



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV 89129

January 31, 2023

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 Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

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

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

County Liaison(s): Jennifer Damico, 702-455-1900, jennifer.damico@clarkcountynv.gov
 William Covington, 702-455-2540, William.covington@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General

Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 10, 2023. (For possible action)
- IV. Approval of the Agenda for January 31, 2023, 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
 - 1. **WS-22-0664-ROARING 20'S, LLC: WAIVER OF DEVELOPMENT STANDARDS** for increased wall height for a single-family residential development on 4.7 acres in an R-E (RNP-I) Zone. Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street within Lone Mountain. RM/bb/jo (For possible action) **02/08/23 BCC**
 - 2. **NZC-22-0703-HANSEN, MARK O. & LINDA: ZONE CHANGE** to reclassify 2.0 acres from an R-A (RNP-II) Zone to an R-E (RNP-II) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** waive water connection; **3)** waive sanitary sewer service connection; and **4)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a residential minor subdivision. Generally located on the east side of Bonita Vista Street and the south side of Log Cabin Way within Lone Mountain. MK/md/syp (For possible action) **02/21/23 PC**
 - 3. **WS-22-0702-WILLS ROBERT C & PATRICIA Z: WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEW** for finished grade in conjunction with a detached single-family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Tee Pee Lane and Lone Mountain Road within Lone Mountain. RM/sd/syp (For possible action) **02/22/23 BCC**
- VII. General Business
 - 1. Approve updated by laws (for possible action)
- 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 14, 2023.
- X. Adjournment.

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

<https://notice.nv.gov>

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



Lone Mountain Citizens Advisory Council

January 10, 2022

MINUTES

Board Members: Chris Darling – Chair – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT**
Kimberly Burton – **PRESENT**
Carol Peck – **PRESENT**
Allison Bonnano - **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.

II. Public Comment
None

III. Approval of December 13, 2022, Minutes

Moved by: KIM

Action: Approved subject minutes as submitted

Vote: 5/0 -Unanimous

IV. Approval of Agenda for January 10, 2023

Moved by: CHRIS

Action: Approved agenda with hearing items 2-4 and items 5 & 6 together but action to be taken on items individually

Vote: 5/0 - Unanimous

V. Informational Item(s)
None

VI. Planning & Zoning

1. **ET-22-400126 (WS-20-0028)-702 CAPITAL GROUP, LLC: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to allow proposed single family residential lots to have direct access to a collector street on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Grand Canyon Dr & Stange Ave within Lone Mountain. RM/dd/syp (For possible action)

Action: APPROVED subject to staff conditions

Moved By: KIM

Vote: 5/0 Unanimous

2. **ZC-22-0662-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST FBO MCMENEMY RON S: ZONE CHANGE** to reclassify 1.9 acres from an R-E RNP-I Zone to an R-1 Zone. **WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade. Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain. RM/bb/syp (For possible action) **01/18/23 BCC**

Action: APPROVED waiver of development standards, DENIED zone change and design review

Moved By: CHRIS

Vote: 5/0 Unanimous

(First motion to approve by Don Cape was denied 4-1)

3. **VS-22-0663-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST FBO MCMENEMY RON S: VACATE AND ABANDON** a portion of right-of-way being Durango Drive located between Verde Way and Lone Mountain Road within Lone Mountain. RM/bb/syp 1055(For possible action) **01/18/23 BCC**

Action: APPROVED subject to staff conditions

Moved By: CHRIS

Vote: 5/0 Unanimous

(First motion to approve by Don Cape was denied 4-1)

4. **TM-22-500219-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST FBO MCMENEMY RON S: TENTATIVE MAP** consisting of 6 lots and common lots on 1.9 acres in an R-1 (RNP-I) Zone. Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain. RM/bb/syp (For possible action) **01/18/23 BCC**

Action: APPROVED

Moved By: CHRIS

Vote: 5/0 Unanimous

(First motion to approve by Don Cape was denied 4-1)

5. **VS-22-0673-MAWHINNEY, MATTHEW J.: VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Park Street, and between Kraft Avenue and Lone Mountain Road within Lone Mountain. RM/lm/ja (For possible action) **02/07/23 PC**

Action: APPROVED

Moved By: CHRIS

Vote: 5/0 Unanimous

6. **UC-22-0672-MAWHINNEY, MATTHEW J.: USE PERMIT** to increase the area of an accessory structure in conjunction with a single-family residence on 1.0 acre in an R-E Zone. Generally located on the west side of Tee Pee Lane and the north side of Kraft Avenue within Lone Mountain. RM/lm/ja (For possible action)

Action:

Moved By: CHRIS

Vote: 5/0 Unanimous

7. **VS-22-0660-WIEST, ANDREW J.: VACATE AND ABANDON** easements of interest to Clark County located between Jensen Street and Conquistador Street, and between Verde Way and La Madre Way within Lone Mountain. RM/jgh/ja (For possible action)

Action: APPROVED

Moved By: CHRIS

Vote: 5/0 Unanimous

VII. General Business

1. Introduced new CAC member – Donnie Cape
2. Appointed Chair and Vice-Chair for 2-year term, Don Cape – Chair, Kim Burton – Vice-Chair
3. Reviewed and approved yearly meeting calendar with meeting cancellations on May 30th, October 31st, and December 26th

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be January 31, 2023

X. Adjournment
The meeting was adjourned at 7:25 p.m.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0664</u> DATE FILED: <u>12-1-2022</u> PLANNER ASSIGNED: <u>BRR</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>1-10-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2-8-2023</u> FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Roaring20's LLC</u> ADDRESS: <u>9225 W. Flamingo Rd, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u>
	APPLICANT NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Rd, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-503-002

PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain Road and Chieftain Street


PROJECT DESCRIPTION: Single family residential subdivision

(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)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON SEPT. 14, 2022 (DATE)
 By FRANK E. WYATT
 NOTARY PUBLIC: Louette D Nagy

FRANK E WYATT PRES/MGR
 Property Owner (Print)

LONETTE D NAGY
 Notary Public - State of Nevada
 Appointment Recorded in Clark County
 No: 96-4240-1 - Expires September 11, 2024



*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-22-101724



TANEY ENGINEERING

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

November 14, 2022

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

**Re: Lone Mountain & Chieftain
APR-22-101-224
APN: 138-06-503-002
Justification Letter (Revised)**

WS-22-0664

Mr. Bernhart:

On behalf of our client, Pinnacle Homes, Taney Engineering is submitting justification for Waivers of Development Standards on a previously approved 8 lot single-family residential subdivision located north of Kraft Avenue and west of Chieftain Street.

Waiver of Development Standards – Landscape Buffer

Following the issuance of the Notice of Final Action for TM-21-500140 on November 3, 2021, Taney Engineering was made aware that the approved 4 ft. landscape buffer along Chieftain Street and Kraft Avenue would no longer be acceptable without submitting for a Waiver of Development Standards. Therefore, we are requesting to waive Title 30.64.040 development standards requiring a 6 ft. landscape buffer along Chieftain Street and Kraft Avenue. We are instead requesting an alternative 4 ft. landscape buffer be allowed with one 24" box tree planted every 30 ft. We are unable to increase the width of the landscape buffer without a reduction in the square footage of the adjacent lots, which would result in substandard gross and net lot sizes per R-E (Rural Estates) property development standards.

Waiver of Development Standards – Off-Site Improvements

We are requesting to waive Title 30.52.040 and 30.64.030 development standards requiring full off-site improvements and detached sidewalks along Chieftain Street and Kraft Avenue. The proposed development is in an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street improvements have been standard. Both Chieftain Street and Kraft Avenue have been improved to rural street standards adjacent to the site with no curb, gutter, sidewalks, streetlights, and a minimum paved roadway of ~24 ft. To maintain the character of the area, we are proposing to maintain these same standards.

We are hopeful that this letter clearly describes the intent of the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner

PLANNER
COPY

02/21/23 PC AGENDA SHEET

SINGLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

LOG CABIN WAY/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0703-HANSEN, MARK O. & LINDA:

ZONE CHANGE to reclassify 2.0 acres from an R-A (Residential Agricultural) (RNP-II) Zone to an R-E (Rural Estates Residential) (RNP-II) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive water connection; 3) waive sanitary sewer service connection; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a residential minor subdivision.

Generally located on the east side of Bonita Vista Street and the south side of Log Cabin Way within Lone Mountain (description on file). MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

125-05-704-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping including detached sidewalks along Log Cabin Way and Bonita Vista Street where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Waive the requirement for public water service connection where required per Sections 30.52.040 and 30.52.100.
3. Waive the requirement for public sanitary sewer service connection where required per Sections 30.52.040 and 30.52.110.
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Log Cabin Way and Bonita Vista Street where required per Chapter 30.52.

LAND USE PLAN:

LONE MOUNTAIN - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9870 N. Bonita Vista Street
- Site Acreage: 2
- Number of Lots: 2

- Density (du/ac): 1.1
- Minimum/Maximum Lot Size (square feet): 42,689 (gross and net)
- Project Type: Single family residential development

Neighborhood Meeting Summary

This request is for a nonconforming zone boundary amendment to reclassify 1.96 acres from an R-A (RNP-II) to an R-E (RNP-II) zoning district to allow a 2 lot single family residential development. The applicant conducted a neighborhood meeting as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Twelve neighbors attended the meeting and did not express any concerns with the proposed zone boundary amendment.

Site Plans

The plans depict a single family residential development consisting of 2 lots on 1.96 acres with a density of 1.1 dwelling units per gross acre. Each lot measures 0.98 acres in area, exceeding the minimum gross lot area of 20,000 square feet required by the R-E zoning district. Lot 1 features an existing 1 story single family residence with the following setbacks: 1) 25 feet from the north property line adjacent to Log Cabin Way; 2) 59 feet from the west property line along Bonita Vista Street; 3) 50 feet from the future south property line; and 4) 205 feet from the east property line. An existing 1 story accessory agricultural building (shade structure and pen for horses) is located within the eastern portion of Lot 1 with the following setbacks: 1) 43 feet from the north property line adjacent to Log Cabin Way; 2) 12.5 feet from the east property line; and 3) 50 feet from the future south property line. Access to Lot 1 is granted via an existing circular driveway along Bonita Vista Street. Lot 2, located immediately south of Lot 1, will be developed with a future single family residence with access from Bonita Vista Street.

Landscaping

The interior of the subject property features a variety of trees intermittently dispersed throughout the site. A waiver of development standards is requested to not construct the required detached sidewalks and install the required street landscaping along Log Cabin Way and Bonita Vista Street.

Applicant's Justification

The applicant states the existing single family residence is served by a private well and septic system and requests not to connect to public water and sewer.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0989-01	Vacated portions of right-of-way being Log Cabin Way and Bonita Vista Street - recorded	Approved by PC	September 2001
ZC-0296-01	Reclassified multiple properties, including the subject property from R-A to R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-PD2	Single family residential
South & West	Edge Neighborhood (up to 1 du/ac)	R-A (RNP-II)	Single family residential & undeveloped
East	Edge Neighborhood (up to 1 du/ac)	R-A	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

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant states the requested 2 lot subdivision would not change the character of the existing surrounding development and complies with the "spirit of the law" which is rural neighborhood preservation.

Immediately to the north of the proposed subdivision is an existing single family residential development located within the City of Las Vegas. To the west of the project site, across Bonita Vista Way, is an existing single family residence zoned R-A (RNP-II) with a planned land use of Edge Neighborhood. To the east of the subject property is an existing single family residence zoned R-A with a planned land use of Edge Neighborhood. To the south of the project site is an undeveloped parcel zoned R-A (RNP-II) with a planned land use of Edge Neighborhood. Staff finds there has not been a recent change in law, policies, trends, or facts which makes the proposed nonconforming zone boundary amendment appropriate.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates the immediate surrounding area includes lots that are 0.5 acres or less in area including the single family residential developments to the north and northeast, across Log Cabin Way. Therefore, the proposed lots consisting of 0.98 acres each would not change the character of the neighborhood since higher density developments already exist.

Immediately to the north of the proposed subdivision is an existing 43 lot single family residential development with a density of 1.5 dwelling units per acre located within the City of Las Vegas. To the west of the project site, across Bonita Vista Way, is an existing single family residence located on 2 acres and zoned R-A (RNP-II) with a planned land use of Edge Neighborhood. To the east of the subject property is an existing single family residence located on 3.7 acres and zoned R-A with a planned land use of Edge Neighborhood. To the south of the project site is an undeveloped 2 acre parcel zoned R-A (RNP-II) with a planned land use of Edge Neighborhood. Staff finds the proposed density of 1.1 dwelling units per acre is consistent with the existing single family residential development to the north, across Log Cabin Way, located within the City of Las Vegas. The proposed density is also consistent and compatible with the planned land use designation of Edge Neighborhood, which permits up to 1 dwelling unit per acre.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The applicant states the proposed subdivision will not have a substantial adverse effect on public facilities or services such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities as a result of the requested zone boundary amendment.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

According to the applicant, the proposed zone boundary amendment conforms to the other applicable adopted plans, goals, and policies of this area such as Goal LM-1 (Lone Mountain Goals and Policies) which states the following: "Maintain opportunities for suburban lifestyle in Lone Mountain."

Staff finds the isolated location of the requested R-E zoning, in relation to the surrounding area, is not compatible with the surrounding R-A and R-A (RNP-II) zoning districts.

Summary **Zone Change**

Changes were made to Title 30 for the requirements for gross acreage. Any right-of-way that has been dedicated to the County can no longer be counted toward the area of the site for the purpose of subdividing. Therefore, the subject property is no longer large enough in area to allow the subdivision of the parcel into 2 lots and meet the density of the R-A zoning district. The parcel must be reclassified to an R-E zoning district to allow the parcel to be subdivided into 2 parcels. The proposed subdivision complies with the minimum lot size requirements of the R-E zoning district, the existing single family residence complies with the required setbacks, and the future single family residence should also comply with the required setbacks for the R-E zoning district. However, the requested R-E zoning, in relation to the surrounding area, is not

compatible with the surrounding R-A and R-A (RNP-II) zoning districts. Therefore, staff cannot support this request.

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

Staff typically does not support requests to eliminate street landscaping requirements. The request to eliminate street landscaping along Log Cabin Way and Bonita Vista Street will allow the site to develop to rural street standards matching the existing developments within the immediate area. However, since staff is not supporting the nonconforming zone change and waivers of development standards #2 and #3, staff cannot support this request.

Waivers of Development Standards #2 & #3

According to Title 30, water service shall be provided to all developments when the development is within the required distance to water and sewer. Due to the location of this site, water and sewer service are required at the time of the development, which includes the parcel map process. Connecting developments into existing public water and sewer service helps to ensure that the development will continuously have a safe and reliable water and sewer supply. The project site is within the connection distance to municipal utility lines; therefore, staff does not support these requests.

Public Works - Development Review

Waiver of Development Standards #4

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 provide safer pathways for pedestrians and for children to walk to school. Also, full off-site improvements already exist on the north side of Log Cabin Way. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 22, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- Development restricted to a maximum of 2 single family residential lots.
- Applicant is advised to obtain appropriate water rights and necessary permits from the Nevada Department of Resources for use of a private well; obtain approval from the Southern Nevada Health District for use of a private septic system; 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 new application for a master plan amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

CONTACT: MARK HANSEN, 9870 N. BONITA VISTA STREET, LAS VEGAS, NV 89143



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE (ZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- APPLICATION REVIEW (AR)

STAFF

APP. NUMBER: N2C-22-0703 DATE FILED: 12/27/22
 PLANNER ASSIGNED: MNO
 TAB/CAC: LONE MOUNTAIN TAB/CAC DATE: 1/31/23 @ 6:30 P.M.
 PC MEETING DATE: 2/21/23 @ 7:00 P.M.
 BCC MEETING DATE: 3/22/23 @ 9:00 A.M.
 FEE: \$2,473

PROPERTY OWNER

NAME: Mark Oliver Hansen
 ADDRESS: 9870 N. Bonita Vista St.
 CITY: Las Vegas STATE: NV ZIP: 89143
 TELEPHONE: (812) 219-6758 CELL: (812) 219-6758
 E-MAIL: moh3158@gmail.com

APPLICANT

NAME: Mark Oliver Hansen
 ADDRESS: 9870 N. Bonita Vista St.
 CITY: Las Vegas STATE: NV ZIP: 89143
 TELEPHONE: (812) 219-6758 CELL: (812) 219-6758
 E-MAIL: moh3158@gmail.com REF CONTACT ID #:

CORRESPONDENT

NAME: Mark Oliver Hansen
 ADDRESS: 9870 N. Bonita Vista St.
 CITY: Las Vegas STATE: NV ZIP: 89143
 TELEPHONE: (812) 219-6758 CELL: (812) 219-6758
 E-MAIL: moh3158@gmail.com REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 125-05-704-001
 PROPERTY ADDRESS and/or CROSS STREETS: 9870 N. Bonita Vista St. Las Vegas, NV 89143
 PROJECT DESCRIPTION: Non-conforming Zone Boundary Amendment

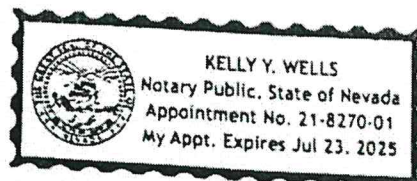
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Mark Oliver Hansen Property Owner (Signature)*
Mark Oliver Hansen Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12/16/2022 (DATE)
 By Mark Oliver Hansen

NOTARY PUBLIC Kelly Y. Wells



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

November 29, 2022

To Whom It May Concern:

NZC-22-0703

A. This justification letter is to request a non-conforming zone boundary amendment for subdivision of parcel 125-05-704-001 (9870 N. Bonita Vista St. Las Vegas, NV 89143). The current lot is 1.96 acres and we would like to divide it into two equal lots of 0.98 acres each. There is currently a domicile located on the northern half of the lot. Our intention is to sell the other lot for a single family dwelling. The zoning is currently R-A RNP-II and we would request a change to R-E to accommodate this plan.

B. This request satisfies the "Compelling Justification" requirements as indicated below:

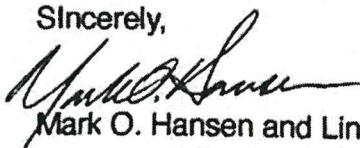
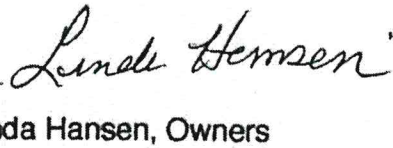
1. The requested subdivision would not change the character of the existing surrounding development and would comply with the "spirit of the law" which is rural neighborhood preservation.
2. The immediate surrounding area includes lots that 0.5 acres or below including the Log Cabin HOA to the northeast and the Legends development directly to the north across Log Cabin Way. Therefore, the proposed lots of 0.98 acres each would not change the character of the neighborhood since higher density developments already exist.
3. There will not be a substantial adverse effect on public facilities or services such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities as a result of approval of this amendment.
4. The proposed amendment conforms to other applicable adopted plans, goals, and policies of this area such as Goal LM-1 (Lone Mountain Goals and Policies) which states the following: "Maintain opportunities for suburban lifestyle in Lone Mountain."

C. We are requesting a waiver for the requirement of full offsite improvements (curb, gutter, sidewalk, streetlights, and partial paving) on both Log Cabin Way and Bonita Vista Street which border our property.

* ALSO NEEDS TO WAIVE FIGURE 30.64-17 (DETACHED SIDEWALKS & LANDSCAPING)

D. We are also requesting a waiver of development standards which would allow us not to connect to public water and sewer since our existing domicile is already serviced with a private well and septic system.

Sincerely,

 
Mark O. Hansen and Linda Hansen, Owners

PLANNER
COPY

02/22/23 BCC AGENDA SHEET

FINISHED GRADE/WALL HEIGHT
(TITLE 30)

TEE PEE LN/LONE MOUNTAIN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0702-WILLS ROBERT C & PATRICIA Z:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a detached single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Tee Pee Lane and Lone Mountain Road within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:
125-31-804-011

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a combination screen wall/decorative fence and retaining wall to 12 feet (6 foot screen wall/decorative fence with 6 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with 3 foot retaining wall) is permitted per Section 30.64.050 (a 33% increase).

DESIGN REVIEW:
Increase finished grade to 67 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 86% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4820 Tee Pee Lane
- Site Acreage: 0.5
- Project Type: Single family residence

Site Plans

The plans depict a single family residence that is under construction with access from Tee Pee Lane. The application is to address increased fill and retaining wall height that was discovered during the grading permit review. An increase in grade is requested to elevate the site above the

stormwater anticipated on Tee Pee Lane. An increase in retaining wall height is also requested due to the difference in grades. A screen wall on top of a 6 foot high retaining wall is proposed along the northern property line, as well as a screen wall/decorative fence on top of a 6 foot high retaining wall along the east property line. The retaining wall along the southern property line will not exceed 3 feet in height.

Landscaping

Landscaping is not a part of this application.

Applicant's Justification

During the building permit review, the County requested the applicant address drainage and finished grade. The increase in grade will help mitigate potential stormwater discharge to the immediate area and protects the applicant's property. In addition, the applicant is required to increase the retaining and screening wall height up to a maximum of 12 feet to help off-set the difference in grade.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Although there is a residence on the property to the north, there is a garage and driveway between the proposed wall and the neighboring residence. Therefore, staff does not believe there will be a significant impact to the neighbor. In addition, staff can support the proposed retaining wall on a portion of the east property line where there is a decorative fence on top because the open fence will reduce the visual impact of the mass of a solid block wall. However, a 12 foot screen/retaining wall may impact the eastern neighbor depending on the location of a future residence; therefore, staff cannot support the request.

Public Works - Development Review

Design Review

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. However, since Planning is recommending denial of the waiver, staff cannot support this design review.

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

- Comply with approved drainage study PW19-16730;
- 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.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PHILIP WAKEFIELD
CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816
GILSPIE ST, BUILDING E. STE 120, LAS VEGAS, NV 89183

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0702</u> DATE FILED: <u>10/27/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>1/31/23</u> PC MEETING DATE: <u>2/22</u> BCC MEETING DATE: <u>2/22/23</u> FEE: <u>\$ 11,150</u>
	PROPERTY OWNER NAME: <u>Wills Robert C & Patricia Z</u> ADDRESS: <u>6603 Ruddock Drive</u> CITY: <u>N Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>702.813.8863</u> CELL: _____ E-MAIL: <u>vegash2opolodad@gmail.com</u>
	APPLICANT NAME: <u>Blue Diamond Civil Engineering/ Phil Wakefield</u> ADDRESS: <u>9816 Gilespe Street Ste 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: _____ E-MAIL: <u>pwakefield@bdce-lv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Blue Diamond Civil Engineering/ Phil Wakefield</u> ADDRESS: <u>9816 Gilespe Street Ste 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: _____ E-MAIL: <u>abaca@bdce-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-31-804-011

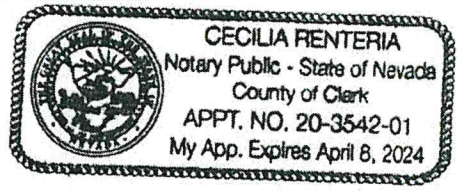
PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee Lane & Lone Mountain Rd

PROJECT DESCRIPTION: _____

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

[Signature]
 Property Owner (Signature)* Robert C Wills
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 8, 2022 (DATE)
 By Robert cycle willis
 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.



WS-22-0702

November 28, 2022

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

Re: Justification Letter for The Wills Residence (Design Review and Wall Height Variance)

To Whom It May Concern:

This letter is prepared to address the proposed fill and retaining wall heights that exceed Title 30 requirements. This application is for a design review and variance for the associated fill and retaining walls, respectively. The project is located on the corner of West Lone Mountain Rd and Tee Pee Lane (APNs 125-31-804-011).

Design Review

During the building permit review, it was requested to address Title 30.32.040.9(b) in which a maximum of 36 inches of fill is allowed. This project was designed based on the approved drainage study in which the finished floor was elevated above the stormwater anticipated in Tee Pee Lane. The grading allows for the proper flood protection for this parcel. The site is designed with areas of fill up to 5.7 feet. The proposed grading allows for reasonable accessibility and use of the back yard of the project.

Variance

During the building permit review, it was requested to address Title 30.64.050 for retaining walls exceeding the standard. The site is being constructed in an area where the change in elevation across the lot is excessive (9 feet of fall) and the proposed site grading requires flat areas in order to make the project reasonably accessible. In order to offset the difference, retaining walls exceeding Title 30 will be required in which a maximum 5.7 feet of retaining wall and 6 feet of screen wall is proposed.

I trust this satisfies your concerns regarding this project. If there are any questions or additional information necessary, please contact this office.

Sincerely,

Blue Diamond Civil Engineering

Philip D. Wakefield, P.E.
Principal

