



# Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

April 27, 2021

6:30 p.m.

## AGENDA

**NOTE:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com) and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to [Jennifer.damico@clarkcountynv.gov](mailto:Jennifer.damico@clarkcountynv.gov), before 4:30 pm, April 27, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

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

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)

County Liaison: Jennifer Damico, 702-219-0374, [Jennifer.Damico@clarkcountynv.gov](mailto:Jennifer.Damico@clarkcountynv.gov)  
 William Covington, 702-455-2540, [William.Covington@clarkcountynv.gov](mailto:William.Covington@clarkcountynv.gov)

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

II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any

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

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

If you do not wish to attend this meeting in person but would like to comment on an item appearing on this agenda, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, on April 27, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of minutes for April 13, 2021 (For possible action)
- IV. Approval of Agenda for April 27, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
  - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning & Zoning

**05/18/21 PC**

- 1. **WS-21-0142-BLAZVICK FAMILY TRUST: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Ann Road, 145 feet east of Park Street within Lone Mountain. RM/jgh/jd (For possible action) 5/18/21 PC
- 2. **WS-21-0146-GREYSTONE NEVADA, LLC: WAIVER OF DEVELOPMENT STANDARDS** for driveway geometrics in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ja (For possible action) 5/18/21 PC

- VII. General Business
  - 1. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (For Discussion only)

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

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

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to [Jennifer.damico@clarkcountynv.gov](mailto:Jennifer.damico@clarkcountynv.gov), before 4:30 pm, on April 27, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: May 11, 2021

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N Durango Drive Las Vegas, NV 89129

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

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

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

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



## Lone Mountain Citizens Advisory Council

April 13, 2021

### MINUTES

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of March 30, 2021 Minutes  
  
**Moved by: KIM**  
**Action: Approved subject minutes as submitted**  
**Vote: 5/0 - Unanimous**
- IV. Approval of Agenda for April 13, 2021  
  
**Moved by: CAROL**  
**Action: Approved agenda as submitted**  
**Vote: 5/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **DR-21-0130-TETON CAPITAL MANAGEMENT, LLC: DESIGN REVIEWS** for the following: 1) a proposed daycare facility; and 2) final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/rk/jd 5/5/21 BCC

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

**Moved By: Brad**

**Vote: 3/2 (members opposed not comfortable with layout of center and not in favor of storage facility in RNP).**

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be April 27, 2021.

X. Adjournment

The meeting was adjourned at 7:15 p.m.

05/18/21 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

ANN RD/PARK ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0142-BLAZVICK FAMILY TRUST:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Ann Road, 145 feet east of Park Street within Lone Mountain. RM/jgh/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
125-30-806-006

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the interior side setback to 5 feet where 10 feet is required per Table 30.40-1 (a 50% decrease).

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

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 9470 W. Ann Road
- Site Acreage: 0.5
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 29

**Site Plans**

The plans depict a proposed 1,612 square foot RV garage that will be attached to the existing residence. The proposed RV garage will be set back 5 feet from the interior (south) side. Access to the subject parcel is from the south via a cul-de-sac from Ann Road.

Elevations

The plans depict a 2 story (29 foot tall), attached RV garage with a workshop and equipment well on the second floor. Two windows and a door will be visible from the north exterior elevation. From the east exterior elevation, 2 garage bay doors will be visible. The building exterior will be stucco with an unfinished concrete floor on the interior.

Floor Plans

The plans depict the proposed RV garage will be 1,612 square feet with entrance doors to the north and the east. The RV garage will be attached to the existing home which is 2,916 square feet.

Applicant's Justification

The applicant indicates that the proposed RV garage is approximately 30 feet wide and the justification for this waiver is that the front of the garage would be too narrow to fit an RV garage door without the added 5 feet. Without this waiver, the RV garage would be virtually impossible to do for the purpose of storing an RV.

Surrounding Land Use

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff reviews waiver of development standards to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. Staff finds that the proposed reduction on the side will not have any negative impacts on the adjacent residences; staff can support the request, with an added condition to place additional landscaping on the south side of the addition.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant to provide landscaping between the addition and the south property line.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WILLIAM BLAZVICK

**CONTACT:** WILLIAM BLAZVICK, 9470 W. ANN RD., LAS VEGAS, NV 89149





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

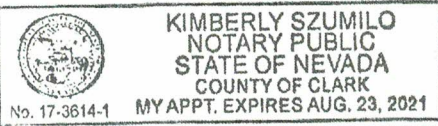
<b>APPLICATION TYPE</b> <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>WS 21-0142</u> DATE FILED: <u>3/29/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>One Mountain</u> TAB/CAC DATE: <u>4/27/21</u> PC MEETING DATE: <u>5/18/21</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b> NAME: <u>Blazvick Family Trust</u> ADDRESS: <u>9470 W Ann Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-327-8280</u> CELL: <u>702-327-8280</u> E-MAIL: <u>bill@charprd.com</u>
	<b>APPLICANT</b> NAME: <u>William Blazvick, Trustee</u> ADDRESS: <u>9470 W Ann Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-327-8280</u> CELL: <u>702-327-8280</u> E-MAIL: <u>bill@charprd.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>William Blazvick</u> ADDRESS: <u>9470 W Ann Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-327-8280</u> CELL: <u>702-327-8280</u> E-MAIL: <u>bill@charprd.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-30-806-006  
 PROPERTY ADDRESS and/or CROSS STREETS: 9470 W Ann Rd Las Vegas, NV 89149  
 PROJECT DESCRIPTION: New RV Garage addition

(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]      **William Blazvick**  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 1-15-2021 (DATE)  
 By Kimberly Szumilo  
 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.

NS-21-0142

William P. Blazvick  
9470 W. Ann Rd.  
Las Vegas, NV. 89149  
702-327-8280

**REVISED**  
3/29/21

*Blazvick*

**JUSTIFICATION LETTER  
REVISED – 03/25/2021.**

**PLANNING  
COPY**

3/25/2021

Clark County Building Department  
Planning and Zoning  
Building Permit# BD20-48109

I have made application for a Building permit as an owner builder to build a new RV garage addition to my home located at 9470 W Ann Rd Las Vegas, NV APN# 125-30-806-006.  
Building Permit# BD20-48109

Currently I have a 25Ft x 30Ft x 8Ft tall, detached garage. That is located 5 Ft set back off the existing property lines facing East and South. I would like to remove that garage and build a tall new RV garage with workshop space and 2<sup>nd</sup> floor storage.  
This new garage addition would be attached to the SFR Home.

The new addition would be 10 feet setback off the East property line and 5 feet set back off the South property line.


The setback code for RE states 30 ft to the rear and 10 ft to the side setbacks.

I am requesting a variance for the south side setback to be reduced to 5 ft and the East side setback to be reduced to 10ft. Where 30 ft is required.

The Justification for this is the front of the garage would be too narrow to fit an RV garage door without the added 5 ft. Making this project virtually impossible to do as an RV Garage.

If any questions, please contact me at any time.

Sincerely,

  
Bill Blazvick  
702-327-8280  
bill@charprd.com

DRIVEWAY WIDTH  
(TITLE 30)

GRAND TETON DR/TORREY PINES DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0146-GREYSTONE NEVADA, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for driveway geometrics in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
125-14-501-001; 125-14-501-002; 125-14-502-001

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the driveway width to 60 feet where 28 feet is the maximum per Uniform Standard Drawing 222 (a 114% increase).

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Acreage: 12.9
- Number of Lots: 24
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 21,868/22,078 (gross)/18,735/20,685 (net)
- Project Type: Driveway width increase

History & Site Plan

The submitted plan depicts a single family residential subdivision on 12.9 acres located on the southeast corner of Torrey Pines Drive and Grand Teton Drive. A tentative map (TM-19-500148) was previously approved for the following site design elements: access to the site is located along Jo Marcy Drive via 3 separate driveway entrances which lead into 3 separate private streets, the private streets terminate in a northerly direction within a cul-de-sac bulb, the minimum net lot size is 18,735 square feet and the maximum net lot size is 20,685 square feet,

and lastly, the proposed subdivision depicts 24 residential lots and 4 common lots with a density of 1.6 dwelling units per acre.

A waiver of development standards (WS-19-0565) was also previously approved for off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving) and a design review for increase finished grade (the request was for 36 inches where 18 inches is the maximum allowed) and a design review for single family residences. Furthermore VS-19-0564 was approved to vacate Mustang Street which would allow the previously approved tentative map to properly combine all 3 parcels into 1 subdivision.

The applicant is requesting to waive the maximum driveway width requirement of 28 feet for homes that have 3 car garages.

Floor Plans

The design plans for the homes include 2, 3, and 4 or more car garages with an RV garage addition, thus expanding the driveway width to a maximum of 60 feet. The Uniform Standard drawings depict that the maximum driveway width is 28 feet for homes with 3 car garages. Various driveway widths for the design of the home plans vary from 16 feet, 37 feet, 52 feet, and 60 feet wide. The applicant is requesting to waive this requirement to better accommodate the design of the homes.

Applicant's Justification

Per the justification letter, the applicant states that in order for unimpeded vehicular ingress and egress for homes with 3 or 4 car garages, a wider driveway (maximum of 60 feet) is needed. Four distinct floor plans have been previously approved with garages that vary from 2, 3, to 4 or more car garages with an RV garage addition. A lot fit analysis shows that the driveways do not dominate the front yard areas; therefore, the design of the homes still meets the Title 30 standards where no more than 60% of the front and side yards can be comprised of hardscape Section 30.64.030. The proposed driveways do not impact the roll curbs, site drainage, or pedestrian accessibility.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-19-0564	Vacated and abandoned a portion of right-of-way being Mustang Street	Approved by BCC	September 2019
WS-19-0565	Waived off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving), and a design review for increased finished grade, and for a single family residential development	Approved by BCC	September 2019
TM-19-500148	24 single family residential lots and 4 common elements	Approved by BCC	September 2019
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning 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, South, & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

##### Public Works – Development Review

The subdivision is located in a Rural Neighborhood Preservation area where estate homes are built that are somewhat different than the standard housing types seen in the Las Vegas Valley. As such, it is not uncommon to have wide front yards and numerous garages to accommodate a variety of vehicles and storage needs. All of the driveways front on private streets so there will be no impact to any public infrastructure. Since the proposed driveways will comply with all of the other provisions from Uniform Standard Drawing 222 and Title 30, staff does not object to the width of the driveways.

##### Staff Recommendation Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREYSTONE NEVADA, LLC

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118

**DRAFT**

PLANNER COPY



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>NS-21-0146</u> DATE FILED: <u>3/30/21</u> PLANNER ASSIGNED: <u>DR</u> TAB/CAC: <u>LOVE MT.</u> TAB/CAC DATE: <u>4/27/21</u> PC MEETING DATE: <u>5/18/21</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W. Russell Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 821-4603</u> CELL: _____ E-MAIL: <u>Jeanette.Jeffery@Lennar.com</u>
	<b>APPLICANT</b>  NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W. Russell Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 821-4603</u> CELL: _____ E-MAIL: <u>Jeanette.Jeffery@Lennar.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 South Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 362-8848</u> CELL: _____ E-MAIL: <u>ElishaS@Taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-14-501-001, 125-14-501-002, 125-14-502-001

PROPERTY ADDRESS and/or CROSS STREETS: N. Torrey Pines Dr. & Grand Teton Dr.

PROJECT DESCRIPTION: A 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.

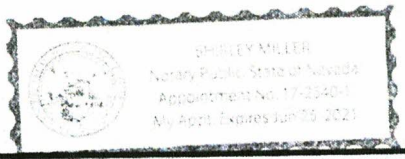
[Signature]  
Property Owner (Signature)\*

ROBERT JOHNSON (AUTHORIZED AGENT)  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 8, 2020 (DATE)  
By Robert Johnson

NOTARY PUBLIC: [Signature]



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



**TANEY ENGINEERING**

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

February 22, 2021

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

Re: Torrey Pines & Grand Teton – Waiver of Development Standards  
(APN: 125-14-501-001, 125-14-501-002, 125-14-502-001)

**PLANNER  
COPY**

WS-21-0146

To Whom it May Concern,

On behalf of our client, Lennar, Taney Engineering is respectfully submitting a Waiver of Development Standards to an approved residential subdivision. On September 4th, 2019 the Clark County Board of Commissioners approved a Tentative Map (TM-19-500148) and Waiver of Development Standards and Design Review (WS-19-0565) for a 24-lot single-family residential development on 12.9 acres in an R-E (Rural Estates Residential) Zone.

Waiver of Development Standards Request:

In order to allow for unimpeded vehicular ingress and egress for homes with 3+ car garages, a waiver of driveway widths is being requested to allow driveways widths to exceed the 28-ft max wide allowed per Clark County Uniform Standard Drawing 222. Four distinct floor plans have been approved for the subdivision with garages that vary from 3 car to 4+ cars, with RV garages in addition. In order to accommodate all combinations of the garages offered, it is necessary to request the width be increased to 60-ft, where 28-ft is maximum allowed (an increase of 214%).

The various plans have driveway widths varying of 16-ft, 37-ft, 52-ft, and 60-ft. The lots not located in the cul-de-sac are all approximately 137-ft in width, so a driveway width of 60-ft still allows for a large percentage of the front yard to remain landscape (front yards cannot be more than 60% hardscape pursuant to Title 30.64.030.c.3), preventing a driveway dominated streetscape. The site will still meet the 60% hardscape rule with the 60-ft wide driveways. All driveways will be comprised of decorative pavers, adding to the street appeal and architectural enhancement of the community.

The proposed 60' driveways within the approved community access 39' private streets with no sidewalks and a 30" modified roll curb and gutter, per USD #217.3.S1. As there will be no impact to the roll curb, site drainage, or pedestrian accessibility of this community, we respectfully ask for approval of this request.

Please let us know if you have any questions or require any additional information.

Respectfully,

Robert Cunningham  
Taney Engineering