-lot subdivision, with homes built by Toll Brothers. The lots are over 18,000 square feet net. There is a cul-de-sac that runs down the middle of the site. The site is limited on how it can be developed. There are three common element (CE) lots. The lots along Ruffian rear to the street and are double fronted lots.

Section 30.04.09.B, says double frontage lots are not permissible. There is a required retaining wall for drainage purposes along Ruffian, therefore access from the lots to Ruffian is impossible. This is the only way the site can be developed, with a cul-de-sac down the middle. We respectfully request approval of this design.

We are requesting rural standards on Ruffian Road and La Mancha and providing 10 feet of landscaping on Ruffian to create an attractive streetscape. There are four model types.

PLANNER
COPY

1

TM-24-500143

There are companion application for design review, waiver of development standards and vacation of patent easements

We respectfully request approval of this request. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

PLANNER
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