



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV 89129

April 11, 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 Dawn vonMendenhall at clarkcountycac@hotmail.com
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

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

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

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

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 March 28, 2023. (For possible action)
- IV. Approval of the Agenda for April 11, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

05/03/23 BCC

- 1. **ET-23-400022 (UC-20-0511)-ORTON RYAN & KELLY: USE PERMIT FIRST EXTENSION OF TIME** to increase the size of an accessory apartment in conjunction with a single family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for an access gate; and 2) modified residential driveway design standards on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the south side of Tropical Parkway, 150 feet east of Campbell Road within Lone Mountain. RM/dd/ja (For possible action) **5/3/23 BCC**
- 2. **WS-23-0114-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) street landscaping; 3) increase wall height; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action) **5/3/23 BCC**
- 3. **TM-23-500022-USA: TENTATIVE MAP** consisting of 17 lots and common lots on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action) **5/3/23 BCC**
- 4. **WS-23-0117-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) landscaping; 3) increase wall height; and 4) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) a single-family residential development; 2) allow a hammerhead turnaround; and 3) finished grade on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action) **5/3/23 BCC**
- 5. **TM-23-500023-USA: TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action) **5/3/23 BCC**

6. **WS-23-0127-XIE YUNDI: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** offsite improvements (curb, gutter, partial paving and streetlights); and **3)** waive sewer connection on 1.2 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Desperado Street and Farm Road within Lone Mountain. MK/sd/syp (For possible action)

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: April 25, 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

March 28, 2023

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **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 6:35 p.m.
- II. Public Comment
None
- III. Approval of March 14, 2023, Minutes
Moved by: DON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for March 14, 2023
Moved by: CHRIS
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **UC-23-0065-JEAN, DANIEL: USE PERMITS** for the following: **1)** permit an accessory building that is not architecturally compatible with the principal building; **2)** increase the area of an accessory building; and **3)** allow a non-decorative accessory metal building in conjunction with a single-family residence on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the southeast corner of Campbell Road and La Mancha Avenue within Lone Mountain. RM/al/ja (For possible action) **04/18/23 PC**

Action: APPROVED as submitted, subject to staff conditions

Moved By: DON

Vote: 5/0 Unanimous

VII. General Business
None

- VIII. Public Comment
Multiple people spoke with concerns regarding AB213 & AB220, citing that they feel the RNP is under attack. One constituent stated that they would like to see Commissioner Ross show public support for the neighborhoods in the RNP.

- IX.. Next Meeting Date
The next regular meeting will be April 11, 2023

- X. Adjournment
The meeting was adjourned at 6:59 p.m.

ACCESSORY APARTMENT
(TITLE 30)

TROPICAL PKWY/CAMPBELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400022 (UC-20-0511)-ORTON RYAN & KELLY:

USE PERMIT FIRST EXTENSION OF TIME to increase the size of an accessory apartment in conjunction with a single family residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback for an access gate; and **2)** modified residential driveway design standards on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Tropical Parkway, 150 feet east of Campbell Road within Lone Mountain. RM/dd/ja (For possible action)

RELATED INFORMATION:

APN:

125-29-303-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of an existing access gate to zero feet where 18 feet is required per Section 30.64.020 (a 100% reduction).
2.
 - a. Increase the width of a collector street residential driveway to 25 feet where a maximum of 16 feet is allowed per Uniform Standard Drawing 222 (a 56% increase).
 - b. Allow collector street access without the required on-site turnaround or circular driveway per Section 30.56.040.
 - c. Allow a second driveway to access an 80 foot collector street where a maximum 50 foot wide street is allowed per Section 30.52.050.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5960 Campbell Road
- Site Acreage: 1
- Project Type: Accessory apartment
- Number of Stories: 1
- Building Height (feet): 17 (accessory apartment)/21 (residence)

- Square Feet: 1,163 (accessory apartment)/4,298 (residence)

Site Plan

The approved site plan depicts a proposed 4,298 square foot single family home (living area) with an additional 2,188 square feet of attached garage space. The single family home is located on the south side of the 1 acre lot, with access from the existing private cul-de-sac, and a proposed accessory apartment located on the north side of the lot. The site plan shows a driveway connection to the cul-de-sac, approximately 6 feet north of the south property line for the 2 garages (1 for an RV) attached to the single family home. The 1,163 square foot accessory apartment is shown with a 2 car garage with access from Tropical Parkway through an existing gate and a proposed 25 foot wide driveway where 16 feet is allowed. The driveway located off the private cul-de-sac will maintain a 6 foot setback from the property line.

Landscaping

The approved application proposed landscaping adjacent to the cul-de-sac and single family residence on the south side of the property. Per Chapter 30.64, Table 30.64-1, the applicant is not required to install landscaping (trees and shrubs) along the north property line which is adjacent to a collector street (Tropical Parkway) because the subject property is greater than 40,000 square feet in area. Staff recommended 5 trees be planted along Tropical Parkway to enhance the area between the home and north wall as part of the special use permit approval.

Elevations

The approved plans show the single family residence as a single story home with stucco siding and decorative concrete tile roofing. The accessory apartment will match the primary residence with stucco siding and concrete tile roofing.

Floor Plans

The approved plans depict a 4,298 square foot single family residence that includes a kitchen, 5 bedrooms, pantry, laundry room, great room, covered entry, and attached covered patio with an attached 2,188 square foot 2 car garage and RV parking garage. The proposed accessory apartment includes 1,663 square feet of living area and 633 square feet of attached garage space. The proposed accessory apartment (guest house) has 2 bedrooms, kitchen, living room, 2 attached covered patio areas, laundry room, and a 633 square foot attached 2 car garage.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0511:

Current Planning

- Plant 5 medium size (15 gallon) trees south of the wall along Tropical Parkway;
- The larger principal residential single family home shall obtain a final certificate of occupancy/inspection prior to the accessory apartment;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Applicant is advised that any structures, walls, gates, and landscaping shall not encroach into public right-of-way or easements; that the on-site turnaround area shown on the plans or an alternative on-site turnaround area must be provided; and that the driveway from the cul-de-sac must be a minimum of 6 feet from the property lines.

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.

Applicant's Justification

The applicant states that economic conditions within the last few years has created a financial hardship for himself and his family, and that materials and cost of labor have become too costly for the feasibility of the project. The applicant's financial situation has improved and he is ready to begin the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0511	Allow a 1,663 square foot accessory apartment with waivers for reduced setbacks, collector street access, and increased driveway size	Approved by BCC	January 2021
ZC-0296-01	Reclassified various parcels from R-U, R-A, and R-E to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant indicates that the economic slowdowns and the increased price of available building materials in the last few years hindered his ability to commence the project. The applicant has displayed a desire to commence the project now that economic conditions are more favorable. Additionally, the building permits related to this request have been reviewed by the Building Department. For these reasons, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until March 28, 2025 to commence.
- 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; 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropical Parkway improvement project;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RYAN ORTON

CONTACT: RYAN ORTON, 9312 GRASSY BUTTE CT., LAS VEGAS, NV 89149



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-20-0511 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-23-400022</u> DATE FILED: <u>02/28/2023</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>04/11/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>05/03/2023</u> FEE: <u>\$600</u>
	PROPERTY OWNER NAME: <u>Ryan Orton</u> ADDRESS: <u>9312 Grassy Butte Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-499-8536</u> CELL: <u>702-499-8536</u> E-MAIL: <u>Firerookie@hotmail.com</u>
	APPLICANT NAME: <u>Ryan Orton</u> ADDRESS: <u>9312 Grassy Butte Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-499-8536</u> CELL: <u>702-499-8536</u> E-MAIL: <u>Firerookie@hotmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Ryan Orton</u> ADDRESS: <u>9312 Grassy Butte Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-499-8536</u> CELL: <u>702-499-8536</u> E-MAIL: <u>Firerookie@hotmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-29-303-008
 PROPERTY ADDRESS and/or CROSS STREETS: 5960 N. Campbell Rd. Las Vegas, NV 89149
 PROJECT DESCRIPTION: Single Family Residence and Accessory Apartment

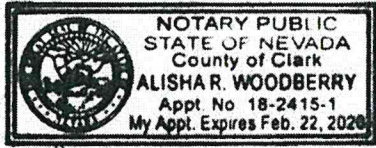
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 18th, 2023 (DATE)

By Alisha R. Woodberry
 NOTARY PUBLIC: Alisha R. Woodberry



EXP: 02/22/2026 ORW.

*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.

ET-23-40002

To whom it may concern-

This is a justification letter for my extension of time request, for a waiver of development standards (Original Application # UC-20-0511).

My original land use application was granted during the Covid-19 pandemic. The disease it self hit my family pretty hard, and the associated shutdowns and regulations resulted in significant lost time and production towards this project.

As things started to open up and get back to normal, the pandemic was followed by a crash of the economy. This further resulted in making this project impossible at this time due to astronomical and record increases to the price of materials, as well as the shortage of materials due to import regulations and supply chain issues. There were also drastic shortages in available labor, as well as increased fees.

Things are now starting to normalize and I am ready to get back to the project.

I respectfully request approval of my request so that I can continue on with the project as it was originally planned and approved by Clark County and the Board of County Commissioners.

Thank you,

Ryan Orton
9312 Grassy Butte Ct.
Las Vegas, NV 89149
702 499 8536

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

ANN RD/EL CAPITAN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0114-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) street landscaping; 3) increase wall height; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-102-029

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the gross lot area to 18,000 square feet where a minimum of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2.
 - a. Eliminate street landscaping along Ann Road where landscaping is required per Table 30.64-1 and Figure 30.64-17.
 - b. Eliminate street landscaping, including the detached sidewalk, along Stephen Avenue where landscaping and a detached sidewalk are required per Table 30.64-1 and Figure 30.64-17.
 - c. Allow alternative street landscaping with no detached sidewalk along El Capitan Way where landscaping and a detached sidewalk are required per Table 30.64-1 and Figure 30.64-17.
3. Increase combined screen wall/retaining wall height up to 13 feet (7 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 44.4% increase).
4. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along El Capitan Way where required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:
LONE MOUNTAIN - PUBLIC USE

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 17
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,000/24,711 (gross)/16,808/20,818 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 15.5 to 23
- Square Feet: 4,001 to 4,345

Site Plans

The plans depict a single family residential development consisting of 17 lots on 10 acres with a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 18,000 square feet and 24,711 square feet, respectively. Furthermore, the minimum and maximum net lot sizes are 16,808 square feet and 20,818 square feet, respectively. A waiver of development standards is required to reduce the gross lot area for Lots 1 through Lot 5 located on the north portion of the site, adjacent to Ann Road, designated as an arterial street. Thirteen of the 17 lots are less than 18,500 square feet. A 10% reduction to the net lot area for Lots 1 through Lot 5 is permitted per Code since the lots are adjacent to an arterial street. Access to the development is granted via a 39 foot wide east/west private street, Alto Summit Street, that connects to El Capitan Way. Secondary access to the development is granted via a 39 foot wide north/south private street, Alto Rockfall Street, that connects to Stephen Avenue. A screen wall/retaining wall is proposed adjacent to Lots 6 through Lot 9 located along the western portion of the site. A second screen wall/retaining wall is proposed adjacent to Lots 1, Lot 13, and Lot 14, located along the eastern portion of the site, adjacent to El Capitan Way. The increased wall height requires a waiver of development standards. A waiver for off-site improvements along El Capitan Way is requested by the applicant. An existing 6 foot wide detached sidewalk, with curb, gutter, and streetlights, is located adjacent to Ann Road. Stephen Avenue will be developed to non-urban street standards with the minimum required paving, 32 feet, per the Department of Environment and Sustainability regulations; however, since the street is a local residential street within a Rural Neighborhood Preservation (RNP) area, a waiver for off-site improvements is not required. The maximum increase to finished grade will predominantly occur between Lots 15 through Lot 17, centrally located within the project site.

Landscaping

The plans depict an existing 12 foot wide landscape area, including a detached sidewalk, adjacent to Ann Road and within the right-of-way constructed by the County. The detached sidewalk measures 6 feet in width, and includes a 3 foot wide landscape area on each side of the sidewalk. However, since the street landscape area is located within the right-of-way, a waiver of development standards is required to eliminate street landscaping. A waiver to eliminate

street landscaping, including the required detached sidewalk, is also requested for Stephen Avenue. Alternative street landscaping, with no detached sidewalk, is proposed adjacent to El Capitan Way consisting of a 5 foot wide rockscape area located between the screen/retaining wall and right-of-way. The alternative street landscaping also requires a waiver of development standards.

Elevations

The plans depict 3 different models measuring between 15.5 feet to 23 feet in height. The single story models feature a pitched, concrete tile roof and a stucco exterior with decorative stone and enhanced window fenestration.

Floor Plans

The plans depict 3 different models measuring between 4,001 square feet to 4,345 square feet. All models feature multiple bedrooms, bathrooms, living and dining rooms, and a kitchen. The models also feature a "multi-generational suite" which is accessed through the interior of the residence. The "multi-generational suite" features a "galley kitchen", which does not include a range or oven, or utility connections suitable for servicing a range or oven. The models will also feature a garage that is 2 cars wide and 2 cars deep that is tall enough to accommodate a recreational vehicle.

Applicant's Justification

The applicant indicates Lots 2 through Lot 5 and Lot 11 through Lot 13 are less than 20,000 gross square feet. Lots 2 through Lot 5 abut Ann Road but Ann Road cannot be counted in the gross square footage. Lots 11 through Lot 13 abut Stephen Avenue but cannot be counted in the gross square footage. If Ann Road and Stephen Avenue could be included in the gross area calculation, these lots would meet or exceed the 20,000 gross square foot requirement. The applicant states the waiver to reduce lot area is justified because these public streets reduce the gross square footage of the lots. The applicant states the waiver for off-site improvements is justified as the improvement requirements for El Capitan Way would require full paving, curb, gutter, sidewalk and streetlights. The existing pavement from Ann Road to Stephen Avenue appears to meet all rural standard requirements. Ann Road, adjacent to this project, has already been completely improved per a County capital improvement project. The curb, gutter, sidewalk and landscaping panels with rock are already complete along Ann Road. The applicant indicates that El Capitan Way, along the east boundary of the project, will be rural street in lieu of full off-site improvements. The applicant requests to install a 5 foot rock only landscape strip adjacent to the wall along the property line of the residential lots. Along Stephen Avenue most areas have a home that will front Stephen Avenue; therefore, there will be front yard landscaping in lieu of streetscape landscaping. According to the applicant, this project site is in an area where the existing grade is steep. A 7 foot high maximum retaining wall is provided along Lots 6 through Lot 9. A 5 foot wide drainage easement will be provided along the west side of this wall. This 5 foot easement will provide a buffer to the adjacent property. A 7 foot maximum retaining wall along Lots 1, Lot 13 and Lot 14 is also proposed. The applicant believes this short section of the increased wall height is justified based on these conditions. According to the applicant, due to the existing contours and drainage patterns, the site will be elevated to the point to work with civil engineering constraints. The site will not be artificially increased to enhance views. The

highest grade difference occurs at Lots 15 through Lot 17 and is 6 feet. The existing site is steep, and this increase is only due to the existing slope.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-23-500022	A tentative map for a 17 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff cannot support this request as it is inconsistent with Master Plan Policy LM-1.4 which encourages protecting the character of existing Ranch Estate Neighborhood by discouraging the development of lots less than 20,000 square feet. Additionally, the Interlocal Agreement between the City of Las Vegas and Clark County also has a minimum net lot size goal of 18,500 square feet. Thirteen of the proposed 17 lots within the proposed subdivision are less than 18,500 square feet. Staff finds the applicant can balance out the lot areas with a redesign of the site; therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff typically does not support requests to eliminate street landscaping requirements. However, the request to eliminate street landscaping along Ann Road and Stephen Avenue will allow the site to develop to rural street standards matching the existing developments within the immediate area. Furthermore, front yard landscaping will be installed for the single family homes fronting along Stephen Avenue. A 5 foot wide area consisting of rocks will be provided along the east side of the development, adjacent to El Capitan Way. Staff finds the rockscape area should have minimal impact on the surrounding residential uses. However, since staff is not supporting the request to reduce lot area and the overall design review, staff recommends denial.

Waiver of Development Standards #3

Due to the topography of the project site, the east and west perimeters of the single family residential development will be constructed with a combined screen wall/retaining wall measuring up to 13 feet in height. Specifically, a screen wall/retaining wall is proposed adjacent to Lots 6 through Lot 9 located along the western portion of the site, adjacent to an undeveloped parcel. A second screen wall/retaining wall is proposed adjacent to Lots 1, Lot 13, and Lot 14, located along the eastern portion of the site, adjacent to El Capitan Way. A proposed 5 foot wide rockscape area is located between the wall and the right-of-way. Staff finds the proposed height increase to the screen wall/retaining wall should have minimal impact on the surrounding land uses and properties. However, since staff is not supporting the request to reduce lot area and the overall design review, staff recommends denial.

Design Review #1

Per Section 30.48.170 of the Development Code, the purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. Staff finds the proposed density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. This portion of the request is compliant with Goal LM-1 of the Master Plan which promotes maintaining opportunities for ranch estate and suburban lifestyles in Lone Mountain.

The design of the residential elevations, with varied architectural elements, and floor plans comply with Code requirements. However, since the design of the site cannot function independent of the waivers of development standards request, which staff is not supporting, staff cannot support design review #1.

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. Additionally, there are existing off-site improvements on Ann Road. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Design Review #2

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

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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 50 feet for Ann Road, 40 feet for El Capitan Way, 30 feet for Stephen Avenue, a 54 foot property line radius in the northeast corner of the site, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

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: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

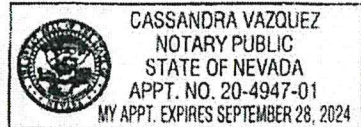
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> 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-23-0114</u> DATE FILED: <u>3/1/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC DATE: <u>4/11/23</u> PC MEETING DATE: <u>-</u> <u>6:30 PM</u> BCC MEETING DATE: <u>5/3/23 @ 9:00 AM</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 West Russell Road, Suite #400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.821.4603</u> CELL: _____ E-MAIL: <u>jeanette.jeffery@lennar.com</u>
	APPLICANT NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 West Russell Road, Suite #400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.821.4603</u> CELL: _____ E-MAIL: <u>jeanette.jeffery@lennar.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5725 W. Badura Ave #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.284.5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-102-029
 PROPERTY ADDRESS and/or CROSS STREETS: Ann Rd / El Capitan Way
 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.

[Signature] Robert Johnson, Authorized Agent
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 10, 2022 (DATE)
 By ROBERT JOHNSON, AUTHORIZED AGENT
 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.

LEN2212.000

February 7, 2023

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

WS-23-0114

Re: **BLM Ann and El Capitan, (17 Lot Single Family, Detached Residential Subdivision)
Justification Letter for Design Review and Waiver of Development Standards
APN 125-32-102-029**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes respectfully submits this justification letter in support of a Design Review and Waiver of Development Standards for the subject site. Please note, this parcel is currently owned by BLM. Lennar was the successful bidder and is purchasing this property. Please see the enclosed acceptance of bid letter.

Project Description

The project site associated with this proposed development is approximately 10.0± gross acres. The project is located at the southwest intersection of Ann Road and El Capitan Way. The assessor's parcel number is 125-32-102-029. The proposed community will be a subdivision with 17 total lots and have a gross density of 1.7 dwelling units per acre. Please note that Lennar Homes held a voluntary neighborhood meeting on August 11, 2022. The neighborhood meeting was successful, and the neighbors seemed supportive of the proposed site plan. The neighbors did ask for the following items: rural street standards, and no streetlights.

Reduced lot sizes for lots that abut along Ann Road

Lots 1 through 6 abut Ann Road. Per Title 30.40-1 the net area for lots adjacent to a collector street may be reduced by 10%. Please note that we are not asking for a waiver for these lots because the reduced lot size is allowed in title 30. Please see enclosed tentative map.

Design Review

Site Plan

The proposed development is compliant with the R-E development standards. The subdivision contains two interior public residential streets with entrances on El Capitan Way and Stephen Avenue. The internal public streets will have a width of 39-ft back of curb to back of curb with no sidewalk. Lots 10-13 will face onto Stephen Avenue. See enclosed site plan.

Architecture

The proposed application includes 3 product types and 3 elevation styles for each plan to be used. The single-story homes range in size of livable area from 4,001 to 4,345 SF. The homes range in height from 15-ft to 22-ft. The units will have a garage that is 2 cars wide and 2 cars deep that is tall enough for an

RV. Please note that plan 4240 has a multi-generational suite. This suite is internal to the single-family home. The proposed floor plans and elevations are included with the submittal package.

Increased Finished Grade Request

A maximum grade difference of 6' is being requested where 36 inches is allowed per Section 30.32.040(a)(9)(b) of Title 30 due to existing contours and drainage patterns. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest-grade difference occurs at lots 15 through 17 and is 6'. Please review the site cross sections included with the companion Tentative Map application. The existing site is steep, and this increase is only due to the existing slope. Please see the enclosed cut/fill exhibit.

Waiver of Development Standards

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product. A waiver of development standards application is being submitted to request the following:

1. Full Offsite Improvements

Standard: Full Off-Site Improvements
Request: Modified Rural Street standards for El Capitan Way
Justification: The improvement requirements for El Capitan would be full paving, curb, gutter, sidewalk and streetlights. The existing pavement from Ann Road to Stephen Avenue appears to meet all rural standard requirements. We request no additional pavement along El Capitan Way. See enclosed tentative map and cross section A & B. We will construct an earthen swale along the west side of the existing asphalt.

2. Figure 30.64-17 / 30.64-19b – Landscaping Requirements for Ann Road

Standard: Landscaping per above named sections.
Request: Eliminate Street Landscaping Along Ann Road where landscaping is required
Justification: Ann Road adjacent to this project has already been completely improved per a County CIP project. The curb, gutter, sidewalk and landscaping panels with rock are already complete. This waiver is being requested per CCCP because what has been installed does not match title 30. This project will not provide any additional landscape area along Ann Road.

3. Title 30.64-17 – Landscaping Requirements for El Capitan Way

Standard: Landscaping per above named sections.
Request: Allow alternate street landscaping along El Capitan Way where landscaping and a 5-foot detached sidewalk are required.
Justification: El Capitan Way along this project's boundary will be rural street in lieu of full offsite improvements. The standard would require a 5-foot landscape strip, a 5-foot sidewalk and another 5-foot landscape strip. We request to install a 5-foot rock only landscape strip adjacent to our property line fence. The required 3-

foot wide streetlight and traffic signal easement will reside within this 5-foot landscape strip.

4. Title 30.64-17 – Landscaping Requirements for Stephen Avenue

- Standard: Landscaping per above named sections.
- Request: Eliminate street landscaping along Stephen Avenue where landscaping and a 5-foot detached sidewalk are required.
- Justification: Along Stephen Avenue most areas have a home that will front Stephen Avenue, therefore there will be front yard landscaping in lieu of street scape landscaping. There is a small portion of Stephan south of lot 9 that will not have any landscaping. We believe that is waiver should be approved based on the new front yard landscaping.

5. Table 30.40-1 Rural Residential Districts

- Standard: R-E Gross Lot Area 20,000 sq. ft.
- Request: Reduce Gross Lot Area to 18,000
- Justification: We are requesting this waiver to allow lots with a gross square footage of 18,000 gross sq ft where 20,000 gross sq ft is required. Lots 2 through 5 and 11 through 13 are less than 20,000 gross sq ft. Lots 2 through 5 abut Ann Road but Ann Road cannot be counted in the gross sq footage. Lots 11 through 13 abut Stephen Avenue but cannot be counted in the gross sq footage. If Ann Road and Stephen Avenue could be included in the gross area calculation these lots would meet or exceed the 20,000 gross sq ft requirement. Because these public streets reduce the gross sq footage of these lots we believe that this waiver is justified.

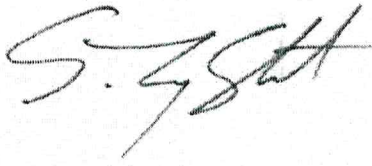
6. Title 30.64.050a (1-4)

- Standard: 3-foot retaining wall
- Request: To allow 6-foot screen wall and a 7-foot max retaining wall where 3 foot retaining wall is permitted.
- Justification: This site is in an area where the existing grade is steep. We propose a 7-foot max retaining wall along lots 6 through 9. We are providing a 5-foot un-landscaped drainage easement along the west side of this wall. This 5-feet will provide a buffer to the adjacent property. Along lots 1, 13 and 14 we propose a 7-foot max retaining wall. We believe this short section of tall wall is justified based on these conditions.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.

A handwritten signature in black ink, appearing to read "S. Tracy Stratton". The signature is stylized and cursive.

S. Tracy Stratton
Senior Project Manager

ANN AND EL CAPITAN
(TITLE 30)

ANN RD/EL CAPITAN WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-50022-USA:

TENTATIVE MAP consisting of 17 lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action)

RELATED INFORMATION:

APN:
125-32-102-029

LAND USE PLAN:
LONE MOUNTAIN - PUBLIC USE

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 17
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,000/24,711 (gross)/16,808/20,818 (net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 17 lots on 10 acres with a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 18,000 square feet and 24,711 square feet, respectively. Furthermore, the minimum and maximum net lot sizes are 16,808 square feet and 20,818 square feet, respectively. Thirteen of the 17 lots are less than 18,500 square feet. A 10% reduction to the net lot area for Lots 1 through Lot 5 is permitted per Code since the lots are adjacent to an arterial street. Access to the development is granted via a 39 foot wide east/west private street, Alto Summit Street, that connects to El Capitan Way. Secondary access to the development is granted via a 39 foot wide north/south private street, Alto Rockfall Street, that connects to Stephen Avenue. A screen wall/retaining wall is proposed adjacent to Lots 6 through Lot 9 located along the western portion of the site. A second screen wall/retaining wall is proposed adjacent to Lots 1, Lot 13, and Lot 14, located along the eastern portion of the site, adjacent to El Capitan Way. An existing 6 foot wide detached sidewalk, with curb, gutter, and streetlights, is located adjacent to Ann Road. Stephen Avenue will be developed to non-urban street standards with the minimum required paving, 32 feet, per Department of Environment and Sustainability regulations.

Landscaping

The plans depict an existing 12 foot wide landscape area, including a detached sidewalk, adjacent to Ann Road and within the right-of-way, constructed by the County. The detached sidewalk measures 6 feet in width, and includes a 3 foot wide landscape area on each side of the sidewalk. Alternative street landscaping, with no detached sidewalk, is proposed adjacent to El Capitan Way consisting of a 5 foot wide rockscape area located between the screen/retaining wall and right-of-way. No street landscaping is proposed along Stephen Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0114	A proposed 17 lot single family residential development with waivers for reduced lot area, street landscaping, increased wall height, and off-site improvements; with a design review to increase finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the waiver of development standards and design review associated with WS-23-0114, staff cannot support this application.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Traffic study and compliance;
- Right-of-way dedication to include 50 feet for Ann Road, 40 feet for El Capitan Way, 30 feet for Stephen Avenue, a 54 foot property line radius in the northeast corner of the site, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

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: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500022</u>	DATE FILED: <u>3/1/22</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>4/11/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>LOVE MOUNTAIN</u>	<u>06:30 PM</u>
		PC MEETING DATE: <u>---</u>	
		BCC MEETING DATE: <u>5/3/23 @ 9:00 A.M.</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Greystone Nevada, LLC</u>
	ADDRESS: <u>9275 West Russell Road, Suite #400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.821.4603</u> CELL: <u>---</u>
	E-MAIL: <u>jeanette.jeffery@lennar.com</u>

APPLICANT	NAME: <u>Greystone Nevada, LLC</u>
	ADDRESS: <u>9275 West Russell Road, Suite #400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.821.4603</u> CELL: <u>---</u>
	E-MAIL: <u>jeanette.jeffery@lennar.com</u>
	REF CONTACT ID #: <u>---</u>

CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5725 W. Badura Ave #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.284.5300</u> CELL: <u>---</u>
	E-MAIL: <u>lvproc@westwoodps.com</u>
	REF CONTACT ID #: <u>---</u>

ASSESSOR'S PARCEL NUMBER(S): 125-32-102-029


PROPERTY ADDRESS and/or CROSS STREETS: Ann Rd / El Capitan Way

TENTATIVE MAP NAME: 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.

[Signature] Robert Johnson, Authorized Agent
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 10, 2022 (DATE)
 By ROBERT JOHNSON, AUTHORIZED AGENT
 NOTARY PUBLIC: [Signature]

 CASSANDRA VAZQUEZ
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 20-4947-01
 MY APPT. EXPIRES SEPTEMBER 28, 2024
 CASSANDRA VAZQUEZ #20-4947-01

*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.

05/03/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

WASHBURN RD/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0117-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) landscaping; 3) increase wall height; and 4) alternative residential driveway geometrics.

DESIGN REVIEWS for the following: 1) a single family residential development; 2) allow a hammerhead turnaround; and 3) finished grade on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

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

RELATED INFORMATION:

APN:

125-31-702-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to a minimum of 18,000 square feet where a minimum of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2. Permit alternative street landscaping with no sidewalks for public streets adjacent to this site where a minimum 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.
3. Increase wall height to a maximum of 13 feet (6 foot screen wall with a maximum 7 foot retaining wall) where a maximum wall height of 12 feet is permitted (6 foot screen wall with a 6 foot retaining wall) per Section 30.64.050 (an 8.3% increase).
4. Increase the maximum driveway width up to 37 feet where a maximum of 16 feet is permitted for 1 and 2 car garages and 28 feet is permitted for 3 plus car garages per Uniform Standard Drawing 222 (a 32.1% to 131.3% increase).

DESIGN REVIEWS:

1. A single family residential development.
2. Allow a hammerhead design turnaround where a radius cul-de-sac is the County's preferred design per Section 30.56.080.
3. Increased finished grade to 120 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 233.3% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.0
- Number of Lots: 18
- Density (du/ac): 1.8
- Minimum/Maximum Gross Lot Size (square feet): 18,044/23,987
- Minimum/Maximum Net Lot Size (square feet): 18,000/21,256
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 4,001 to 4,345

Site Plan

The property is a 10 acre site the applicant is purchasing from the Bureau of Land Management as the successful bidder of a land auction. The site has frontage along Washburn Road, Chieftain Street, Rosada Way, and Tee Pee Lane. The plan depicts a single family residential development consisting of 18 lots with 16 of the lots taking access from the perimeter streets. The 2 remaining lots are located in the center of the site and are accessed by a proposed private hammerhead street that intersects with Chieftain Street. The applicant is requesting a waiver of development standards to reduce the gross lot area for 12 of the lots, which are all along the perimeter of the development. The waiver to increase wall height is for a wall along an internal property line within the western portion of the site and will not be visible from the exterior of the development. The site is located in a rural area where non-urban street standards are permitted; however, detached sidewalks and landscaping are required. Existing developments have not provided sidewalks; therefore, the applicant is requesting a waiver to not provide sidewalks with this development.

Landscaping

The plan depicts minimum 6 foot wide landscape areas consisting of shrubs and groundcover located along the side streets of the corner lots located on the northwest, southwest, and southeast corners of the development. Minimum 4 foot wide landscape areas consisting of shrubs and groundcover are located along the north and south sides of the private hammerhead street. All of the lots along the perimeter of the development will front the public streets and detached sidewalks and landscaping per Figure 30.64-17 is required; therefore, a waiver is requested. Typical front yard landscaping will be provided by the future homeowners.

Elevations

Plans were submitted for 3 home models. Each home model is 1 story with a maximum height of 22 feet. Each home model has a pitched roof with concrete tile roofing material. The exterior of the homes are a combination of stucco with stone veneer.

Floor Plans

The 3 home models will be between 4,001 square feet and 4,345 square feet in area. Each home model will have 4 bedrooms and an accessory apartment. Each home will have a garage capable of parking 2 cars side by side and 2 cars deep (4 cars), or 2 cars deep with an RV (3 vehicles). one of the home models has an additional 2 car garage.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent and compatible with existing development in the area. The waiver to reduce gross lot area is necessary due to right-of-way dedications being taken for public streets along all sides of the site, reducing the total lot area. This site is located in a rural area without sidewalks and lots within the development will front the perimeter streets and typical residential landscaping will be provided within the front yard areas. Providing the required 15 foot wide landscape areas with detached sidewalks would be out of character with the area. The proposed wall height increase is internal to the development and will not impact adjacent development. The development consists of spacious homes with large garages on large lots. The waiver to increase the width of the driveway is appropriate for the project. The hammerhead designed turnaround is for a short interior private street providing access to 2 lots and will not impact adjacent developments. The increase in finished grade is necessary due to existing contours, drainage patterns, and sewer service issues. The finished grade is being elevated to work with civil engineering constraints and not to be artificially increased to enhance views.

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 & single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
TM-23-500023	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

This site is located in Planning Area A1 of the Interlocal Agreement Area between the City of Las Vegas and Clark County. Per the Interlocal Agreement, for Planning Area A1 the goal is to provide a minimum buildable net lot area of at least 18,500 square feet, which this project does not comply with. Policy LM-104 of the Master Plan discourages the development of lots of less than 20,000 square feet to protect the character of existing Ranch Estate Neighborhood areas. There are a total of 15 developed parcels that abut this site. Only one of the developed parcels abutting this site is less than 20,000 square feet in area and 7 of these developed parcels are an acre or more in area. The streets that are adjacent to the site will be 60 foot wide local streets so there are no excessive right-of-way dedications being required for the development. This project does not comply with the goal of the Interlocal Agreement and Policy LM-1.4 of the Master Plan. Additionally, Staff finds that there are no special conditions or unique circumstances for this site which would justify the request to reduce the minimum lot area. Therefore, staff does not support this request.

Waiver of Development Standards #2

This site is located in a rural area where existing developments have not provided sidewalks. Providing landscaping and detached sidewalks per current Code standards at this location would be out of character with the existing development in this area. Staff could support this request, however, since staff is not supporting the waiver to reduce lot area, which is needed to allow this development, staff is not supporting this waiver.

Waiver of Development Standards #3

The topography of the site could be a unique circumstance or special condition for the site to justify an increase in wall height. Additionally, the location of the proposed wall is internal to the site and will not impact or be visible from abutting developments. Staff could support this request, however, since staff is not supporting the waiver to reduce lot area, which is needed to allow this development, staff is not supporting this waiver.

Design Review #1 & #2

The proposed homes for the development are compatible with exiting development in this area. However, the gross lot area of less than 20,000 square is not consistent with the majority of the abutting developed parcels in this area. Additionally, none of the abutting development utilizes the hammerhead turnaround design, which would be out of character for this area. Plus, staff is not supporting the waiver of development standards to reduce gross lot area for the proposed development. Therefore, staff does not support these design reviews.

Public Works - Development Review

Waiver of Development Standards #4

The site is in the Rural Neighborhood Preservation (RNP-1) overlay district, in which the roads are built to non-urban standards. In addition, the site will not have any sidewalks and the residential driveways meet all the other minimum requirements per Uniform Standard Drawing

222. Therefore, staff has no objection to the increased driveway widths. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #3

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 application, 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:

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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Tee Pee Lane, 30 feet for Washburn Road, 30 feet for Chieftain Street, 30 feet for Rosada Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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: GREYSTONE NEVADA LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118

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) 47500 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 67500 <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-83-0117</u> DATE FILED: <u>3-7-2023</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>4-11-2023</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>5-3-2023</u> FEE: <u>\$115000</u>
	PROPERTY OWNER NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 West Russell Road, Suite #400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.821.4603</u> CELL: _____ E-MAIL: <u>jeanette.jeffery@lennar.com</u>
	APPLICANT NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 West Russell Road, Suite #400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.821.4603</u> CELL: _____ E-MAIL: <u>jeanette.jeffery@lennar.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5725 W. Badura Ave #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.284.5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-31-702-001

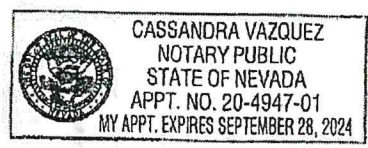
PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee & Washburn

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.

[Signature] Robert Johnson, Authorized Agent
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 10, 2022 (DATE)
 By ROBERT JOHNSON, AUTHORIZED AGENT
 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.

APR-22-101170

LEN2211.000

February 2, 2023

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**Re: BLM Tee Pee and Washburn, (18 Lot Single Family, Detached Residential Subdivision)
Justification Letter for Design Review and Waiver of Development Standards
APN 125-31-702-001**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes respectfully submits this justification letter in support of a Design Review and Waiver of Development Standards for the subject site. Please note, this parcel is currently owned by BLM. Lennar was the successful bidder and is purchasing this property. Please see the enclosed acceptance of bid letter.

Project Description

The project site associated with this proposed development is approximately 10.0± gross acres. The project is located at the southeast intersection of Tee Pee and Washburn. The assessor's parcel number is 125-31-702-001. The proposed community will be a subdivision with 18 total lots and have a gross density of 1.8 dwelling units per acre. Please note that Lennar Homes held a voluntary neighborhood meeting on August 11, 2022. The neighborhood meeting was successful, and the neighbors seemed supportive of the proposed site plan. The neighbors did ask for the following items: rural street standards, and no streetlights.

Design Review

Site Plan

The proposed development is compliant with the R-E development standards. The site plan has been formatted for an outward facing community. The other homes in the area are also outward facing so this new community will integrate well.

Hammerhead

The subdivision contains one very short interior private residential street that will end in a hammerhead. This private street will have a width of 37-ft back of roll curb to back of roll curb. All other lots face onto existing public streets. This street section meets CCFD requirements for access.

Architecture

The proposed application includes 3 product types and 3 elevation styles for each plan to be used. The single-story homes range in size of livable area from 4,001 to 4,345 SF. The homes range in height from 15-ft to 22-ft. The units will have a garage that is 2 cars wide and 2 cars deep that is tall enough for an RV. Please note that plan 4240 has a multi-generational suite. This suite is internal to the single-family home. The proposed floor plans and elevations are included with the submittal package.

Increased Finished Grade Request

A maximum grade difference of 10-ft is being requested where 36 inches is allowed per Section 30.32.040(a)(9)(b) of Title 30 due to existing contours, drainage patterns and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest-grade difference occurs at the east side of lots 15 through 17 and is 10'. Please review the site cross sections included with the companion Tentative Map application. The existing site is steep, and this increase is only due to the existing slope.

Waiver of Development Standards

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product. A waiver of development standards application is being submitted to request the following:

1. CCAUSD No. 222 – Residential Driveway Geometrics

Standard: 28-ft max driveway width for 3+ car garages.
Request: To allow residential driveways widths of up to 37'.
Justification: The homes in this community are large estate homes with large 18,000 sf min. homesites. Some of these homes have 3 and 4 car garages. This waiver will only apply to future 4 car units. This design for these large houses produces a wider than allowed driveway. We feel that this waiver is acceptable due to the nature of the architecture and lot size. Please find attached the floorplans and elevations for these homes.

2. Figure 30.64-17 – Landscaping Requirements for Washburn, Tee Pee, Chieftain and Rosada

Standard: Landscaping per above named sections.
Request: Allow alternate street landscaping along Washburn, Tee Pee, Chieftain and Rosada where landscaping is required and a 5-foot detached sidewalk are required.
Justification: The vast majority frontage along these 4 streets will be front yards. Only a small portion of Washburn, Chieftain and Tee Pee will have a side yard condition. We propose that along Washburn that a 15-foot landscape panel be placed north of lot 18. We propose that along Tee Pee that a 6-foot landscape panel be placed west of lot 14. We propose that along Chieftain that a 6-foot landscape panel be placed east of lot 9. Along Washburn, Tee Pee, Chieftain and Rosada there will be homes that will front these streets, therefore there will be front yard landscaping in lieu of street scape landscaping. Landscaping will be per Title 30.64. Please note that the landscaping along the internal private street will be hardscape only. All landscape areas are outside of the right of way.

3. Table 30.40-1 Rural Residential Districts

Standard: R-E Gross Lot Area 20,000 sq. ft.

Request: Reduce Gross Lot Area to 18,000

Justification: We are requesting this waiver to allow lots with a gross square footage of 18,000 gross sq ft where 20,000 gross sq ft is required. Lots 1 through 3, 9 through 14 and 15 through 17 are less than 20,000 gross sq ft. Lots 1 through 3 abut Washburn Road but cannot be counted in the gross sq footage. Lots 9 through 14 abut Rosada Way but cannot be counted in the gross sq footage. Lots 15 through 17 abut Tee Pee Lane but cannot be counted in the gross sq footage. If Washburn, Rosada and Tee Pee could be included in the gross area calculation these lots would meet or exceed the 20,000 gross sq ft requirement. Because the public streets reduce the gross sq footage of these lots we believe that this waiver is justified.

4. Title 30.64.050a (1-4)

Standard: 3-foot retaining wall

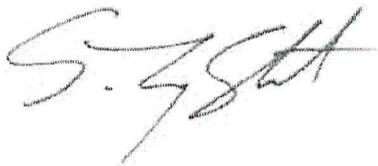
Request: To allow 6-foot screen wall and a 7-foot max retaining wall where 3 foot retaining wall is permitted.

Justification: This site is in an area where the existing grade is steep. We propose a 7-foot max retaining wall along the east side of lots 15 through 18 and along the north side of lots 9 through 14. Please see enclosed cross sections. These wall locations are internal to the subdivision and not impact any neighbors.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



S. Tracy Stratton
Senior Project Manager

05/03/23 BCC AGENDA SHEET

TEE PEE AND WASHBURN
(TITLE 30)

WASHBURN RD/TEE PEE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500023-USA:

TENTATIVE MAP consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

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

RELATED INFORMATION:

APN:

125-31-702-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.0
- Number of Lots: 18
- Density (du/ac): 1.8
- Minimum/Maximum Gross Lot Size (square feet): 18,044/23,987
- Minimum/Maximum Net Lot Size (square feet): 18,000/21,256
- Project Type: Single family residential development

Site Plan

The property is a 10 acre site the applicant is purchasing from the Bureau of Land Management as the successful bidder of a land auction. The site has frontage along Washburn Road, Chieftain Street, Rosada Way, and Tee Pee Lane. The plan depicts a single family residential development consisting of 18 lots with 16 of the lots taking access from the permitter streets. The 2 remaining lots are located in the center of the site and are accessed by a proposed private hammerhead street that intersects with Chieftain Street. The applicant is requesting a waiver of development standards by a separate companion application to reduce the gross lot area for 12 of the lots, which are all along the perimeter of the development.

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 & single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-23-0117	A single family residential development with waivers for lot area, landscaping, wall height, and driveway geometrics; and a design review for hammerhead turnround and finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30; however, staff is not supporting WS-23-0117 which must be approved to allow this tentative map to be approved.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

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

- Right-of-way dedication to include 30 feet for Tee Pee Lane, 30 feet for Washburn Road, 30 feet for Chieftain Street, 30 feet for Rosada Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Comprehensive Planning - Addressing

- No comments.

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: GREYSTONE NEVADA LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500623</u>	DATE FILED: <u>3-7-2023</u>
		PLANNER ASSIGNED: <u>A1</u>	TAB/CAC DATE: <u>4-11-2023</u>
TENTATIVE MAP (TM)		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>5-3-2023</u>	
		FEE: <u>\$ 750.00</u>	

PROPERTY OWNER	NAME: <u>Greystone Nevada, LLC</u>
	ADDRESS: <u>9275 West Russell Road Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-821-4603</u> CELL: _____
	E-MAIL: <u>jeanette.jeffrey@lennar.com</u>

APPLICANT	NAME: <u>Greystone Nevada, LLC</u>
	ADDRESS: <u>9275 West Russell Road Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-821-4603</u> CELL: _____
	E-MAIL: <u>jeanette.jeffrey@lennar.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Tanya Steadham - Westwood Professional Services</u>
	ADDRESS: <u>5725 Badura Ave. Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5380</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-31-702-001

PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee & Washburn

TENTATIVE MAP NAME: Tee Pee & Washburn

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.

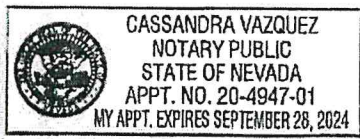
[Signature]
Property Owner (Signature)*

ROBERT JOHNSON
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 7/20/22 (DATE)
By ROBERT JOHNSON, AUTHORIZED AGENT

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.

APR. 22.101170

05/03/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENCE
(TITLE 30)

DESPERADO ST/FARM RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0127-XIE YUNDI:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** off site improvements (curb, gutter, partial paving and streetlights); and **3)** waive sewer connection on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Desperado Street and Farm Road within Lone Mountain. MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:
125-15-606-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Farm Road where landscaping and a detached sidewalk are required per Figure 30.64-17 (a 100% reduction).
2. Waive off-site improvements (curb, gutter, sidewalk, partial paving, and streetlights) along Farm Road where required per Chapter 30.52.
3. Waive connection to a public sewer service within 1,250 feet of a public water line where required per Title 30.52.100.

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

BACKGROUND:
Project Description

General Summary

- Site Address: 7026 Farm Road
- Site Acreage: 2
- Number of Lots/Units: 2
- Project Type: Single family residential

Site Plans

The plans depict a proposed minor subdivision with 2 lots on 2 acres located within the rural preservation area (RNP-I). The applicant is planning on subdividing this parcel into 2 parcels of equal size. The proposed Lot 1 (north side) and Lot 2 (south side) will each be approximately 1

acre in area. The existing property has a septic system and is less than 1,250 linear feet to any existing public water line. Access to the properties will be from Desperado Street with partial circular driveways and will include a block wall at 6 feet in height between each residence.

Landscaping

The application has a waiver to eliminate street landscaping per Figure 30.64-17. The plans state proposed landscaping will consist of Geoffroea Decoricans with a final landscape plan submitted with final plans for building permits. The applicant states that shrubbery will not be planted within the sight visibility zone along the front property lines and will include landscape rock which will provide for dust control. Landscaping is going to be drought tolerant trees and shrubs.

Elevations

The applicant has stated these will be custom built homes and elevations will be provided at time of permitting.

Floor Plans

The applicant has stated these will be custom built homes and floor plans will be provided at time of permitting.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that none of the existing developed parcels on the north side of Farm Road have street improvements or detached sidewalks with landscaping. Requiring street improvements would not preserve the rural nature of this property and not maintain the continuity of the north side of Farm Road between Jones Boulevard and Tenaya Way. When the application was submitted over a year ago, it included the soils reports, drainage study, land surveying/mapping, and the setting of monuments. A preliminary cost analysis has shown that adding the substantial projected costs of the requested off-site improvements into the construction budget would render the project financially unfeasible, when added to the cost of the vacant land, the cost per square foot to build the houses, landscaping, and utility connections.

In addition, the project includes a waiver to not connect to the sewer per Title 30.52. The owner has a letter of water commitment from Las Vegas Valley Water District (LVVWD) for this parcel, and the Southern Nevada Health District (SNHD) has approved the use of a septic system because the parcel is 1,200 feet from any existing sewer.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Waiver of Development Standards #1

Staff does not support such requests to eliminate street landscaping requirements. The existing street patterns along Farm Road currently do not have any street landscaping. Staff finds the design is not consistent with the Figure 30.64-17 street landscaping and sidewalk; therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #2

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, there are existing off-site improvements to the south of this property. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

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

- Comply with approved drainage study PW21-18498;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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: YUNDI XIE

CONTACT: CHERYL ZIMMER, 6144 GRAND TETON DRIVE, LAS VEGAS, NV 89131



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-23-0127</u> DATE FILED: <u>3/8/23</u> PLANNER ASSIGNED: <u>SND</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>4/11/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/3/23</u> FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>Xie Yundi</u> ADDRESS: <u>20255 Vejar Rd</u> CITY: <u>Walnut</u> STATE: <u>CA</u> ZIP: <u>91789</u> TELEPHONE: <u>310-350-8224</u> CELL: _____ E-MAIL: <u>Buildwellinc@gmail.com</u>
	APPLICANT NAME: <u>Xie Yundi</u> ADDRESS: <u>20255 Vejar Rd</u> CITY: <u>Walnut</u> STATE: <u>CA</u> ZIP: <u>91789</u> TELEPHONE: <u>310-350-8224</u> CELL: _____ E-MAIL: <u>Buildwellinc@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Cheryl Zimmer</u> ADDRESS: <u>6144 Grand Teton Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>818-653-1881</u> CELL: <u>818-653-1881</u> E-MAIL: <u>wbbear@hotmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-15-606-006

PROPERTY ADDRESS and/or CROSS STREETS: Farm Road and Desperado

PROJECT DESCRIPTION: Single Family Detached Residential Development

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

Xundi Xie
 Property Owner (Signature)*

Xie Yundi
 Property Owner (Print)

HUSBAND
Troy FRANKOWIAK

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }
On August 5th, 2022 before me, Jacky H. Zhu, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Xie, Yundi & Franckowiak, Toy Marron
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Land Use Application

Document Date: 08/05/2022 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Xie, Yundi

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: Franckowiak, Toy Marron

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Justification Letter for request for Waiver of Development Standards for APN 125-15-606-006

The owner of this property submitted the application for a lot split of a 2-acre parcel into two 1-acre parcels on May 24, 2021 (application is MSM-21-60042). Once the lot split is accomplished, the owner is seeking to build two single-story homes, one on each lot, which would preserve the existing RNP zoning of the property, as was originally intended for this area. They would occupy one and their son would occupy the other.

The first determination of the parcel map requirements made no mention of off-site improvements. It was not until the submission for final tech review with the Department of Public Works Mapping Team that they were told they would need to file for an extension. At the end of the review the Mapping Team brought up the off-site improvements as being required.

The zoning of this property is RE with RNP overlay, and as such, would be the only 300 feet of street improvement in this 1.5 mile stretch of the north side of Farm Road between Tenaya and Jones Blvd. The Department of Public Works contends that because the south side of Farm (which is tract housing in Las Vegas City) has street improvements, this parcel should be required to have street improvements even though the north side of Farm Road is Clark County and designated as RNP.

The owner is requesting to waive the off-site improvements (curb, gutter, sidewalks, streetlights, and asphalt) that is now being asked for by the Department of Public Works Mapping Team over a year after the initial submission of the application for the minor subdivision. The owner is also requesting to waive the development of standards to eliminate the requirement for landscaping per figure 30.64-17. **This parcel is the only undeveloped parcel on the north side of Farm Road within the 1.5 miles between Tenaya and Jones Blvd.** None of the other existing developed parcels on the north side of Farm Road have any street improvements or detached sidewalks with landscaping whatsoever. Requiring street improvements would not preserve the rural nature of this property and maintain the continuity of the north side of Farm Road between Jones Blvd. and Tenaya. It could in fact, be a traffic hazard to have a single, 300 foot stretch of street improvements in the midst of non-improved areas.

The owner has already paid substantial costs for the required items that were asked for by the county when the application was submitted over a year ago. This includes the soils reports, drainage study, land surveying/mapping, and the setting of monuments. A preliminary cost analysis has shown that adding the substantial projected costs of the requested off-site improvements into the construction budget would render the project financially unfeasible, when added to the cost of the vacant land, the cost per square foot to build the houses, landscaping, utility connections, etc.

This would make the property essentially worthless to the owner, or anyone else, to proceed with building their homes. To request that an individual property owner be burdened with a financial contingency of epic proportions is an unjust financial hardship.

In addition, we are asking for a waiver to not connect to the sewer per Title 30.52. The owner has a letter of water commitment from LVVWD for this parcel, and the SNHD has approved the use of a septic system because the parcel is 1200 feet from any existing sewer per Raul Santiago from the Department of Public Works Sanitary Sewer Planning.

Please note: The owners' intent is to build one custom single-family dwelling per lot, and they have not yet decided on elevations and floor plans. Elevations, floor plans, and final landscape plans will be submitted when a construction permit is applied for.