



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

January 25, 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](mailto:clarkcountycac@hotmail.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Jennifer Damico, 702-219-0374, [Jennifer.Damico@clarkcountynv.gov](mailto:Jennifer.Damico@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.Covington@clarkcountynv.gov](mailto:William.Covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, 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

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

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 January 11, 2022. (For possible action)
- IV. Approval of the Agenda for January 25, 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

**02/02/22 BCC**

- 1. **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)** 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 (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) **02/02/22 BCC**

**02/15/22 PC**

- 2. **WS-21-0733-CHAPPELL DAVID & MARTIN LISA TRUST: WAIVERS OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing carport addition to a single family residence on 0.6 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Bonita Vista Street and Ann Road within Lone Mountain. RM/al/jo (For possible action) **2/15/22 PC**

**02/16/22 BCC**

- 3. **VS-21-0740-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: VACATE AND ABANDON** easements of interest to Clark County located between Rosada Way and La Madre Way, and between El Capitan Way and Campbell Road within Lone Mountain. RM/jt/ja (For possible action) **02/16/22 BCC**
- 4. **DR-21-0739-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade on 3.6 acres in an R-E (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action) **02/16/22 BCC**

5. **TM-21-500211-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: TENTATIVE MAP** consisting of 6 single family residential lots on 3.6 acres in an R-E (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action) **02/16/22 BCC**
6. **WS-21-0735-ROARING 20'S, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family residential development on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Regena **02/16/22 BCC**
7. **TM-21-500209-DANG HONG: TENTATIVE MAP** consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Regena Avenue and the east side of Chieftain Street within Lone Mountain. RM/jad/jo (For possible action) **02/16/22 BCC**
8. **WS-21-0744-STALBRA PA TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive off-site improvements (partial paving, curb, gutter, streetlight, and sidewalks); and 2) drainage study in conjunction with a proposed minor subdivision parcel map on 2.0 acres in an R-E Zone. Generally located on the east side of Torrey Pines Drive, 150 feet south of Buckskin Avenue within Lone Mountain. MK/al/ja (For possible action) **02/16/22 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: February 8, 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

January 11, 2022

## MINUTES

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Board Members:	Chris Darling – Chair – <b>PRESENT</b> Dr. Sharon Stover – Vice Chair – <b>PRESENT</b> Kimberly Burton – <b>PRESENT</b>	Carol Peck – <b>PRESENT</b> Bradley Burns – <b>EXCUSED</b>
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Jennifer Damico, Jennifer.Damico@clarkcountynv.gov William Covington, William.Covington@clarkcountynv.gov	

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
  - II. Public Comment  
None
  - III. Approval of December 28, 2021 Minutes  
  
**Moved by: Carol**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
  - IV. Approval of Agenda for January 11, 2022  
  
**Moved by: Sharon**  
**Action: Approved agenda as submitted with items 2-4 heard together**  
**Vote: 4/0 - Unanimous**
  - V. Informational Item(s)  
None

VI. Planning & Zoning

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

**Action: APPROVED as submitted, subject to all staff conditions**

**Moved By: SHARON**

**Vote: 4/0 Unanimous**

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

**Action: APPROVED as submitted, subject to all staff conditions**

**Moved By: SHARON**

**Vote: 4/0 Unanimous**

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

**Action: APPROVED as submitted, subject to all staff conditions**

**Moved By: SHARON**

**Vote: 4/0 Unanimous**

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

**Action: APPROVED as submitted, subject to all staff conditions**

**Moved By: SHARON**

**Vote: 4/0 Unanimous**

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

**Action: DENIED based on thoughts that enough information regarding gates and their locations was not provided, gates could be considered discriminatory, and there are several neighbors not in favor of the gates or the loss of access to the horse trails they would create**

**Moved By: CAROL**

**Vote: 3/0 Unanimous**

**VII. General Business**

None

**VIII. Public Comment**

None

**IX. Next Meeting Date**

The next regular meeting will be January 25, 2021.

**X. Adjournment**

The meeting was adjourned at 7:41 p.m.

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) 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)

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**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 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.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

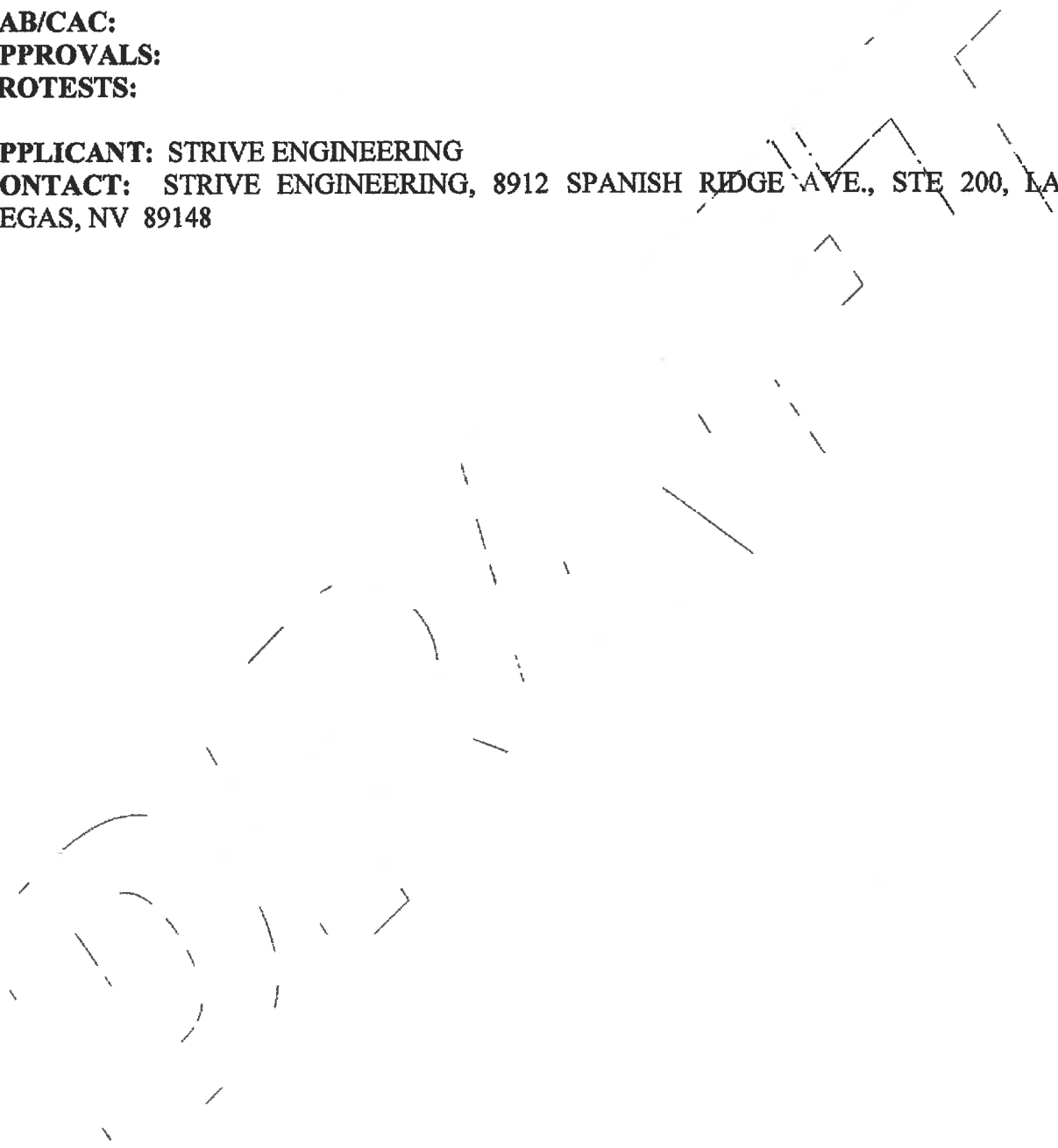
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: STRIVE ENGINEERING**

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





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.

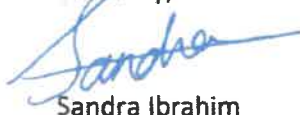
**Conclusion:**

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](mailto:sandra.ibrahim@strivenv.com) or (702) 337-5836 or Jason Shon (Assistant Project Manager) at [jason.shon@strivenv.com](mailto:jason.shon@strivenv.com).

Sincerely,



Sandra Ibrahim

**Project Engineer**

**Cc:**

**Joe Genovese (Century Communities)**

**Jason Shon (Strive Engineering)**

**Joanna Opena (Strive Engineering)**



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**Opposition to Application WC-21-400183**

1 message

Pearlie Rohrbacher &lt;pearlierocks@gmail.com&gt;

Tue, Jan 11, 2022 at 5:53 PM

To: zoningmeeting@clarkcountynv.gov

To whom it may concern:

My family lives on the corner of N Torrey Pines Dr and Deer Springs Rd in the Gilcrease neighborhood. I have recently learned that some property owners to the west of us are trying to block the roads with large gates to keep vehicle traffic out, saying that they are trying to preserve a "way of life". My concerns are as follows:

- 1) Increased traffic in front of my property. Not only my property, but all of the streets in this rural preservation zone: Rio Vista, Haley, and Rome are a few of them. Has the Gilcrease Maintenance Association (the ones proposing these gates) done a traffic study to determine the impact on the surrounding areas? I am imagining a backup in front of my home. Have they additionally done a traffic study to show that the amount of traffic in this area warrants changing traffic patterns?
- 2) Difficulty attending events at facilities within the proposed gated community. There are competitions and equestrian events held regularly which will be difficult to access. If competitors at these events are not given an access code, we could see lines of horse trailers trying to get to Cottonwood Farm, Stolen Aces, and the Rocking K Arena. And if these competitors are given the code, the gates really serve no purpose, since we all know how these codes are shared.
- 3) The proposed gates do not create a closed circuit. You can still enter the neighborhood via Haley. Another reason the gates don't really serve the intended purpose.
- 4) I am also wondering how it is legal for a private entity to install a gate which blocks a public road? Deer Springs heading west toward Rebecca is a county road which has not been vacated.
- 5) This entire neighborhood from Elkhorn down to the 215 and Tenaya over to Jones is considered the Gilcrease neighborhood. The letter composed by Kaempfer Crowell states that the intent is to protect horses ridden on the roadways. I'm curious why the boundaries are set where they are? I have created a map of this Gilcrease neighborhood showing the horse owners that I know of, and there are at least 16 horse properties in the area that enjoy riding throughout the area. This was the intent of the original condition VS-1320-02. This is one reason we bought our house. If these gates impede free and easy access to the riding areas, they are a detriment to the community.
- 6) According to the letter from Kaempfer Crowell "Each homeowner with the GMA, whether they are a member or not, will be given access codes/clickers to operate the gates." I know for a fact that at least two homeowners on those vacated roads did not know about this meeting and were not aware of this process. Part of the appeal of the Gilcrease area was no HOA, and it seems that a select few are creating one spontaneously without the knowledge or approval of the homeowners impacted.
- 7) According to William Covington, the liaison from Marilyn Kirkpatrick's office, notifications are required to be sent to anyone living within 600 feet of the affected area. I live less than 100 feet from one of the gates and was never notified. I haven't seen any signs posted or any mail. Residents need to know what's going on.
- 8) The Gilcrease Brothers wanted to preserve this area so that families and children could experience and enjoy the rural side of Las Vegas. Creating the gated community for an elite few seems to be an insult to their legacy.

Thank you for your time,  
Pearlie Rohrbacher  
6780 N Torrey Pines Dr  
Las Vegas, NV 89131  
Cell (661) 754-6031





CARPORT ADDITION  
(TITLE 30)

BONITA VISTA ST/ANN RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0733-CHAPPELL DAVID & MARTIN LISA TRUST:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing carport addition to a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Bonita Vista Street and Ann Road within Lone Mountain. RM/al/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-29-808-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the rear setback for an existing carport to 5 feet where a minimum of 30 feet is required per Table 30.40-1 (an 83.3% reduction).
- b. Reduce the side street (corner) setback for an existing carport to 10 feet where a minimum of 15 feet is required per Table 30.40-1 (a 33.3% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8480 W. Ann Road
- Site Acreage: 0.61
- Project Type: Existing carport addition to a single family residence
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 540

**Site Plans**

The plans depict an existing carport that was added to the northwest corner of a single family residence. The residence is located in the central portion of the parcel and fronts onto Ann Road. The carport was constructed along the north side of a garage that was added to the residence in

2016. WS-0486-15 was approved in September 2015 to reduce the rear and side street (corner) setbacks for the garage addition to 22 feet and 10 feet respectively. The carport is set back 10 feet from the side street and 5 feet from the rear property line. An existing block wall surrounds the site and access to the property is provided by existing driveways from Bonita Vista Street (side street) and Ann Road (front) and all of the driveways are gated. Aerial photographs show the carport was constructed in the spring of 2020 and it was built over an existing paved parking area.

Landscaping

No landscaping was removed for the construction of the carport. No new landscaping is required or proposed with this application for the carport.

Elevations

The carport is approximately 15 feet in height and the residence is 1 story and approximately 13 feet in height. The residence has a flat roof behind a parapet wall. The carport has a flat metal roof that is attached to the north side of the residence and supported by 4 posts along the northside of the structure. The carport covers an area of 540 square feet.

Applicant's Justification

The applicant indicates that the carport is used to store an RV. The applicant indicates that they thought the 5 foot setback for the carport was fine, that they did not realize a permit was needed for the carport and the Covid 19 pandemic causing business closures made it difficult to get information.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0486-15	Reduced setbacks for a garage addition to the north side of a single family residence	Approved by PC	September 2015
ZC-0296-01	Reclassified various parcel to R-E (RNP-I), R-A (RNP-I) and R-A (RNP-II) within portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

**Surrounding Land Use**

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

**Clark County Public Response Office (CCPRO)**

CE20-18353 is a complaint on file with CCPRO for the construction of a patio cover on the north side of the property without permits and is pending the outcome of this application.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

Appropriate setbacks help reduce negative visual impacts by creating a buffer space that can be used for landscaping to screen uses. By reducing setbacks, the apparent mass and bulk of structure can become more apparent from rights-of-way and adjacent properties. WS-0486-15 was approved in September 2015 to reduce setbacks for a garage addition to the northwestern portion of the residence, which moved the residence closer to Bonita Vista Street and to the existing single family residence to the north. The carport has further reduced the setback to the north property line and increased the mass of the residence along Bonita Vista Street, which has increased the visual impact of the residence on the abutting properties. There are no special or unique circumstances with the property that would require a reduction in the required setbacks. The applicant has not provided a sufficient justification to warrant the approval of this request. The applicant constructed the carport without permits which makes this a self-imposed hardship. Additionally, the applicant applied and was approved for waivers of development standards to reduce the side street and rear setbacks for the garage addition. Therefore, the applicant should have been familiar with the zoning and the process to apply for a building permit for the carport. For these reasons staff does not support this request.

### **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:

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

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ADAM KUCHURIS

**CONTACT:** ADAM KUCHURIS, AMERICAN BUILDERS, 1803 WESTERN AVENUE,  
LAS VEGAS, NV 89102





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <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) <sup>300 + 700 (CCP) 800 175 775</sup> <input 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 #)	<b>STAFF</b> APP. NUMBER: <u>WS-21-0733</u> DATE FILED: <u>12-22-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>1-25-22</u> PC MEETING DATE: <u>2-15-22</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$775.00</u>
	<b>PROPERTY OWNER</b> NAME: <u>Chappell David &amp; Martin Lisa Trust c/o OVIST &amp; Howard CPA's</u> ADDRESS: <u>7 Commerce Center Dr</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>American Building Products</u> ADDRESS: <u>1803 Western Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-385-7199</u> CELL: <u>702-376-9320</u> E-MAIL: <u>ABLVAmericanbuilderslv.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>David Chappell</u> ADDRESS: <u>8480 W Ann Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-696-8373</u> CELL: <u>217-248-6902</u> E-MAIL: <u>martineesx5@cox.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-29-808-007  
 PROPERTY ADDRESS and/or CROSS STREETS: 8480 W. ANN RD      BONITA/ANN RD  
 PROJECT DESCRIPTION: CARPORIT ATTACHED TO EXISTING BUILDING

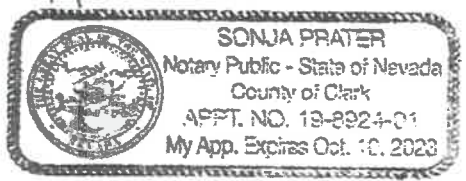
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

David Chappell      DAVID Chappell  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2021 (DATE)  
 By David Chappell

NOTARY PUBLIC: Sonja Prater



\*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.

APR-21-10 1263

NV Contractors License No.  
16038A, 16108A, 48561  
Bid Limit \$200,000

# AMERICAN BUILDERS

A DIVISION OF AMERICAN BUILDING PRODUCTS, INC.

[WWW.AMERICANBUILDERSLV.COM](http://WWW.AMERICANBUILDERSLV.COM)

1803 S Western Avenue Las Vegas, NV 89120

Ph. (702) 385-7199 Fx. (702) 385-7595

Since 1978

October 21, 2021

Clark County Comprehensive Planning  
500 S Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

Re: APR-21-101263 Carport

To: Al Laird

We are requesting the following:

Per code violation 22.02.160, we are requesting application for waiver of development standards/use permit for this project. This project did not obtain a permit prior to construction, we are requesting a permit after the fact.

We are requesting a waiver to reduce the rear setback for an RV carport to 5' where 30' is the minimum required.

We aren't asking for forgiveness, this is a misunderstanding or ignorance of the owner of the property David Chappelle, he thought that the setback by the property line is 5'. And also, he planned to apply for permit and building in the same time. Furthermore, he didn't realize it was a big deal, plus the Covid19 situation.

We apologize for this situation and his ignorance.

In brief, we are trying to work with Clark County to work this out in the best way possible.

If you have any question, please contact us.

Thanks.

NV Contractors License No.  
16038A, 16108A, 48561  
Bid Limit \$200,000

# AMERICAN BUILDERS

A DIVISION OF AMERICAN BUILDING PRODUCTS, INC.

[WWW.AMERICANBUILDERSLV.COM](http://WWW.AMERICANBUILDERSLV.COM)

1803 S Western Avenue Las Vegas, NV 89120

Ph. (702) 385-7199 Fx. (702) 385-7595

Since 1978

September 13, 2021

Clark County Comprehensive Planning  
500 S Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

We are requesting the following:

Per code violation 22.02.160, we are requesting application for waiver of development standards/use permit for this project. This project did not obtain a permit prior to construction, we are requesting a permit after the fact.

We are requesting a waiver to reduce the rear setback for an RV carport to 5' where 30' is the minimum required.

- Setback-5'
- Height 15'
- Materials -Alumawood
- Color-White
- Sq Ft-540
- RV carport size:15x36

Should you require additional documents or information please feel free to contact me at 702-385-7199 or [ABLV@AmericanBuildersLV.com](mailto:ABLV@AmericanBuildersLV.com)

Thank you,

Cheryl Rafferty  
Office Manager



EASEMENTS  
(TITLE 30)

ROSADA WY/KEVIN WY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0740-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rosada Way and La Madre Way, and between El Capitan Way and Campbell Road within Lone Mountain (description on file). RM/jt/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

125-32-304-002; 125-32-304-005; 125-32-304-006

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans show three, 10 foot wide public drainage easements to be vacated and abandoned. Two of the easements run east/west across the northern and central portion of the site, and the third easement runs north/south across the eastern and central portion of the site.

The applicant is seeking the vacation and abandonment of these easements to subdivide the parcels into a 6 lot subdivision. According to the applicant, these drainage easements will no longer be necessary, and that future drainage needs for the site will be satisfied by easements dedicated during the subdivision process.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the site and various parcels in Lone Mountain to R-E (RNP-I) zoning	Approved by BCC	September 2001

**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)	Single family residential
East	Public Use	R-E (RNP-I)	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-21-0739	A design review for a single family residential subdivision and increased finished grade is a companion item on this agenda.
TM-21-500211	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 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**

- Drainage study and compliance;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;

- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Kevin Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BRANDI REID**

**CONTACT: BRANDI REID, GCW ENGINEERING, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146**



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0740</u>	DATE FILED: <u>12/29/2021</u>
<input checked="" type="checkbox"/> <b>VACATION &amp; ABANDONMENT (vs)</b> <input type="checkbox"/> <b>EASEMENT(S)</b> <input type="checkbox"/> <b>RIGHT(S)-OF-WAY</b> <input type="checkbox"/> <b>EXTENSION OF TIME (ET)</b> (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC DATE: <u>1/25/2022</u>
		TAB/CAC: <u>Love Mountain</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2/16/2022</u>	
		FEE: <u>\$875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Adams 1979 Trust and Jeffrey K. Adams and Donna K. Adams</u>
	ADDRESS: <u>5360 N. Riley Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: _____ CELL: <u>702-523-2605</u>
	E-MAIL: <u>jadams@westernstatesco.com</u>

<b>APPLICANT</b>	NAME: <u>Adams 1979 Trust and Jeffrey K. Adams and Donna K. Adams</u>
	ADDRESS: <u>5360 N. Riley Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: _____ CELL: <u>702-523-2605</u>
	E-MAIL: <u>jadams@westernstatesco.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>GCW, Inc./Brandi Reid</u>
	ADDRESS: <u>1555 S. Rainbow Boulevard</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2109</u> CELL: <u>702-780-9188</u>
	E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-304-002, -005, -006

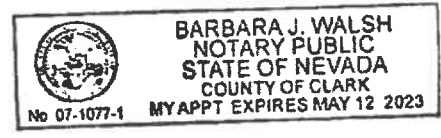
PROPERTY ADDRESS and/or CROSS STREETS: Rosada Way and Kevin Way

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.

Jeff Adams  
 Property Owner (Signature)\*

Adams 1979 Trust Jeffrey K. Adams Trust  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 30 Sept 2021 (DATE)  
 By Jeff Adams  
 NOTARY PUBLIC: Barbara J Walsh



\*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.



774-012

November 22, 2021

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

**Re: Rosada Way and Kevin Way Custom Home Pads  
Land Use Justification Letter  
APN No. 125-32-304-002, 005, 006**

VS-21-0740

To Whom It May Concern:

On behalf of the property owner, Adams 1979 Trust and Jeffrey K. Adams and Donna K. Adams, GCW, Inc. (GCW) respectfully submits the attached application package for a Vacation of Patent Easements for portions of the project site on APNs 125-32-304-005 and 125-32-304-006 and to allow the 18-inch fill limit to be increased to 7.5' (90").

The property owner would like to develop this site with graded pads for single-family residential custom homes. The site is generally located between W La Madre Way and W Rosada Way and between N Kevin Way and N Campbell Road within Clark County. The site is currently comprised of three parcels (APNs 125-32-304-002, 125-32-304-005, and 125-32-304-006). A Final Map for this site will create 6 lots for the single-family residential development. As shown on the attached Site Plan, the right-of-way for Rosada Way, Kevin Way, and La Madre Way is 30' from centerline to property line which is consistent with the surrounding developments.

To allow for development of the proposed 6 lots on this site, we are requesting to vacate the 10' Drainage Easements on APNs 125-32-304-005 and 125-32-304-006. It is our opinion these easements are no longer needed and drainage will be routed through a new Drainage Easement on Lot 4 as shown on the Site Plan.

In order to properly protect the future residential homes from street storm flows, we are also requesting that the 18" fill limit be increased to 90". The largest amount of fill is at the Southeast corner of Pad 5 as shown on the Site Plan. The additional fill requested is to keep the finish floor elevations for the future residential homes above the depth of flow in the street plus 18".

The vacations and additional fill described above will allow for the development of the site as proposed. We appreciate your consideration in reviewing and approving this request to vacate easements and allow additional fill. If you have any questions please call me at 702-804-2105.

Cordially,

GCW, Inc.

Keith Nelms, P.E.  
Project Manager

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146



O 702.804.2000  
F 702.804.2299



info@gcwengineering.com  
gcwengineering.com

SINGLE FAMILY  
RESIDENTIAL SUBDIVISION  
(TITLE 30)

ROSADA WY/KEVIN WY

**PUBLIC HEARING**

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

**DR-21-0739-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:**

**DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) finished grade on 3.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-32-304-002; 125-32-304-005; 125-32-304-006

**DESIGN REVIEWS:**

1. Single family residential subdivision.
2. Increase finished grade to 90 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 150% 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: 3.6
- Number of Lots: 6
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (gross square feet): 21,309/33,685
- Minimum/Maximum Lot Size (net square feet): 18,576/27,184
- Project Type: Single family residential subdivision

**Site Plans**

The plans depict a 6 lot single family residential subdivision. Access to the 5 northern lots is provided by a 39 foot wide private street from Kevin Way on the east side of the site. Access within the subdivision includes a "T" intersection from the main private street with a private

north/south stub street. The southwestern parcel will receive direct access from La Madre Way on the south side of the site.

**Landscaping**

Landscaping along Kevin Way, north of the entrance to the subdivision, and Rosada Way includes a 6 foot wide landscape strip. Landscaping along Kevin Way, south of the entrance to the subdivision, includes an 11 foot wide landscape strip.

Due to the increased finished grade up to 90 inches, a 5 foot 4 inch high retaining wall will be provided along the southern portion of Kevin Way with a 6 foot high screen wall on top. A combination 6 foot high retaining wall and 6 foot high screen wall, up to a maximum of 12 feet, is allowed along the perimeter local street since a 6 foot wide landscape strip is provided along Kevin Way. Also, a 3 foot high retaining wall with a 6 foot high screen wall will be provided adjacent to the existing perimeter block wall on the north and west sides of the existing single family residence at the northwest corner of Kevin Way and La Madre Way.

Trees on the landscape plan include Raywood Ash and Fan-Tex Ash; however, these tree types are no longer recommended by the updated Southern Nevada Water Authority (SNWA) and Southern Nevada Regional Planning Coalition (SNRPC) Regional Plant List. As a result, the applicant will need to revise the tree types on the landscape plan prior to the permit process for the subdivision. African Sumac trees are also provided on the landscape plan, which are on the SNWA/SNRPC Regional Plant List.

**Applicant's Justification**

According to the applicant, this subdivision will include custom residential homes. As a result, no residential elevations or floor plans are included with this application. An increased finished grade up to 90 inches is necessary to protect the future residential homes from street storm flows. The largest amount of fill will be necessary on the southeast portion of the site along Kevin Way. All other aspects of the subdivision comply with Title 30 standards, and the development is compatible with the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the site and various parcels in Lone Mountain to R-E (RNP-I) zoning	Approved by BCC	September 2001

**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)	Single family residential
East	Public Use	R-E (RNP-I)	Undeveloped
West	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

## Related Applications

Application Number	Request
TM-21-500211	A tentative map for a 6 lot single family subdivision is a companion item on this agenda.
VS-21-0740	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

##### Design Review #1

The proposed single family residential subdivision complies with Title 30 standards, and it is consistent with policies in the Master Plan. For example, Policy 1.5.1 supports the protection of existing Rural Neighborhood Preservation (RNP) areas, and Policy 1.5.2 seeks to minimize conflict with in-fill development within an RNP. Here, the subdivision is consistent with the surrounding single family residential homes in the RNP area. Furthermore, the project is consistent with the minimum gross and net lot sizes in the Lone Mountain Interlocal Agreement. As a result, staff can support the 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.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that tree types must comply with the SNWA/SNRPC Regional Plant List; 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;
- 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;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Kevin Way;
- 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; and that off-site improvement permits may be required.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BRANDI REID**

**CONTACT: BRANDI REID, GCW ENGINEERING, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146**





774-012

November 18, 2021

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

**Re: Rosada Way and Kevin Way Custom Home Pads  
Land Use Justification Letter  
APN No. 125-32-304-002, 005, 006**

DR-21-0739

To Whom It May Concern:

On behalf of the property owner, Adams 1979 Trust and Jeffrey K. Adams and Donna K. Adams, GCW, Inc. (GCW) respectfully submits the attached application package for a Vacation of Patent Easements for portions of the project site on APNs 125-32-304-005 and 125-32-304-006 and to allow the 18-inch fill limit to be increased to 7.5' (90").

The property owner would like to develop this site with graded pads for single-family residential custom homes. The site is generally located between W La Madre Way and W Rosada Way and between N Kevin Way and N Campbell Road within Clark County. The site is currently comprised of three parcels (APNs 125-32-304-002, 125-32-304-005, and 125-32-304-006). A Final Map for this site will create 6 lots for the single-family residential development. As shown on the attached Site Plan, the right-of-way for Rosada Way, Kevin Way, and La Madre Way is 30' from centerline to property line which is consistent with the surrounding developments.

To allow for development of the proposed 6 lots on this site, we are requesting to vacate the 10' Drainage Easements on APNs 125-32-304-005 and 125-32-304-006, vacate the 10' Utility Easement on APN 125-32-304-006. It is our opinion these easements are no longer needed and drainage will be routed through a new Drainage Easement on Lot 4 as shown on the Site Plan.

In order to properly <sup>36"</sup>protect the future residential homes from street storm flows, we are also requesting that the 18" fill limit be increased to 90". The largest amount of fill is at the Southeast corner of Pad 5 as shown on the Site Plan. The additional fill requested is to keep the finish floor elevations for the future residential homes above the depth of flow in the street plus 18".

The vacations and additional fill described above will allow for the development of the site as proposed. We appreciate your consideration in reviewing and approving this request to vacate easements and allow additional fill. If you have any questions please call me at 702-804-2105.

Cordially,

GCW, Inc.

Keith Nelms, P.E.  
Project Manager

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146



O 702.804.2000  
F 702.804.2299



info@gcwengineering.com  
gcwengineering.com

ROSADA AND KEVIN  
(TITLE 30)

ROSADA WY/KEVIN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500211-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:**

**TENTATIVE MAP** consisting of 6 single family residential lots on 3.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action)

---

RELATED INFORMATION:

**APN:**

125-32-304-002; 125-32-304-005; 125-32-304-006

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.6
- Number of Lots: 6
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (gross square feet): 21,309/33,685
- Minimum/Maximum Lot Size (net square feet): 18,576/27,184
- Project Type: Single family residential subdivision

The plans depict a 6 lot single family residential subdivision. Access to the 5 northern lots is provided by a 39 foot wide private street from Kevin Way on the east side of the site. Access within the subdivision includes a "T" intersection from the main private street with a private north/south stub street. The southwestern parcel will receive direct access from La Madre Way on the south side of the site.

Landscaping along Kevin Way, north of the entrance to the subdivision, and Rosada Way includes a 6 foot wide landscape strip. Landscaping along Kevin Way, south of the entrance to the subdivision, includes an 11 foot wide landscape strip.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the site and various parcels in Lone Mountain to R-E (RNP-I) zoning	Approved by BCC	September 2001

**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)	Single family residential
East	Public Use	R-E (RNP-I)	Undeveloped
West	Ranch Estates Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

**Related Applications**

Application Number	Request
DR-21-0739	A design review for a single family subdivision and increase finished grade is a companion item on this agenda.
VS-21-0740	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.

**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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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;
- 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;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Kevin Way;
- 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; and that off-site improvement permits may be required.

**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: BRANDI REID**

**CONTACT: BRANDI REID, GCW ENGINEERING, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146**





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500211</u>	DATE FILED: <u>12/29/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u>	TABCAC DATE: <u>1/25/22</u>
		TABCAC: <u>Lone Mountain</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2/16/22</u>	
		FEE: <u>\$ 750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Adams 1979 Trust and Jeffrey K. Adams and Donna K. Adams</u>
	ADDRESS: <u>5360 N. Riley Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: _____ CELL: <u>702-523-2605</u>
	E-MAIL: <u>jadams@westernstatesco.com</u>

<b>APPLICANT</b>	NAME: <u>Adams 1979 Trust and Jeffrey K. Adams and Donna K. Adams</u>
	ADDRESS: <u>5360 N. Riley Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: _____ CELL: <u>702-523-2605</u>
	E-MAIL: <u>jadams@westernstatesco.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>GCW, Inc./Brandi Reid</u>
	ADDRESS: <u>1555 S. Rainbow Boulevard</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2109</u> CELL: <u>702-780-9188</u>
	E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-304-002, -005, -006

PROPERTY ADDRESS and/or CROSS STREETS: Rosada Way and Kevin Way

TENTATIVE MAP NAME: Rosada and Kevin

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.

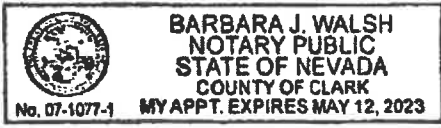
Property Owner (Signature)\*
 

Adams 1979 Trust Jeffrey K. Adams Trustee  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 30<sup>th</sup> Sept 2021 (DATE)  
 By Jeff Adams

NOTARY PUBLIC: Barbara J Walsh



\*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.

02/16/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

REGENA AVE/CHIEFTAIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0735-ROARING 20'S, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential development on 5.0 acres in an R-E (RNP-I) Zone.

Generally located on the south side of Regena Avenue and the east side of Chieftain Street within Lone Mountain. RM/jad/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

125-30-502-017

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase wall height to 10 feet (4 foot retaining wall/6 foot screen wall) where 9 feet is the maximum per Section 30.64.050 (a 11% increase).

**DESIGN REVIEWS:**

1. Increase the finished grade to 60 inches where 36 inches is the standard per Section 30.32.040 (a 67% increase).
2. Single family residential development.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,001 (net)/20,000 (gross)/20,025 (net)/20,477 (gross)
- Project Type: Single family residential development
- Number of Stories: 1



- Building Height (feet): Up to 19
- Square Feet: 3,638 to 4,211

**Site Plan**

The site plan depicts 9 lots, with 3 of the lots fronting Regena Avenue on the north side of the development and 6 lots accessed from a private cul-de-sac which extends north from Azure Drive on the south side of the development. The lots are typically 20,000 square feet; however, the northeastern most lot, as well as the southern lots adjacent to Azure Drive range from 20,299 square feet to 20,477 square feet. The increase in-fill is proposed along the southern portion of the development.

**Landscaping**

6 foot landscape strips are located on the western side of the development, adjacent to Chieftain Street and on the southern side of the development, adjacent to Azure Drive. The increased wall height is located along the southern, eastern, and western boundaries of the development.

**Elevations**

The plans depict 4 models, each having 3 elevation options. The 1 story building height ranges from 15 feet to 18 feet. The building materials consist of stucco, stone veneer, and a concrete tile roof.

**Floor Plan**

The 4 models range from 3,638 square feet to 4,211 square feet and include the typical single family dwelling elements. Options are provided for casitas and recreational vehicle garages.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates the increase in finished grade and retaining wall are necessary due to the 10 foot change in elevation across the property from north to south, and the 7 foot change in elevation from west to east.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain into the RNP-I overlay	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-1	Single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Developed & undeveloped single family residential

## Related Applications

Application Number	Request
TM-21-500209	A tentative map for a 9 lot single family residential development 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

##### Waiver 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.

Due to the change in elevation across the site, the retaining walls are necessary. A majority of the increased wall height is along the street frontage, behind a landscaping strip. Staff can support the request for a 1 foot increase.

##### Design Review #2

Staff finds the exterior elevations have decorative features which are harmonious with the surrounding area. In addition, 1 story homes will not impact the surrounding neighborhood. The lot layout and design meets Title 30; therefore, staff recommends approval of the design review.

##### Public Works - Development Review

##### Design Review #1

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.

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**

- 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;
- 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;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Chieftain Street, 30 feet for Regena Avenue, and associated spandrels.
- Applicant is advised that offsite improvement permits may be required; and 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PINNACLE HOMES**

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0735</u> DATE FILED: <u>12/22/21</u> PLANNER ASSIGNED: <u>JA</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>1/25/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/16/22</u> FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Hong Dang</u> ADDRESS: <u>425 Pinnacle Heights Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>N/A</u> CELL: <u>(702) 580-7311</u> E-MAIL: <u>HTD@DR.COM</u>
	<b>APPLICANT</b>  NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720 ext. 23</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  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@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-30-502-017  
 PROPERTY ADDRESS and/or CROSS STREETS: Regena & Cheifan  
 PROJECT DESCRIPTION: Single family residential subdivison

(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) HONG DANG

STATE OF California  
 COUNTY OF Orange  
 SUBSCRIBED AND SWORN BEFORE ME ON 01/06/2021 (DATE)  
 By HONG THAH DANG  
 NOTARY PUBLIC: [Signature]



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



## TANEY ENGINEERING

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

December 16, 2021

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

WS-21-0735

**Re: Regena & Chieftain**  
**APN: 125-30-502-017**

To whom it may concern:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Design Review, and Waiver of Standards for a proposed 5.03 gross acre, 9 lot single-family residential subdivision.

### **Project Description:**

The project consists of a 5.03 gross-acre, 9 lot residential subdivision with 1.8 lots per acre located to the south of Regena Avenue and east of Chieftain Street. Currently the site is zoned R-E (Rural Estates Residential), with a planned land use of EN (Estate Neighborhood). We are not requesting any changes to the zoning or planned land use.

This project will consist of detached single-family homes varying in size from 5,737 SF to 6,169 SF. All public streets abutting the development will remain in the existing rural road conditions and the private cul-de-sac, 37-ft. in width, will utilize 24" L-Type curb and gutter.

The project site is bounded by properties with the following zoning and planned land use:

- North: R-E (Rural Estates Residential); EN (Estate Neighborhood); R-1 (Single-Family Resident District); Developed and Undeveloped
- East, South, and West: R-E (Rural Estates Residential); EN (Estate Neighborhood); Developed and Undeveloped

Six lots will have access from Azure Drive, while the remaining three will have access from Regena Avenue. All homes will adhere to the minimum required structure setbacks for R-E zoning. There will be multi-car garages provided for each unit, in addition to full length driveways that can park at a minimum 2 vehicles each. Perimeter landscaping is being provided by a 6 ft. landscape area on both Chieftain Street and Azure Drive, as well as a decorative CMU wall.

The subdivision proposes to use standard crown streets with 2% minimum cross slopes that drain east and west.

### **Waiver of Standards – Wall Height**

On behalf of our client, we would like to request waiver of standards for retaining walls up to the heights of 4 ft., in combination of 6 ft. CMU wall on top of the 4 ft. retaining wall, resulting in up to 10 ft. high combination wall height where code allows for a combined 9. ft. These walls would be located along the eastern, southern, and western boundary on lots 1 through 3 and 6 through 9. The site has approximately 10 ft. of elevation change from north to south and approximately 7 ft. of elevation change from west to east.



**TANEY ENGINEERING**

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

**Design Review – Excess Fill**

On behalf of our client, we would like to apply for a design review for the excess fill along the eastern lots, where 3 ft. is allowed. This is required to ensure adequate drainage of the site. While the final grading plan has not yet been completed, we believe that the maximum difference in elevation between the proposed and existing grade will vary between 4.39 ft. (~53") and 5 ft. (~60") of fill. We expect the impact to the adjacent properties to be negligible.

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.

Sincerely,

Taney Engineering

Jeremiah Johnson  
Land Planner

02/16/22 BCC AGENDA SHEET

REGENA & CHIEFTAIN  
(TITLE 30)

REGENA AVE/CHIEFTAIN ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500209-DANG HONG:**

**TENTATIVE MAP** consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (RNP-I) Zone.

Generally located on the south side of Regena Avenue and the east side of Chieftain Street within Lone Mountain. RM/jad/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
125-30-502-017

**LAND USE PLAN:**  
LONE MOUNTAIN - RANCH ESTATES NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,001 (net)/20,000 (gross)/20,025 (net)/20,477 (gross)
- Project Type: Single family residential development

**Site Plan**

The site plan depicts 9 lots, with 3 of the lots fronting Regena Avenue on the north side of the development and 6 lots accessed from a private cul-de-sac which extends north from Azure Drive on the south side of the development. The lots are typically 20,000 square feet; however, the northeastern most lot, as well as the southern lots adjacent to Azure Drive range from 20,299 square feet to 20,477 square feet. The increase in-fill is proposed along the southern portion of the development. Six foot landscape strips are located on the western side of the development, adjacent to Chieftain Street and on the southern side of the development, adjacent to Azure Drive.



**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain into the RNP-I overlay	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-1	Single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Developed & undeveloped single family residential

**Related Applications**

Application Number	Request
WS-21-0735	A waiver of development standards for increased wall height with a design review for finished grade in conjunction with a single family residential development 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.

**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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- 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;

- 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;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Chieftain Street, 30 feet for Regena Avenue, and associated spandrels.
- Applicant is advised that offsite improvement permits may be required; and 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.

**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: PINNACLE HOMES**

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113**



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500209</u> DATE FILED: <u>12/22/21</u>
<input type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>J.A</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>1/25/22</u> PC MEETING DATE: <u>                    </u> BCC MEETING DATE: <u>2/16/22</u> FEE: <u>\$ 750</u>

<b>PROPERTY OWNER</b>	NAME: <u>Hong Dang</u>
	ADDRESS: <u>425 Pinnacle Heights Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u>
	TELEPHONE: <u>(702) 580-7311</u> CELL: <u>N/A (SAME)</u>
	E-MAIL: <u>HTD@DR.COM</u>

<b>APPLICANT</b>	NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u>
	ADDRESS: <u>99225 West Flamingo Road Suite 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720 ext. 23</u> CELL: <u>                    </u>
	E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: <u>                    </u>

<b>CORRESPONDENT</b>	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@taneycorp.com</u> REF CONTACT ID #: <u>                    </u>

ASSESSOR'S PARCEL NUMBER(S): 125-30-502-017

PROPERTY ADDRESS and/or CROSS STREETS: Regena & Cheiftain

TENTATIVE MAP NAME: Regena & Cheiftain

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.

HONG DANG  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF California  
 COUNTY OF Orange  
 SUBSCRIBED AND SWORN BEFORE ME ON 08/02/2021 (DATE)  
 by HONG THANH DANG  
 NOTARY PUBLIC R



\*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

OFF-SITE IMPROVEMENTS  
(TITLE 30)

TORREY PINES DR/BUCKSKIN AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0744-STALBRA PA TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive off-site improvements (partial paving, curb, gutter, streetlight, and sidewalks); and 2) drainage study in conjunction with a proposed minor subdivision parcel map on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Torrey Pines Drive, 150 feet south of Buckskin Avenue within Lone Mountain. MK/al/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

138-11-801-022

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3368 N. Torrey Pines Drive
- Site Acreage: 2
- Number of Lots: 2
- Density (du/ac): 1
- Minimum/Maximum Lot Size: 1 acre
- Project Type: Waive full-off-site improvements and drainage study for a minor subdivision map

**Site Plan**

The applicant has submitted an application to the Public Works Mapping Team to subdivide the parcel into 2 lots. There is an existing single family residence with accessory buildings on the northern portion of the parcel. The residence and accessory buildings will be on 1 of the future lots and the undeveloped southern portion of the parcel will be on the other lot. Each lot will be 1 acre in size.

### Applicant's Justification

The applicant indicates that they are proposing to subdivide the existing parcel into 2 lots of 1 acre each. The property is located in a rural area and the existing public streets are not developed with off-site improvements. Off-site improvements in this area consist of the minimum required width of pavement for paved legal access. Therefore, additional off-site improvements would not be in harmony with existing developments in the area. The applicant also states that the drainage study is not necessary at this time because the off-site improvements are not necessary. WS-0856-13 and MSM-600020-12 were similar requests that were approved to subdivide a 3.3 acre parcel, which included this site and the adjacent parcel to the north, into 2 lots for the applicant.

### Prior Land Use Requests

Application Number	Request	Action	Date
MSM-20-600074	A minor subdivision map to subdivide the parcel into 2 lots	Reviewed by PW Mapping	September 2020
WS-0856-13	Waivers for water comment, full off-site improvements, and drainage study in conjunction with a minor subdivision map	Approved by BCC	March 2014
MSM-600020-12	Minor subdivision map for a 2 lot single family residential development on 3.3 acres - recorded	Reviewed by PW Mapping	January 2015

### Surrounding Land Use

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

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

**Public Works - Development Review**

**Waiver of Development Standards #1**

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets to provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support this request.

**Waiver of Development Standards #2**

A drainage study is necessary to identify the need for drainage easements within the lots being created by MSM-20-600071. The applicant states that a drainage study is not necessary because they are waiving off-site improvements. However, without a drainage study to identify the need for easements, lots can be created that will be encumbered by easements in the future, making them undevelopable. Therefore, staff cannot support this request.

**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:

- 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 shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that off-site improvement permits may be required.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MARGO GAGLIANO**

**CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE  
CENTER CIRCLE, LAS VEGAS, NV 89134**







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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"/> 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 #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0744</u> DATE FILED: <u>12-28-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Lone Martin</u> TAB/CAC DATE: <u>1-25-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2-16-22</u> FEE: <u>\$4750</u>
	<b>PROPERTY OWNER</b>  NAME: <u>PA Stalbra Trust</u> ADDRESS: _____ CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: <u>702-860-3369</u> CELL: <u>702-860-3369</u> E-MAIL: <u>steph@rawongtpalv.com</u>
	<b>APPLICANT</b>  NAME: <u>Heritage Surveying Nevada, Inc -Margo Gagliano</u> ADDRESS: <u>1895 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-212-4016</u> CELL: <u>702-812-0115</u> E-MAIL: <u>mgagliano@hsnvi.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Heritage Surveying Nevada, Inc -Margo Gagliano</u> ADDRESS: <u>1895 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-212-4016</u> CELL: <u>702-812-0115</u> E-MAIL: <u>mgagliano@hsnvi.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-11-801-022  
 PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines & Buckskin 3368 N. Torrey Pines Dr.  
 PROJECT DESCRIPTION: Parcel Map

(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.

Stephanie L. Jones-Wong  
 Property Owner (Signature)\*

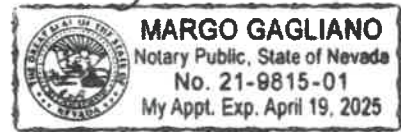
Stephanie L. Jones-Wong  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 13th 2021 (DATE)

By Stephanie L. Jones-Wong

NOTARY PUBLIC: Margo Gagliano



\*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.

APR-24-2022

Heritage Surveying Nevada, Inc.  
1895 Village Center Circle  
Las Vegas, NV 89134  
702-212-4016

WS-21-0744

September 16, 2021

RE: Justification Letter  
Land Use Application/Waiver of Development Standards  
APN 138-11-801-004

To Whom It May Concern:

The current parcel at 3368 N. Torrey Pines, Las Vegas, NV 89108, consists of 2 acres. We would like to divide the lot into two parcels (see map). The parcel where the house is situated will be 1 acre and the proposed lot (parcel 2 on the included map) will be 1 acre. The area is unincorporated Clark County and off-sites do not exist in the area. No additional improvements/developments are included in this proposal.

The Land Use Application/Use Permit requests permission to waive development standards, as follows:

**Full Off-Sites:** Due to existing use of Torrey Pines and Buckskin, off-sites should not be required, as they do not currently exist in the neighborhood.

**Drainage Study:** A drainage study is not necessary at this time because off-sites are not necessary at this time.

Further, it is the owners Paul & Stephanie Wong's understanding that if off-sites are deemed necessary by the County, in the future, the property owner(s) will be responsible for the appropriate costs.

Additional information:

There is currently a Minor Subdivision Map being processed through Public Works Mapping Team, the application number is MSM-20-600071. We are currently on hold to submit for technical review until the off-site & drainage study requirements are waived, a copy of the Minor Subdivision Preliminary Review letter has been included with this justification letter for reference.

Thank you for your consideration.

Sincerely,



Margo Gagliano  
Mapping Coordinator  
**Heritage Surveying Nevada Inc.**  
1895 Village Center Circle  
Las Vegas, Nevada 89134  
(702) 212-4016- Office  
(702) 812-0115 - Cell  
[mgagliano@hsnvi.com](mailto:mgagliano@hsnvi.com)