



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV 89129

March 14, 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 February 28, 2023. (For possible action)
- IV. Approval of the Agenda for March 14, 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-23-0017-ADAMS 1979 TRUST & ADAMS JEFFREY K & DONNA K CO-TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) eliminate landscaping in conjunction with a single family residential development 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 /jud/syp (For possible action) **03/22/23 BCC**
 - 2. **UC-23-0052-PATEL, RAJESH & SARIKA: USE PERMIT** to allow a second kitchen in conjunction with a proposed single family residence on 0.4 acres in an R-E (RNP-I) Zone. Generally located on the east side of Sierra Brook Court, 300 feet north of Stephen Avenue within Lone Mountain. RM/lm/syp (For possible action) **04/04/23 PC**
- 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: March 28, 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>



Lone Mountain Citizens Advisory Council

February 28, 2023

MINUTES

Board Members: Don Cape – Chair – **EXCUSED**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **PRESENT**
Carol Peck – **EXCUSED**
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 February 14, 2023, Minutes

Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for February 28, 2023

Moved by: CHRIS
Action: Approved agenda as submitted
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

03/21/23 PC

1. UC-23-0027-T AND T VENTURE PARTNERS, LLC: USE PERMITS for the following: 1) a communication tower; and 2) reduce setbacks to residential developments. DESIGN REVIEW for a communication tower on 11.2 acres in an R-EZone. Generally located on the southwest corner of Racel Street and Gilbert Lane within Lone Mountain. MK/sd/syp (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: CHRIS

Vote: 3/0

03/22/23 BCC

2. ET-23-400011 (VS-20-0207)-DXD F1 GRAND TETON, LLC: VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Tioga Way located between Grand Teton Drive and Ackerman Avenue within Lone Mountain. MK/tpd/syp (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: CHRIS

Vote: 3/0

3. WS-23-0017-ADAMS 1979 TRUST & ADAMS JEFFREY K & DONNA K CO-TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) eliminate landscaping in conjunction with a single family residential development 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 /jud/syp (For possible action)

Action: HELD to March 14th CAC meeting to give applicant opportunity to return with visuals to clarify project details

Moved By: CHRIS

Vote: 3/0

VII. General Business
None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be March 14, 2023

X. Adjournment
The meeting was adjourned at 7:07 p.m.

RETAINING WALL/LANDSCAPING
(TITLE 30)

ROSADA WY/KEVIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0017-ADAMS 1979 TRUST & ADAMS JEFFREY K & DONNA K CO-TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) eliminate landscaping in conjunction with a single family residential development 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/jud/syp (For possible action)

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the screen wall and retaining wall heights to 12 feet (6 feet retaining wall and 6 feet screening wall) where 9 feet is permitted per Section 30.64.050 (a 33.4% increase).
2. Eliminate perimeter landscaping where required per Table 30.64-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.6
- Number of Lots: 6
- Project Type: Increase retaining wall height
-

Site History

The approved plans for DR-21-0739 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.

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

The approved plans depict an increased finished grade up to 90 inches, tiered retaining walls consisting of a 3.3 foot retaining wall and 2.7 foot retaining wall (6 feet total height of retaining walls) within an 11 foot landscape area 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 minimum 6 foot wide landscape strip was proposed along Kevin Way. Also, a 3 foot high retaining wall with a 6 foot high screen wall was proposed 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.

Site Plans

The plans for this request show the same layout of the 6 lot single family residential subdivision approved per DR-21-0739. The applicant is requesting a waiver of development standards to allow the following:

- 1) Along Kevin Way, south of the entrance to the subdivision, a 6 foot high retaining wall with a 6 foot high screen wall while eliminating the previously approved 11 foot landscape strip (6 feet of landscaping is required for this wall height).
- 2) Along Kevin Way, north of the entrance to the subdivision, a 6 foot high retaining wall with a 6 foot high screen wall while eliminating the previously approved 6 foot landscape strip required for this wall height.
- 3) Along Rosada Way, a 3 foot high retaining wall with a 6 foot high screen wall, eliminating the approved 6 foot landscape strip along Rosada Way (off-set wall or decorative fence is required).

Applicant's Justification

The applicant states that the additional wall height is needed to accommodate the change in elevation from the northwest corner to the southwest corner of the site while trying to maximize the buildable lot size. Furthermore, the applicant is requesting to omit the previously approved landscape strips as water conservation efforts for the proposed development is a point of concern in the area. Due to the rural area of the proposed development, landscaping is not required under normal situations and surrounding properties are not currently providing landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0739	Single family residential subdivision and increased finished grade	Approved by BCC	February 2022
VS-21-0740	Vacated easements of interest to Clark County	Approved by BCC	February 2022
TM-21-500211	6 lot single family subdivision	Approved by BCC	February 2022

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 Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Public Use	R-E (RNP-I)	Undeveloped
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

Comprehensive 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.

The proposed single family residential subdivision complies with Title 30 standards, and 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. However, the fact that the applicant is seeking to increase the retaining wall height and eliminate all the previously approved landscaping will create a canyon effect of the area with no mitigating elements. Water conservation can be achieved by planting the appropriate landscaping without having to eliminate it. Additionally, the proposed retaining wall height is not tiered as previously approved and is exposed to the perimeter of the development. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without 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 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE ADAMS 1979 TRUST; ADAMS JEFFEREY K & DONNE K CO-TRS

CONTACT: KAITLYN KOLE, GCW, 1555 S RAINBOW BLVD, LAS VEGAS, NV 89146



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-23-0017</u> DATE FILED: <u>01/18/2023</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>Feb 28, 2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>03/22/2023</u> FEE: <u>\$475⁰⁰</u>
	PROPERTY OWNER NAME: <u>The Adams 1979 Trust; Jefferey K Adams & Donna K Co-TRS</u> ADDRESS: <u>5360 N. Riley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-523-2605</u> CELL: _____ E-MAIL: <u>jadams@westernstatesco.com</u>
	APPLICANT NAME: <u>The Adams 1979 Trust; Adams Jefferey K & Donna K Co-TRS</u> ADDRESS: <u>5360 N. Riley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-523-2605</u> CELL: _____ E-MAIL: <u>jadams@westernstatesco.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>GCW, Inc. (Makayla Moser)</u> ADDRESS: <u>1555 S. Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2099</u> CELL: _____ E-MAIL: <u>mmoser@gwengineering.com</u> REF CONTACT ID #: _____

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

PROPERTY ADDRESS and/or CROSS STREETS: Rosada & Kevin

PROJECT DESCRIPTION: Rosada & Kevin Improvement Plans

(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.

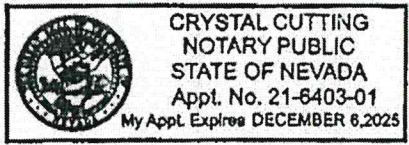
Jeff Adams
Property Owner (Signature)*

Jeff Adams
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 22, 2022 (DATE)

By Jeff Adams
NOTARY PUBLIC: Crystal Cutting



*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 14th, 2022

WS-23-0017

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

**PLANNER
COPY**

**Re: Rosada Way and Kevin Way Custom Home Pads
Waiver of Standards
APN No. 125-32-304-002, 005, 006**

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 Waiver of Standards for the proposed development.

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 this 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.

We are requesting a Waiver of Standards for allowing up to 6-foot retaining walls with 6-foot screening walls while omitting the 11-foot landscape strip south of the proposed entrance to the site on N Kevin Way, omitting the 6-foot landscape strip north of the proposed entrance to the site on N Kevin Way, as well as eliminating the 6-foot landscape strip along Rosada Way. The additional retaining wall depth is needed to accommodate the change in elevation from the northwest corner to the southeast corner of the site while trying to maximize the buildable lot size.

The Waiver of Standards for omitting the landscape strip will help to provide water conservation efforts for the proposed development which is a point of concern in the area. Additionally, due to the rural area of the proposed development, landscaping is not required under normal situations and surrounding properties are not currently providing landscaping. Therefore, we appreciate your consideration in reviewing and approving this request to waive the requirement to provide landscape strips along N Kevin Way and Rosada Way. If you have any questions please call me at 702-804-2105.

Cordially,

GCW, Inc.

Camden Robinson, P.E., Project Engineer

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



O 702.804.2000
F 702.804.2299



info@gcwengineering.com
gcwengineering.com

04/04/23 PC AGENDA SHEET

SECOND KITCHEN
(TITLE 30)

RUFFIAN RD/STEPHEN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0052-PATEL, RAJESH & SARIKA:

USE PERMIT to allow a second kitchen in conjunction with a proposed single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Sierra Brook Court, 300 feet north of Stephen Avenue within Lone Mountain. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:
126-36-501-037

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

BACKGROUND:
Project Description
General Summary

- Site Address: 5558 Sierra Brook Court
- Site Acreage: 0.4
- Project Type: Second kitchen for a single family residence
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 9,760

Site Plans

The plans depict a single family residence centrally located on a 0.4 acre parcel. The parcel has access to Stephen Avenue, via a private cul-de-sac.

Elevations

The residence contains varied wall faces and a varied flat roof. The building materials consist of stucco finished walls.

Floor Plans

The plans depict a 9,760 square foot residence with 3 levels. The ground floor includes garages, bedrooms, den, open concept great room, kitchen area with nook, and pantry. Within the pantry

area is a secondary cooktop, sink, cabinetry, and refrigerator. The second level includes bedrooms. The third level includes a covered rooftop deck.

Applicant's Justification

The applicant indicates that during the construction of the new residence, they would like to construct an additional food preparation area adjacent to the kitchen. The proposed secondary food preparation area is intended to be used solely on those occasions when the property owner hosts larger gatherings and have food preparation out of site from where guests will be entertained.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0344-16	Vacated and abandoned easements	Approved by PC	July 2016
ZC-0296-01	Reclassified numerous parcels to an RNP Overlay within Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

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

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

While the interior of the house will contain 2 kitchens, the exterior of the house is similar in scale and design to the surrounding neighborhood. The secondary kitchen consists of a cooktop within the pantry area and is not in a location within the residence where it may be used as a segregated living space. As a result, it will not create any undue adverse effects on adjacent properties, the character of the neighborhood, or public improvements.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DESTINY HOMES

CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

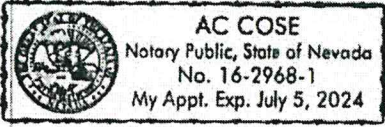
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input 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>UC-23-0052</u> DATE FILED: <u>2/9/2023</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LOWE MTRN</u> TAB/CAC DATE: <u>3/14/23</u> PC MEETING DATE: <u>4/4/23</u> BCC MEETING DATE: _____ FEE: <u>\$1075</u>
	PROPERTY OWNER NAME: <u>RAJESH & SARIKA PATEL</u> ADDRESS: <u>6238 BAYHAVEN CT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>SAFFRONLV@GMAIL.COM</u>
	APPLICANT NAME: <u>DESTINY HOMES</u> ADDRESS: <u>2305 Diamondback Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 388-0792</u> CELL: <u>(702) 388-0792</u> E-MAIL: <u>gus@destinyhomesllc.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Don Burnette</u> ADDRESS: <u>12125 Los Arroyos Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 606-0804</u> CELL: <u>(702) 606-0804</u> E-MAIL: <u>dgburnette6@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 126-36-501-037
 PROPERTY ADDRESS and/or CROSS STREETS: 5558 SIERRA BROOK CT
 PROJECT DESCRIPTION: Add a secondary (back of house) kitchen in a Single Family Residence

(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.

Rajesh Patel Rajesh Patel
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 21ST, 2022 (DATE)
 By RAJESH KANAYGAL PATEL
 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.

December 19, 2022

UP-23-0052

Current Planning Division
Department of Comprehensive Planning
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

PLANNER
COPY

Re: Justification Letter for a Special Use Permit related to Assessor's Parcel Number: 126-36-501-037

To Whom It May Concern:

This justification letter is submitted on behalf of Destiny Homes for a special use-permit to allow the construction of a second kitchen area at 5558 Sierra Brook Court, Las Vegas, NV 89149.

Project Information:

The Applicant is currently in the process of building a single family residential unit under building permit # BD21-00468. The plans provided consist of a site plan, floor plan, second floor plan, and elevations of a 7,000 sf+ Single Family Residence. The property is zoned R-E.

We are requesting approval for a secondary kitchen area to be located in the pantry adjacent to the existing kitchen.

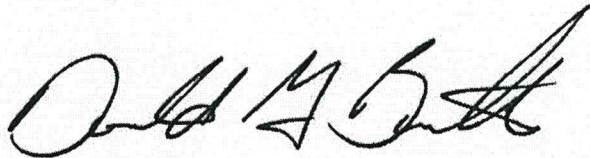
Justification:

During the course of construction, the property owner expressed a desire to construct an additional food preparation area adjacent to the kitchen. This proposed secondary food preparation area is intended to be used solely on those occasions when the property owner hosts larger gatherings of family and friends, and wishes to have food preparation done out of site from where guests will be entertained. This second kitchen adjacent to the existing kitchen will allow food to be prepared, plated and served in a manner that won't disrupt or diminish guest entertainment. Additionally, it will also allow food waste and dirty dishes to be removed from the entertainment area for the benefit of guests and their experience.

The Applicant and the property owner/homeowner understand Clark County Code Table 30.44-1 expressly prohibits more than one kitchen/food preparation area per single family dwelling unit. However, this request serves the sole purpose of allowing the property owner to improve guest experience when hosting larger gatherings, and will not lead to the creation of a separate dwelling unit or a separate living area to be used by another family on-site. The fact that the second kitchen space is proposed to be located immediately adjacent to the approved kitchen area reinforces the fact that the proposed kitchen space will be only useable to the property owner and no one else.

I appreciate your consideration of this application and respectfully request your recommended approval of the project as submitted. Please call me at (702) 606-0804 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald G. Burnette". The signature is fluid and cursive, with the first name "Donald" being the most prominent part.

Donald G. Burnette

Burnette Consulting