



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

March 30, 2021

6:30 p.m.

AGENDA

NOTE:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, March 30, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members: Chris Darling, Chair Carol Peck
 Dr. Sharon Stover, Vice-Chair Bradley Burns
 Kimberly Burton

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com

County Liaison: Jennifer Damico, 702-455-1900, Jennifer.Damico@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, 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 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

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

member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you do not wish to attend this meeting in person but would like to comment on an item appearing on this agenda, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, on March 30, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of minutes for March 9, 2021 (For possible action)
- IV. Approval of Agenda for March 30, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
 - 1. Updates from Commissioner Miller's office – County Liaison 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 & Zoning

04/06/21 PC

- 1. **WS-21-0034-CONTRERAS, JULIE: WAIVER OF DEVELOPMENT STANDARDS** to increase block wall height in conjunction with an existing single family residence on 4.0 acres in an R-U (Rural Agriculture) (RNP-II) Zone. Generally located on the southwest corner of Homestead Road and Log Cabin Way within Lone Mountain. MK/sd/jd (For possible action) **04/06/21 PC**
- 2. **WS-21-0045-FFPLS LAS VEGAS, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a block wall in conjunction with an existing cemetery on 3.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Monte Cristo Way and Craig Road within Lone Mountain. RM/sd/jd (For possible action) **04/06/21 PC**

- VII. General Business
 - 1. Discuss possible locations for new RNP signage.
- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, on March 9, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: April 13, 2021

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

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

Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130

Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128

<https://notice.nv.gov/>

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



Lone Mountain Citizens Advisory Council

March 9, 2021

MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@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 23, 2021 Minutes
Moved by: SHARON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for March 9, 2021
Moved by: BRAD
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-21-0008-GUEVARA FREDIEE & EMILY & REGINO HERVEY & LETICIA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive connection to public water service; and 2) reduce rear setback for a single family residential development on 2.3 acres in an R-A (RNP-III) Zone. Generally located on the south side of Maggie Avenue, 258 feet west of Durango Drive within Lone Mountain. MK/lm/jd
04/06/21 BCC

Action: HELD to March 30, 2021 CAC to give applicant another opportunity to present application

2. **WS-21-0022-TEMPAZURE, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot size; 2) off-site improvements; and 3) street width. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 7.7 acres in an R-E Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd
04/06/21 BCC

Action: HELD to March 30, 2021 CAC to give applicant another opportunity to present application

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be March 30, 2021.

X. Adjournment

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

04/06/21 PC AGENDA SHEET

BLOCK WALL
(TITLE 30)

HOMESTEAD RD/LOG CABIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0034-CONTRERAS, JULIE:

WAIVER OF DEVELOPMENT STANDARDS to increase block wall height in conjunction with an existing single family residence on 4.0 acres in an R-U (Rural Agriculture) (RNP-II) Zone.

Generally located on the southwest corner of Homestead Road and Log Cabin Way within Lone Mountain. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:

125-05-702-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a block screen wall up to 8 feet where a maximum height of 6 feet is permitted per Chapter 30.64 (a 33% increase).

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9870 Four Views Street
- Site Acreage: 4
- Number of Lots/Units: 1
- Project Type: Block wall
- Wall Height: 8 feet, 4 inches

Site Plans

The plans depict a proposed single family residence along Log Cabin Way as a corner lot between Homestead Road and Four Views Street. The overall size of the property is 4 acres with access shown from Four Views Street. The single family residence is currently under construction with a proposed block wall height of 8 feet.

Landscaping

No new landscaping is proposed or required with this request.

Elevations

The plans depict a proposed concrete masonry block wall that will be 8 feet in height around the perimeter of the property. The proposed wall will consist of stucco enhancement with a precast cap per plans.

Applicant's Justification

The applicant indicates the increase in block wall is necessary due to safety, privacy, and aesthetics. The applicant states that the area is considered rural standards with no sidewalk, gutter, and streetlights.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0989-01	Vacated and abandoned right-of-way being Four Views Street between Moccasin Road and Rocky Avenue; Trails End Avenue between El Capitan Way and Homestead Road; Log Cabin Way between Durango Drive and El Capitan Way; Jukes Place between Durango Drive and El Capitan Way; O'Hare Road between El Capitan Way and Durango Drive; Banwari Avenue between Bonita Vista Street and Homestead Road; Four Views Street between O'Hare Road and Log Cabin Way; Homestead Road between Iron Mountain Road and Log Cabin Way; Bonita Vista Street between Iron Mountain Road and Log Cabin Way; and Durango Drive between O'Hare Road and Log Cabin Way	Approved by PC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South, East, & West	Residential Agriculture (1 du/ac)	R-A (RNP-II)	Single family residential
North	City of Las Vegas	R-E	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

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.

Staff believes that an increase in block wall height up to a maximum of 8 feet will have an impact on the surrounding properties. All the adjacent single family residences in the immediate area are either open to the street, decorative block walls or a low profile fencing that are below 8 feet in height. Currently, the applicant's property has an existing fence around the perimeter of the property and incorporates landscaping. There is no reason to believe that a 6 foot high block wall will provide for inadequate security. Staff finds the request is inconsistent with Urban Specific Policy 10 of the Comprehensive Master Plan, which encourages in part that site designs are to be compatible with adjacent land uses; therefore, staff cannot support the 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 Comprehensive 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER DURAN

CONTACT: JENNIFER DURAN, JET DEVELOPMENT, 800 N. RAINBOW BLVD., LAS VEGAS, NV 89107



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

- APPLICATION TYPE**
- TEXT AMENDMENT (TA)
 - ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
 - USE PERMIT (UC)
 - VARIANCE (VD)
 - WAIVER OF DEVELOPMENT STANDARDS (WS)
 - DESIGN REVIEW (DR)
 - PUBLIC HEARING
 - ADMINISTRATIVE DESIGN REVIEW (ADR)
 - STREET NAME / NUMBERING CHANGE (SC)
 - WAIVER OF CONDITIONS (WC)
 - ORIGINAL APPLICATION #:
 - ANNEXATION REQUEST (AR)
 - EXTENSION OF TIME (ET)
 - ORIGINAL APPLICATION #:
 - APPLICATION REVIEW (AR)
 - ORIGINAL APPLICATION #:

STAFF

APP. NUMBER: WS-21-0034 DATE FILED: 1/26/21
 PLANNER ASSIGNED: SWD
 TAB/CAC: Lone Mountain TAB/CAC DATE: 3-9-21
 PC MEETING DATE: 4-6-21
 BCC MEETING DATE: _____
 FEE: \$ 475

PROPERTY OWNER

NAME: JULIE CONTRERAS
 ADDRESS: 9304 GRAND GATE STREET
 CITY: LAS VEGAS STATE: NV ZIP: 89143
 TELEPHONE: 702 349-6886 CELL: 702 808-6501
 E-MAIL: FRANKTOTOS@YAHOO.COM

APPLICANT

NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): _____ 125-05-702-001
 PROPERTY ADDRESS and/or CROSS STREETS: _____
 PROJECT DESCRIPTION: _____

I, the undersigned swear and say that I am / We are the owner(s) of record of the Tax Roll(s) of the property involved in this application, or (are) otherwise qualified to so pay the application under Clark County Code; that the information on the attached legal description, plans and drawings attached hereto, and all the statements and answers contained herein are 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 Commissioner, 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)

JULIE CONTRERAS
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN before me on 8-16-20 DATE
Jennifer Mizanskey
 Notary Public
J Mizanskey


JENNIFER LEE MIZANSKEY
 NOTARY PUBLIC
 STATE OF NEVADA
 MY COMMISSION EXPIRES: 01-01-22
 CERTIFICATE NO. 18-1845-1

NOTE: Consideration of authority (or equivalent), power of attorney, or a similar document must be secured if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

JET DEVELOPMENT
TUCKER CONSTRUCTION
LICENSE # 50214
800 NORTH RAINBOW # 208
LAS VEGAS, NV 89107
(702) 474-4489 FAX: 474-7316

Permit application number 20-100272

The homeowner would like to install and 8' high black wall around the complete perimeter of the site. The property has no street light or sidewalks and owner would like this waiver for security purposes. Thank you.

Jennifer Duran



04/06/21 PC AGENDA SHEET

DECORATIVE BLOCK WALL
(TITLE 30)

CRAIG RD/MONTE CRISTO WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0045-FFPLS LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a block wall in conjunction with an existing cemetery on 3.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the northeast corner of Monte Cristo Way and Craig Road within Lone Mountain. RM/sd/jd (For possible action)

RELATED INFORMATION:

APN:

138-03-201-008

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a decorative block wall to 6 feet where a maximum height of 3 feet is allowed per Section 30.64.020 (a 50% increase).

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7450 W. Craig Road
- Site Acreage: 3.9
- Project Type: Block wall
- Wall Height (feet): 6

Site Plans

The plans depict an existing cemetery located along Craig Road on the northeast corner of Monte Cristo Way. Access to the property is from Craig Road and Monte Cristo Way. The proposed block wall is located along the property line adjacent to Craig Road. The block wall will replace an existing chain-link fence along Craig Road. A decorative fence includes a block bottom and wrought iron on top. The total height of the block wall will be 6 feet and will utilize decorative features of a decorative block wall.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict a proposed decorative block wall with a 2 foot high block wall and a 4 foot high decorative wrought iron metal. The proposed columns are 16 inches by 6 foot high and have concrete footings.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they are wanting to replace an existing chain-link fence along portions of their property along Craig Road. The applicant states that individuals keep climbing and jumping over into the property and feel it is imperative to install a protective barrier. In addition, there is a bus stop at this location where people congregate, especially students.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-CL (single family compact)	Single family residential
South	City of Las Vegas	R-PD8 (planned development district)	Single family residential
East	City of Las Vegas	Office	Office
West	City of Las Vegas	R-1 (single family district)	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.

Staff agrees with the justification provided by the applicant and finds the increase in screen wall along Craig Road up to a maximum of 6 feet with decorative wrought iron will not adversely impact the surrounding properties since the wall will provide additional security and privacy and similar block wall heights exist in the immediate area. The ornamental wrought iron addition to the existing block wall along Craig Road complies with Urban Specific Policy 16 of the Comprehensive Master Plan, which encourages all new perimeter walls and fences to be decorative. Staff can support this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, 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 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: WESTOVER MASONRY
CONTACT: WESTOVER MASONRY, 8122 RIVER RIDGE DR., LAS VEGAS, NV 89131



December 17, 2020

WS-21-0045

Craig Road Pet Cemetery
7450 W. Craig Road
Las Vegas, NV 89129

Subject: APR-20-100329

To Whom it May Concern,

We are needing to update our fence at the location mentioned above. We have a bus stop right in front of our property and the high school kids use the fence for sitting on, climbing, and jumping over so we would like to be able to make it a little taller to possibly deter them from getting on our fence. We don't want anyone to get hurt on our fence. We call the school multiple times a year and every year, we have the same issues.

This will put our minds to ease that we have done what is best for the community and area around us.

Thanks

A handwritten signature in blue ink that reads "Dennis Mastny". The signature is stylized and written in a cursive-like font.

Dennis Mastny