



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

January 11, 2022

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 702-289-0196.
 - 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: Chris Darling, Chairperson
 Dr. Sharon Stover, Vice Chairperson
 Kimberly Burton
 Carol Peck
 Bradley Burns

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): Jennifer Damico, 702-219-0374, Jennifer.Damico@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, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (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 December 28, 2021. (For possible action)
- IV. Approval of the Agenda for January 11, 2022, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning and Zoning

02/01/22 PC

- 1. **SC-21-0707-INGRAM BRIAN: STREET NAME CHANGE** to name a private unnamed cul-de-sac Oculis Court. Generally located on the north side of Craig Road and the west side of Grand Canyon Drive within Lone Mountain. RM/dm/jo (For possible action) **02/01/22 PC**

02/02/22 BCC

- 2. **VS-21-0702-FALLON T & J FAMILY TRUST & FALLON THOMAS TRS: VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Cheiftain Street, and between Verde Way and Lone Mountain Road within Lone Mountain. RM/jt/jo (For possible action) **02/02/22 BCC**
- 3. **WS-21-0701-FALLON T & J FAMILY TRUST & FALLON THOMAS TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) reduce setbacks; 3) reduce street intersection off-set; and 4) alternative driveway geometrics. **DESIGN REVIEW** for a single family residential subdivision on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the west side of Fort Apache Road, the north side of Lone Mountain Road, and the south side of Verde Way within Lone Mountain. RM/jt/jo (For possible action) **02/02/22 BCC**
- 4. **TM-21-500197-FALLON T & J FAMILY TRUST & FALLON THOMAS TRS: TENTATIVE MAP** consisting of 6 single family lots and common lots on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the west side of Fort Apache Road, the north side of Lone Mountain Road, and the south side of Verde Way within Lone Mountain. RM/jt/jo (For possible action) **02/02/22 BCC**
- 5. **WC-21-400183 (VS-1320-02)-GREENGALE PROPERTIES, LLC: WAIVER OF CONDITIONS** of a vacation and abandonment of public rights-of-way requiring street must terminate in a manner acceptable to Civil Engineering vacated streets are to be kept open, no gates on 111.1 acres in an R-A (RNP-I) Zone, an R-E (RNP-I) Zone, and an R-A Zone. Generally located on the south side of Elkhorn Road, the north side of CC 215, the east side of Tenaya Way, and the west side of Torrey Pines Drive within Lone Mountain. MK/md/jo (For possible action) **02/02/22 BCC**

VII. General Business
None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted 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.

IX. Next Meeting Date: January 25, 2022.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129.
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

December 28, 2021

MINUTES

Board Members: Chris Darling – Chair – **EXCUSED** Carol Peck – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT** Bradley Burns – **EXCUSED**
Kimberly Burton – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@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 December 14, 2021 Minutes
Moved by: Carol
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for December 28, 2021
Moved by: Carol
Action: Approved agenda as submitted with items 1-3 heard together
Vote: 3/0 - Unanimous
- V. Informational Item(s)
 1. Received information pertaining to change in finished grade requirements/standards that will be seen on newly submitted applications.

VI. Planning & Zoning

1. **VS-21-0651-B & F & SONS 1, LLP: VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road and between Tee Pee Lane and Park Street within Lone Mountain RM/jor/jo (For possible action) **01/5/22 BCC**

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

2. **WS-21-0650-B & F & SONS 1, LLP: WAIVER OF DEVELOPMENT STANDARDS** for landscaping. **DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) increase finished grade in conjunction with a proposed single family residential subdivision on 4.0 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action) 01/5/22 BCC

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

3. **TM-21-500181-B&F & SONS 1, LLP: TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.0 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action) **01/5/22 BCC**

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

4. **WS-21-0697-LIVERMORE DAVID LEROY & HOPP DORINDA SUE: WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between a principal structure and a proposed accessory structure on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the west side of Mustang Street and the north side of Hermes Stables Court within Lone Mountain. MK/jvm/jo (For possible action) **01/18/22 PC**

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

5. **DR-21-0688-MORSE, JEFFREY & HALEY: DESIGN REVIEW** for finished grade in conjunction with a proposed single family residence on 1.1 acres in an R-E Zone. Generally located on the northeast corner of El Campo Grande Avenue and Dapple Gray Road within Lone Mountain. RM/sd/jo (For possible action) **01/19/22 BCC**

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

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be January 11, 2021.

X. Adjournment

The meeting was adjourned at 6:58 p.m.

DRAFT

02/01/22 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

CRAIG RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-21-0707-INGRAM BRIAN:

STREET NAME CHANGE to name a private unnamed cul-de-sac Oculis Court.

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

RELATED INFORMATION:

APN:

138-06-202-023 through 138-06-202-026

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Project Type: Name unnamed private drive Oculis Court

Applicant's Justification

The applicant is requesting to name the unnamed private cul-de-sac in order for the proposed neighborhood to have its own street name. They believe the street name of Craig Road is associated with commercial properties and this project will consist of a small, gated community with 4 homes.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Residential development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The Combined Fire Communication Center's recommendation includes only approval of the proposed street name, Oculis Court. They do not review the request in accordance with Title 30.

The Las Vegas Valley Street Naming and Address Assignment Policy states, "A private cul-de-sac with four or fewer lots shall not be separately named. Addresses shall be assigned based on the street from which access to the private street is obtained." This code section appears in the street naming policy for the City of Las Vegas and the City of North Las Vegas to maintain consistency throughout the Las Vegas Valley regardless of jurisdiction.

This minor subdivision is located at the westerly end of Craig Road in a rural area consisting of mostly half acre lots. There are no commercial businesses in the vicinity. Between Jensen Street and Chieftain Street, which is approximately a half mile, there are 4 existing, private cul-de-sacs with four or few lots that take access from Craig Road. They are unnamed and the houses are addressed on Craig Road.

Naming this private cul-de-sac would be inconsistent with the Las Vegas Valley Street Naming and Address Assignment Policy and the surrounding addresses; therefore, staff cannot support this application.

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:

Current Planning

If approved:

- Subject to Oculis Court.
- Applicant is advised that they shall be responsible for the installation of street signs per Public Works requirements.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BUILD 360

CONTACT: BUILD 360, 11269 PARLEYS CONE CT, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>SC21-0707</u> DATE FILED: <u>12/2/21</u> PLANNER ASSIGNED: <u>JMM</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: <u>2/1/22</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$400 -</u>
	PROPERTY OWNER NAME: <u>Brian Ingram</u> ADDRESS: <u>11269 Parleys Cone Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-234-4427</u> E-MAIL: <u>Build360lv@gmail.com</u>
	APPLICANT NAME: <u>Brian Ingram</u> ADDRESS: <u>11269 Parleys Cone Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-234-4427</u> E-MAIL: <u>Build360lv@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Brian Ingram</u> ADDRESS: <u>11269 Parleys Cone Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-234-4427</u> E-MAIL: <u>Build360lv@gmail.com</u> REF CONTACT ID #: _____	

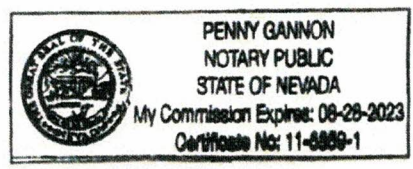
ASSESSOR'S PARCEL NUMBER(S): 13806202023, 13806202024, 13806202025
 PROPERTY ADDRESS and/or CROSS STREETS: Craig Rd, Grand Canyon 13806202026
 PROJECT DESCRIPTION: _____

(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)* BRIAN D. INGRAM
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 21, 2021 (DATE)
 By BRIAN INGRAM

NOTARY PUBLIC: Penny Gannon



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

SC 21-0707

Brian Ingram
Build 360

I would like to name the street in a four home cul de sac I own and am developing. I would like the name to be Oculis Ct. The APN numbers are 13806202023, 13806202024, 13806202025, 13806202026. I would like the neighborhood to have a different street name than Craig road since Craig road is a busy street with many commercial properties and this will be a small gated cul de sac with four homes.

EASEMENTS
(TITLE 30)

FORT APACHE RD/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0702-FALLON T & J FAMILY TRUST & FALLON THOMAS TRS:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Cheiftain Street, and between Verde Way (alignment) and Lone Mountain Road within Lone Mountain (description on file). RM/jt/jo (For possible action)

RELATED INFORMATION:

APN:

125-31-803-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation of government patent easements, which include a 3 foot wide easement along the north side of the site along Verde Way and a 33 foot wide easement along the west side of the site. According to the applicant, the easements are no longer needed, and the vacation and abandonment of the easements are necessary for development of the site as a proposed single family subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East & West	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-21-0701	A waiver of development standards for reduced lot area, reduced setbacks, reduced street intersection off-set, and alternative driveway geometrics is a companion item on this agenda.
TM-21-500197	A tentative map for a 6 lot single family 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 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:

Current Planning

- Satisfy utility companies' requirements.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Verde Way 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 - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THOMAS FALLON

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-21-0702 DATE FILED: 11/30/21
 PLANNER ASSIGNED: JCT
 TAB/CAC: LONE MOUNTAIN TAB/CAC DATE: 1/11/22
 PC MEETING DATE: _____
 BCC MEETING DATE: 2/2/22
 FEE: \$875.00

PROPERTY OWNER

NAME: Fallon T & J Family Trust
 ADDRESS: 516 CANYON GREENS DR.
 CITY: LAS VEGAS STATE: NV ZIP: 89144
 TELEPHONE: 702-278-1108 CELL: _____
 E-MAIL: TFallon591@aol.com

APPLICANT

NAME: Thomas Fallon
 ADDRESS: 516 CANYON GREENS DR
 CITY: LAS VEGAS STATE: NV ZIP: 89144
 TELEPHONE: 702-278-1108 CELL: _____
 E-MAIL: TFallon591@aol.com REF CONTACT ID #: _____

CORRESPONDENT

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

ASSESSOR'S PARCEL NUMBER(S): 125-31-803-007

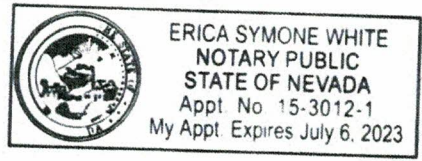
PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache & Lone Mountain

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

[Signature]
 Property Owner (Signature)*

T & J FALLON FAMILY TRUST
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON April 12, 2021 (DATE)
 By Thomas Fallon
 NOTARY PUBLIC: Erica White



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

May 3, 2021

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

**RE: Fort Apache & Lone Mountain: Patent Easement Vacations
APN: 125-31-803-007**

To Whom It May Concern,

On behalf of our client, Thomas Fallon., Taney Engineering is respectfully submitting a project description letter for Patent Easement Vacations for a single-family residential subdivision.

The existing condition of the area will require to vacate a portion of the patent reservation. The north portion of the site abutting Verde Way shall require a 33-foot vacation and the west portion of the site shall require a 33-foot vacation. The vacation of the patent easement is necessary to develop the project site.

Patent Vacation:

The purpose is to vacate a portion of the patent reservation per patent number: 1166081.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office at 702-362-8844.

Sincerely,

Jason Spain, E.I. Designer I

SINGLE FAMILY
RESIDENTIAL SUBDIVISION
(TITLE 30)

FORT APACHE RD/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0701-FALLON T & J FAMILY TRUST & FALLON THOMAS TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot area; **2)** reduce setbacks; **3)** reduce street intersection off-set; and **4)** alternative driveway geometrics.

DESIGN REVIEW for a single family residential subdivision on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Fort Apache Road, the north side of Lone Mountain Road, and the south side of Verde Way (alignment) within Lone Mountain. RM/jt/jo (For possible action)

RELATED INFORMATION:

APN:

125-31-803-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce net lot area to 11,484 square feet where 18,000 square feet is the minimum per Table 30.40-1 (a 36% reduction).
2. Reduce the rear yard setback to 15 feet where 30 feet is the minimum per Table 30.40-1 (a 50% reduction).
3. Reduce street intersection off-set to 74 feet where 125 feet is the minimum per Section 30.52.052 (a 41% reduction).
4. Reduce throat depth to 25 feet where 50 feet is the minimum per Uniform Standard Drawing 222.1 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Number of Lots: 6
- Density (du/ac): 1.5
- Gross Minimum/Maximum Lot Size (square feet): 22,225/30,108

- Net Minimum/Maximum Lot Size (square feet): 11,484/20,735
- Project Type: Single family residential subdivision

Site Plan

The 6 lot single family residential subdivision includes a gated 54 foot wide private drive entrance from Verde Way on the north side of the site. The private drive transitions to 39 feet wide and terminates in a cul-de-sac near the southern portion of the site. A power pole will remain at the northwest corner of Fort Apache Road and Lone Mountain Road (southeast corner of the subject site), and a gated 30 foot wide public utility easement will connect from the cul-de-sac to Lone Mountain Road. All 6 lots will take access from the internal private street.

Waivers of development standards include reduced net lot area and reduced rear yard setback. The reduced net lot areas apply to Lots 3 and 4, located in the southern portion of the site, and the reduced rear setback applies only to Lot 3. A waiver of development standards is also necessary to reduce the street intersection off-set for the entrance to the subdivision and the intersection of Verde Way and Fort Apache Road. Lastly, a waiver of development standards to reduce the throat depth for the gated access to the subdivision is a part of this application.

Landscaping

Landscaping includes a 6 foot wide landscape strip along Verde Way, Fort Apache Road, and Lone Mountain Road, excluding the street frontage around the power pole easements. Also, a 6 foot wide landscape strip is included on either side of the gated entrance from Verde Way.

Applicant's Justification

According to the applicant, the proposed subdivision will consist of custom and semi-custom homes; therefore, there is no design review for architecture included with this application.

Regarding the waivers of development standards, the reduced net lot area and reduced rear yard setback are necessary due to a 100 foot wide NV Energy easement, which crosses the southern portion of the site. Reducing the street intersection off-set will allow the entrance to the subdivision to be located on Verde Way. The applicant does not anticipate any negative impacts from the reduced intersection off-set since traffic to the subdivision will be low. Similarly, the reduced throat depth for the entrance to the subdivision will not create any negative impacts due to the low traffic volume to the subdivision.

Overall, the applicant indicates the proposed subdivision is consistent with the R-E (RNP-I) zoning designation, and the development will help maintain the rural characteristics of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East & West	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
TM-21-500197	A tentative map for a 6 lot single family subdivision is a companion item on this agenda.
VS-21-0702	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 & #2 & Design Review

The southern portion of the site is encumbered by a 100 foot wide NV Energy easement, which includes a power pole and gated access to NV Energy pads. As a result, the net lot area of the southern 2 lots is reduced, and the rear setback for Lot 3 will be reduced. However, the number of lots in the subdivision could be reduced to meet the minimum net lot size and allow adequate room for the rear setback. In addition, the Lone Mountain Interlocal Agreement requires a minimum buildable net lot area of at least 18,000 square feet with a goal of at least 18,500 square feet. Finally, since the homes will be custom and semi-custom designed, the future homes could be designed to meet the minimum rear setback. As a result, the subdivision could meet Title 30 standards and the Lone Mountain Interlocal Agreement; therefore, staff cannot support these requests.

Public Works - Development Review

Waivers of Development Standards #3 & #4

Staff has no objection to the request to reduce the street intersection off-set between the Mila Court/Verde Way intersection and the Fort Apache Road/Verde Way intersection. Additionally, staff does not object to the reduced distance to the call box. The proposed 6 lot subdivision should see a low volume of traffic, mitigating any concerns that these waivers might normally create. However, since Planning is recommending denial of the application in its entirety, staff cannot support this waiver.

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:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Verde Way and associated spandrel;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Verde Way.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THOMAS FALLON

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0701</u> DATE FILED: <u>11/30/21</u> PLANNER ASSIGNED: <u>JET</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/2/22</u> FEE: <u>\$1,150</u>		
		PROPERTY OWNER NAME: <u>Fallon T & J Family Trust</u> ADDRESS: <u>516 CANYON GREENS DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-278-1108</u> CELL: _____ E-MAIL: <u>TFallon591@aol.com</u>	
	APPLICANT NAME: <u>Thomas Fallon</u> ADDRESS: <u>516 CANYON GREENS DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-278-1108</u> CELL: _____ E-MAIL: <u>TFallon591@aol.com</u> REF CONTACT ID #: <u>169763</u>		
		CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@Taney Corp.com</u> REF CONTACT ID #: <u>169763</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-31-803-007

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache & Lone Mountain

PROJECT DESCRIPTION: 6-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

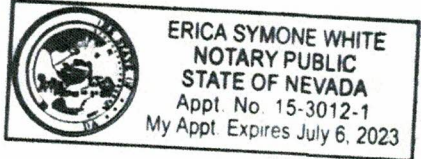
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)* T & J FALLON FAMILY TRUST
 Property Owner (Print)

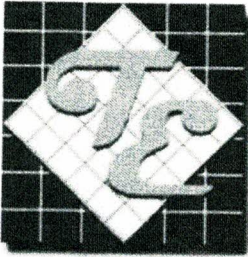
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 12, 2021 (DATE)

By Thomas Fallon
 NOTARY PUBLIC: Erica White



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



TANEY ENGINEERING

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

June 20, 2021

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

WS-21-0701

SINGLE FAMILY DEVELOPMENT (TITLE 30)

FORT APACHE/LONE MOUNTAIN

TENTATIVE MAP consisting of 6 lots and no common lots on 3.9 gross acres in an R-E (Rural Estates Residential) (R-E) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** to reduce the net lot size **2)** reduce the street intersection off-set. **3)** reduce the rear yard setback of Lot 3. **4)** reduce the throat depth requirement.

DESIGN REVIEW for the following: **1)** a proposed single-family residential development **2)** fill over 18-inches above grade.

Generally located on the north side of Lone Mountain and the west side of Fort Apache within Lone Mountain.

RELATED INFORMATION:

APN:

125-31-803-007

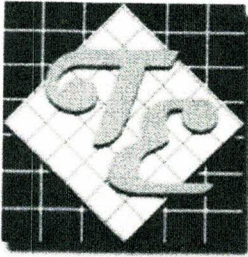
WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the net lot area to 11,484 square feet where a minimum net lot area of 18,000 square feet is required per Table 30.40-1 (a 36.2% reduction)
2. Reduce the street intersection off-set to 74' where 125' is required per 30.52.052 (a 40.8% reduction)
3. Reduce the rear-yard setback of Lot 3 to 15' where a minimum of 30' is required per Table 30.40-1 (a 50% reduction)
4. Reduce the throat depth requirement to 25' where 50' is required per Standard Drawing No. 222.1 (a 50% reduction).

DESIGN REVIEWS:

1. A proposed single-family residential development
2. Increase finished grade for a single-family residential development to 34 inches where 18 inches is the standard (an 89% increase).

LAND USE PLAN:



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Lone Mountain – R-E – RURAL ESTATES RESIDENTIAL (2 UNITS PER ACRE)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9 acre
- Number of Lots: 6
- Density (du/ac): 1.54
- Gross Minimum/Maximum Lot Size (square feet): 22,225/30,108
- Net Minimum/Maximum Lot Size (square feet): 11,484/20,735
- Project Type: Single Family Residential

Site Plan

The plans depict a gated single-family residential development consisting of 6 residential lots on 3.9 acres for a density of 1.54 dwelling units per acre. There is a minimum net lot area of 11,484 square feet and a maximum net lot area 20,735 square feet. The gross lot areas range from 22,225 square feet and a maximum gross lot area of 30,108 square feet. All proposed lots will be accessed from a private street with roll curb on both sides of the streets.

Landscaping

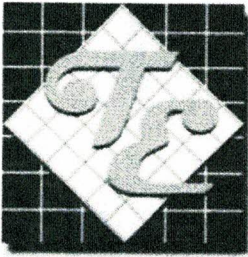
The plans depict 24-inch box trees and 1-5-gallon bushes on the perimeter of lots along Fort Apache, Lone Mountain, and Verde.

Elevations & Floor Plans

The homes are to be custom/semi-custom homes. There is no design review for architecture requested with this application.

Applicant's Justification

The proposed single-family residential development is consistent in density with the surrounding properties zoned as R-E. There are existing subdivisions that surround the property that observe a rural characteristic. The intent of the design is to also preserve the rural characteristic of the area. The net lot size and rear yard setback are being requested to be reduced due to the 100-foot NV Energy easement penetrating the site. The additional fill on the site is needed to meet the drainage criteria and ensure that positive drainage is met throughout the entirety of the site.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Estates Residential (2 du/ac)	R-E	RNP – Rural Neighborhood Preservation

STANDARDS FOR APPROVAL:

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

Analysis

Waivers of Development Standards #1

We are requesting to reduce the required net lot area to 11,484 square feet where 18,000 square feet is required per Table 30.40-1, a 36.2% reduction to the development standard. Within the proposed development, there is an existing 100-foot NV Energy easement that penetrates a large portion of the south end of the site. Additionally, there is an in-line transmission pole that sits near the southeast corner of the site. The easement is unable to be considered within the net area of lots 3 and 4, significantly reducing the area. Without the easement, an 18,000 net lot area throughout the whole site would be easily attainable.

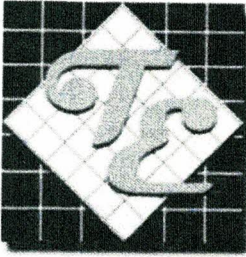
Waivers of Development Standards #2

We are requesting to reduce the street intersection offset to 74' where 125' is required per 30.52.052, a 40.8% reduction to the development standard. Reducing the street intersection offset will allow for the development to locate its entrance along Verde Way. We do not foresee any adverse effects on the area as the traffic generation from the 6-lot development will be low.

Waivers of Development Standards #3

We are requesting to reduce the rear-yard set back of Lot 3 to 15' where a minimum of 30' is required per Table 30-40-1, a 50% reduction. Within Lot 3, there is an existing 100-foot NV Energy easement that reduces the amount of buildable area it has. Without the easement penetrating the site, Lot 3 would not need the reduction of development standards. All other lots within the development will not require a setback waiver.

Waivers of Development Standards #4



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

We are requesting to reduce the throat depth requirement to 25' where 50' is required per Standards Drawing No. 222.1 a 50% reduction. The traffic generated from the 6 proposed lots shall be low and the probability of multiple vehicles waiting to enter the site at the same time is not likely. The gated entry is located on Verde Way, a low volume street further aiding in preventing vehicles conflicts with any queuing.

Design Review #1

The proposed design and density of the project complies with Urban Land Use policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots within similar densities as the existing area. The intent of the development is to preserve the rural characteristic of the adjacent developments. The RNP-1 Overlay requires the area to be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project complies.

Design Review #2

We are requesting a design review for an increased fill of 34 inches where 18 inches is allowed. The design review represents the maximum grade difference along the boundary of this application. Lots along the west side abutting Fort Apache and the south side abutting Lone Mountain are requiring fill above 18 inches due to the site having roughly an 8-9-foot drop in elevation. The increased fill will help ensure that any large grade differentials are being properly mitigated while positive drainage is still facilitated throughout the site.

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

Respectfully,

TANEY ENGINEERING

Jason Spain, E.I. Designer 1
Taney Engineering

FORT APACHE & LONE MOUNTAIN
(TITLE 30)

FORT APACHE RD/LONE MOUNTAIN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500197-FALLON T & J FAMILY TRUST & FALLON THOMAS TRS:

TENTATIVE MAP consisting of 6 single family lots and common lots on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Fort Apache Road, the north side of Lone Mountain Road, and the south side of Verde Way (alignment) within Lone Mountain. RM/jt/jo (For possible action)

RELATED INFORMATION:

APN:

125-31-803-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Number of Lots: 6
- Density (du/ac): 1.5
- Gross Minimum/Maximum Lot Size (square feet): 22,225/30,108
- Net Minimum/Maximum Lot Size (square feet): 11,484/20,735
- Project Type: Single family residential subdivision

The 6 lot single family residential subdivision includes a gated 54 foot wide private drive entrance from Verde Way on the north side of the site. The private drive transitions to 39 feet wide and terminates in a cul-de-sac near the southern portion of the site. A power pole will remain at the northwest corner of Fort Apache Road and Lone Mountain Road (southeast corner of the subject site), and a gated 30 foot wide public utility easement will connect from the cul-de-sac to Lone Mountain Road. All 6 lots will take access from the internal private street.

Landscaping includes a 6 foot wide landscape strip along Verde Way, Fort Apache Road, and Lone Mountain Road, excluding the street front around the power pole easements. Also, a 6 foot wide landscape strip is included on either side of the gated entrance from Verde Way.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East & West	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-21-0701	A waiver of development standards for reduced lot area, reduced setbacks, reduced street intersection off-set, and alternative driveway geometrics is a companion item on this agenda.
VS-21-0702	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, since staff cannot support the companion waivers of development standards and design review, staff also cannot support this 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Verde Way and associated spandrel;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Verde Way.

Current Planning Division - Addressing

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

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

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: THOMAS FALLON

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500197</u> DATE FILED: <u>11/30/21</u>
		PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>2/2/22</u> FEE: <u>\$700</u>

PROPERTY OWNER	NAME: <u>Fallon T & J Family Trust</u>
	ADDRESS: <u>516 CANYON GREENS DR</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89144</u>
	TELEPHONE: <u>702-278-1108</u> CELL: <u> </u>
	E-MAIL: <u>TFallon591@aol.com</u>

APPLICANT	NAME: <u>Fallon T & J Family Trust</u>
	ADDRESS: <u>516 CANYON GREENS DR</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89144</u>
	TELEPHONE: <u>702-278-1108</u> CELL: <u> </u>
	E-MAIL: <u>TFallon591@aol.com</u> REF CONTACT ID #: <u> </u>

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

ASSESSOR'S PARCEL NUMBER(S): 125-31-803-007

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache & Lone Mountain

TENTATIVE MAP NAME: Fort Apache & Lone Mountain

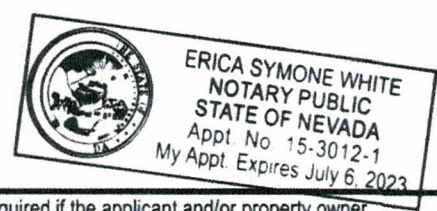
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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


T & J FALLON FAMILY TRUST
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 12, 2021 (DATE)
By Thomas Fallon

NOTARY PUBLIC: Erica White



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

02/02/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT ELKHORN RD/TORREY PINES DR
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400183 (VS-1320-02)-GREENGALE PROPERTIES, LLC:

WAIVER OF CONDITIONS of a vacation and abandonment of public rights-of-way requiring street must terminate in a manner acceptable to Civil Engineering vacated streets are to be kept open, no gates on 111.1 acres in an R-A (Residential Agricultural) (RNP-I) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-A (Residential Agricultural) Zone.

Generally located on the south side of Elkhorn Road, the north side of CC 215, the east side of Tenaya Way, and the west side of Torrey Pines Drive within Lone Mountain. MK/md/jo (For possible action)

RELATED INFORMATION:

APN:

125-22-502-010; 125-23-302-025; 125-22-601-010; 125-22-603-006; 125-22-702-007; 125-22-704-008; 125-22-802-003; 125-23-210-060

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 111.1
- Project Type: Single family residential development

History & Request

VS-1320-02 was approved by the Board of County Commissioners in June 2003 to vacate and abandon portions of public right-of-way being portions of Maverick Street, Mustang Street, Torrey Pines Drive, Rebecca Road, Rainbow Boulevard, Balsam Street, Rio Vista Street, Deer Springs Way, Haley Avenue, Rome Boulevard, Dorrell Lane, Bath Avenue, Bilpar Road, Centennial Parkway, and Desperado Street that were located between Elkhorn Road and Centennial Parkway, and between Tenaya Way and Maverick Street. According to the applicant, the residents in this area have been diligently working for many years to vacate streets so that the residential neighborhood can be gated. For nearly 20 years, the residents of Gilcrease Ranch sought to vacate certain public streets accessing the Gilcrease Ranch area. The last of the vacation orders was recorded in 2018. The applicant now desires to install a series of

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

According to the applicant, the residents in this area have been diligently working for many years to vacate streets so that the neighborhood can be gated. The whole point of the vacations was to privatize the internal roadways to protect a way of life, valuable livestock (particularly horses that are ridden on the roadways) and property. As far as access goes, each gate location will include a pedestrian entry gate. The Gilcrease Maintenance Association, a Nevada non-profit corporation (the "OMA") has been formed and conditions, covenants, and restrictions have been recorded to preserve the easements granted in the vacation orders. The OMA is charged to maintain a designated portion of the internal roadways and the gates. Each homeowner within the OMA, whether they are a member or not, will be given access codes/clickers to operate the gates. Thus, no homeowner (or their guests) are denied access. The gates will also accommodate all first responders, delivery services, etcetera.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1320-02	Vacated and abandoned various portions of right-of-way including, but not limited to, Rainbow Boulevard, Rio Vista Street, Deer Springs Way, Torrey Pines Drive, and Centennial Parkway	Approved by BCC	June 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estates Neighborhood (up to 2 dú/ac)	R-E (RNP-I), R-A (RNP-I), & R-A	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

The intent of the previously approved vacation and abandonment application was to create a network of private streets that would be utilized for pedestrian and equestrian purposes and would be privately maintained by the maintenance association. According to the applicant, the remaining vacation and abandonments of the public streets have now been recorded. The applicant now desires to install a series of 4 ingress/egress gates at various access points to the residential neighborhood with the remaining portions of the public right-of-way now being vacated. The intent of the condition "no gates", as specified within the conditions for the previously approved vacation, was to ensure the following: 1) allow unimpeded access for emergency vehicles and personnel to the single family residential neighborhood; 2) allow vehicles to utilize the north/south and east/west private street alignments that connected to public right-of-way; and 3) allow unimpeded access for pedestrian and equestrian purposes throughout

ingress/egress gates throughout the existing residential neighborhood to control pedestrian and vehicular access. Per the exhibits submitted by the applicant, the ingress/egress gates will be installed at the following locations: 1) north side of the Rome Boulevard and Rio Vista Street intersection; 2) east side of the Rome Boulevard and Rio Vista Street intersection; 3) north side of the Deer Springs Way and Rio Vista Street intersection; and 4) west side of the Deer Springs Way and Torrey Pines Drive intersection. The installation of the gates will occur on private streets and will not encroach into the public right-of-way.

Previous Conditions of Approval

Listed below are the approved conditions for VS-1320-02:

Public Works – Development Review

- Subject to vacating the following roads: Deer Springs Way from Rebecca Road to Rio Vista Street and Rome Boulevard from Rebecca Road to Rio Vista Street;
- Vacate Rio Vista Street from Centennial Parkway to Deer Springs Way; vacate Balsam Street From Rome Boulevard to Deer Springs Way;
- Vacate Rainbow Boulevard from Rome Boulevard to Deer Springs Way;
- Vacate Mustang Street from Rome Boulevard to Deer Springs Way; satisfying utility companies' requirements;
- Obtaining notarized letters of consent from all parcel owners agreeing to no public access;
- Establishing 40 foot wide private access and utility easements with appropriate County approved turnarounds with Fire Department approval of turnarounds to all parcels being affected by this vacation;
- Neighborhood maintenance agreement for vacated street record this vacation concurrent with all applicable vacations within the City of Las Vegas and VS-0265-01;
- Drainage easements to be granted on private roads;
- If parcels are developed at higher densities than what exists today, rededication or alternate dedications may be required at the developer's expense;
- All roads to remain open until the vacation records;
- Revised legal description;
- Street must terminate in a manner acceptable to Civil Engineering vacated streets are to be kept open, no gates;
- Providing a legal description of the trail reservation as part of the legal description in the vacation;
- Providing a legal description of the non-motorized trail (pedestrian and equestrian use only) as part of the legal description in the vacation;
- Applicant to coordinate with both Clark County Comprehensive Planning and the City of Las Vegas Public Works Department in order to satisfy all Trails requirements;
- Portions of right-of-way being vacated that do not make improved riding trails, the owners are to improve these riding trails to make a continuous trail system;
- And all applicable standard conditions for this application type.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

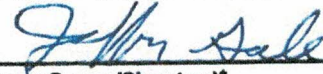

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) VS-1320-02 (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WLC-21-400183</u> DATE FILED: <u>12/14/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>LOME MOUNTAIN</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: _____ @ <u>6:30</u> BCC MEETING DATE: <u>2/2/22 @ 9:00 A.M.</u> FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>Greengale Properties, LLC</u> ADDRESS: <u>6980 Wittig Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Greengale Properties, LLC</u> ADDRESS: <u>6980 Wittig Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell -- Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>


ASSESSOR'S PARCEL NUMBER(S): 125-22-502-010 125-22-704-000; 125-22-702-007; 125-22-802-003

PROPERTY ADDRESS and/or CROSS STREETS: Several properties between Maverick, Mustang, Torrey Pines, Deer Springs, Halsey, Roma, Cornell, Beth, Eliper, Centennial and Desperado


PROJECT DESCRIPTION: Request to remove condition that states "no gates" 125-22-603 46 125-22-604 010 125-33-210-060 and 125-33-202-025

(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)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 25 2021 (DATE)
 By Jeffrey Gale
 NOTARY PUBLIC: 

WILLIAM R. KANE
 Notary Public - State of Nevada
 County of Clark
 APT. NO. 05-101830-1
 My App. Expires Dec. 14, 2021



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

October 22, 2021

VIA UPLOAD

CLARK COUNTY
CURRENT PLANNING
500 S. Grand Central Parkway
1st Floor
Las Vegas, NV 89106

Re: Waiver of Condition of VS-1320-02

To Whom It May Concern:

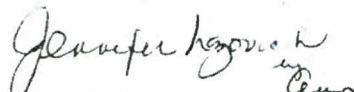
Please be advised, this Firm represents the applicant. On behalf of the applicant, we are asking that the condition stipulating "no gates" on VS-1320-02 be removed. The residents in this area have been diligently working for many years to vacate streets so that the neighborhood can be gated. For nearly 20 years, the residents of Gilcrease Ranch sought to vacate certain public streets accessing the Gilcrease Ranch area. The last of the vacation orders was recorded in 2018. The whole point of the vacations was to privatize the internal roadways to protect a way of life, valuable livestock (particularly horses that are ridden on the roadways) and property.

As far as access goes, each gate location will include a pedestrian entry gate. The Gilcrease Maintenance Association, a Nevada non-profit corporation (the "GMA") has been formed and CCR's have been recorded to preserve the easements granted in the vacation orders. The GMA is charged to maintain a designated portion of the internal roadways and the gates. Each homeowner within the GMA, whether they are a member or not, will be given access codes/clickers to operate the gates. Thus, no homeowner (or their guests) are denied access. The gates will also accommodate all first responders, delivery services, etc.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

JJL/amp

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

WC-21-400763

PLANNER
COPY

REDUCE LOT AREA
(TITLE 30)

HAMMER LN/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0724-CENTURY COMMUNITIES NEVADA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) reduce net lot area for residential lots; and 3) increase wall height.

DESIGN REVIEWS for the following: 1) for building orientation of single family residences; and 2) finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Hammer Lane and the east side of Dapple Gray Road within Lone Mountain. RM/rk/jo (For possible action)

RELATED INFORMATION:

APN:

125-32-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish alternative yards for 2 proposed single family residences where yards are established per Chapter 30.56.
2. Reduce net lot area for 2 proposed lots to 16,856 square feet and 17,347 square feet, where 18,000 square feet is the standard per Table 30.40-1 (a 6% and 4% reduction respectively).
3. Increase combined screen wall and retaining wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 33% increase).

DESIGN REVIEWS:

1. Building orientation of 2 single family residences.
2. Increased finished grade to 109 inches (9.08 feet) where a maximum of 36 inches is the standard per Section 30.32.030 (a 203% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 2
- Number of Lots: 4
- Density (du/ac): 2.0
- Minimum/Maximum Gross Lot Size (square feet): 20,856/22,918
- Minimum/Maximum Net Lot Size (square feet): 16,856/18,846
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 21
- Square Feet: 3,001/3,704

Site Plan

The site plan depicts a 4 lot single family subdivision with a cul-de-sac. The entrance to the subdivision is from Hammer Lane to the north. Two of the subdivision lots, Lot 1 and Lot 2 will have a minimum net lot area of less than the 18,000 square feet per Code. Six foot wide street landscape areas and the private cul-de-sac reduces the net lot area of both lots. Also, the Lone Mountain Interlocal Agreement between Clark County and the City of Las Vegas requires a minimum of 18,000 square feet net lot size, with a goal of at least 18,500 square feet. In addition, 2 of the proposed homes, Lot 1 and Lot 2 will be oriented so that the length of the home is parallel to the street and the front faces what would traditionally be a side property line (south). The reorientation of the home will establish alternative yards since the traditional front yard as established per Chapter 30.56 will now be considered a side yard. Through the establishment of the alternative yards, the proposed home will comply with all bulk regulations for required setbacks. Finally, the plans also depict that the finished grade of the site will be increased up to 5 feet near the northeast corner of the development in order to properly drain the site due to existing terrain. These areas of the site are also where the over height retaining walls are located and near the southeast corner of the development.

Landscaping

Along Hammer Lane and Dapple Gray Road the plans depict a 6 foot wide landscape area shown on the subject property that will be privately maintained. Additional landscaping is shown at the main entrance of the subdivision along both sides of the private street.

Elevations

The plans depict 3, one story models with heights up to 21 feet. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around the windows and doors.

Floor Plan

The models range in size from 3,001 square feet to 3,704 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant states that the landscape areas and private cul-de-sac reduces the net lot area of Lot 1 and Lot 2; however, still meeting the required gross lot area. Furthermore, the applicant states

that the proposed home orientation will meet all required setbacks for the alternative yards and will provide a wider building envelope to accommodate all housing models.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0446	Increased finished grade to 60 inches	Approved by BCC	October 2021
ZC-0296-01	Reclassified the site from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1 & Design Review #1

Staff finds that the alternative yard for Lot 1 and Lot 2 will not have any adverse effects on the overall development including the traffic circulation patterns. The proposal to rotate the home 90 degrees to the east will allow the property to have a larger rear yard and the home can potentially have a better front yard aesthetic. Staff finds that the home will continue to meet the required setbacks and separations required by Code. Similar requests have been approved with no known adverse impacts to the adjacent properties; therefore, staff recommends approval of the waiver of development standards to establish alternative yards and the design review.

Waiver of Development Standards #2

Staff does not support reducing lot area, according to the Lone Mountain Specific Policy in the Master Plan, lots within an area designated RNP are intended to keep lots at a half acre minimum. When lot size variation is needed to subdivide a parcel that is larger than half acre, a minimum net lot size of 18,500 square feet is encouraged. Additionally, the project site is within the Lone Mountain Interlocal Agreement area which includes a parameter that lots maintain a minimum net buildable area of 18,000 square feet with a goal of at least 18,500 square feet. The

applicant has adequate property to meet lot size requirements. As a result, staff cannot support the waiver of development standards to reduce the net lot area.

Waiver of Development Standards #3

Staff finds that increasing the overall wall height to 12 feet will be detrimental to the neighbors abutting this subdivision. The rear or side property line walls of the neighboring properties could have redundant walls that are twice as tall as the standard property line wall of 6 feet which could be deemed as detrimental to these properties. Therefore, staff cannot support this request.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

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

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:

Current Planning

If approved:

- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that minimum paving is required on Dapple Gray Road; and that off-site improvement permits may be required.

the network of private streets. Circumstances within the immediate neighborhood have substantially changed with the final vacations being recorded for the remaining segments of public right-of-way. Staff finds the request to waive the condition of "no gates" is appropriate as the network of private streets, including the gates, will be maintained by the maintenance association. The access gates should not have an impact on the surrounding land uses and properties as they are located on privately owned land. Therefore, staff recommends approval.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Current Planning

- No comment.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GREENGALE PROPERTIES, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., STE 200, LAS VEGAS, NV 89148

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS. 21-0724</u> DATE FILED: <u>12-14-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC DATE: <u>1-11-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2-2-22</u> R-E FEE: <u>\$1150.00</u> Ranch Estate Neighborhood RM
	PROPERTY OWNER NAME: <u>Century Communities/Joe Genovese</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 873-5338</u> CELL: _____ E-MAIL: <u>Robb.Beville@centurycommunities.com</u>
	APPLICANT NAME: <u>Century Communities/Joe Genovese</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 330-4694</u> CELL: _____ E-MAIL: <u>Robb.Beville@centuryco</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Century Communities/Joe Genovese</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 873-5338</u> CELL: _____ E-MAIL: <u>Joe.genovese@centuryco</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-202-001

PROPERTY ADDRESS and/or CROSS STREETS: Hammer Dapple Gray

PROJECT DESCRIPTION: Single Family Residential

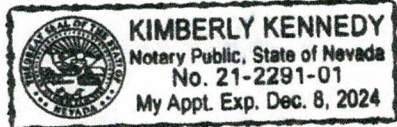
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Robert Beville
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-25-2021 (DATE)
 By Robert M. Beville

NOTARY PUBLIC: Kimberly Kennedy



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

November 12, 2021

WS-21-0724

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

Subject: **Justification letter for Design Review and Waiver of Design Standards
Application for Hammer Dapple Gray (APN: 125-32-202-001)**

To Whom It May Concern,

On behalf of our client, Century Communities, we are pleased to offer this Justification Letter for a Design Review and Waiver of Design Standards for a proposed 2.03-acre residential subdivision located at southeast corner of Dapple Gray Road and Hammer Lane within Clark County Jurisdiction.

Project Description:

The site consists of one parcel; APN: 125-32-202-001 (2.03 acres). The proposed single family residential development consists of four (4) lots on 2.03 acres, with a gross density of 1.97 DU/Gross Acre. There are three different proposed architectural models with areas of 3001 SF, 3336 SF and 3704 SF. The parcel is currently classified under Rural Estates Residential Development (R-E) zoning and falls under the RNP (Rural Neighborhood Preservation) Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that will have access from a private cul-de-sac. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist on Dapple Gray Road, which is consistent with the Clark County development guidelines in this area.

Design Review:

The proposed development requires a design review to increase the finished grade above 18 inches as required by Title 30, section 30.32.040 (9)(b) to a maximum of +/- 60 inches northeast of the site along Lot 2. This request for fill heights will meet the currently allowed retaining wall height maximum outlined in Title 30. This request is also necessary to direct storm runoff around habitable structures and provide adequate flood protection.

Waivers of Development Standards:

1. **Waiver from Table 30.40-1 – To allow a Net Lot Area below 18,000 SF on Lots 1 & 2 where the minimum Lot area is 16,856 SF.**

Lot 1 has three landscape easements from the west, north and east boundaries of the Lot. The north easement is required per table 30.64-1, where a maximum of 6' decorative fence is required along the rear yard. The west easement is required per section 30.64.050(4)(A)(i) since the retaining wall along this boundary exceeds the 3' required retaining wall height. The third easement proposed along the private road is to enhance the aesthetic of the private street. Similarly, Lot 2 has two landscape easements on the north and west boundaries. In addition, there are two drainage

easements on the southern and eastern boundaries of Lot 2 to allow the subdivision to drain to the public right-of-way. Since the road is private, additional area gets deducted from the net area of the lot (i.e, area of the private road).

2. Waiver from Figure 30.56-2 for standard house orientation – To establish an alternative orientation.

The orientation for Lot 1 and 2 is designed to face the cul-de-sac because it provides the homeowner a more private and safer entry and exit from a traffic perspective, as it is safer to provide access to the subdivision along the private road rather than the minor collector. Additionally, this orientation provides a wider building envelope to accommodate all the proposed architectural models and prevents requesting an additional setback waiver if the lots were to face the private cul-de-sac.

3. Waiver from Title 30.64.050.a.4(A) – To allow a retaining wall up to 6 feet in height next to a perimeter development. This is localized along the east and south boundaries of the site.

Since the Lone Mountain area generally has steeper grade in comparison to other parts of the valley and has larger lot sizes (at least 20,00 SF), it requires more fill to make up for the grade difference and to achieve a flat pad for the finished floor. Additionally, the current drainage pattern conveys flow to the low point of the site at the southeast corner. To protect existing and future developments on adjacent parcels, this development will instead discharge into the Hammer Lane right-of-way and therefore needs extra retaining wall at the southeast corner to provide positive drainage to the roadway.

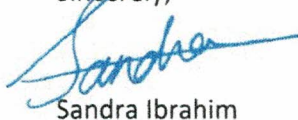
Conclusion:

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Rural Neighborhood Preservation (RNP) Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application, so we can provide a development that is consistent with the County's vision. If you have any further questions, please do not hesitate to contact me at sandra.ibrahim@strivenv.com or (702) 337-5836 or Jason Shon (Assistant Project Manager) at jason.shon@strivenv.com.

Sincerely,



Sandra Ibrahim

Project Engineer

Cc:

Joe Genovese (Century Communities)

Jason Shon (Strive Engineering)

Joanna Opena (Strive Engineering)