



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

May 11, 2021

6:30 p.m.

AGENDA

NOTE:

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

Carol Peck
Bradley Burns

Secretary:

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

County Liaison:

Jennifer Damico, 702-219-0374, Jennifer.Damico@clarkcountynv.gov
William Covington, 702-455-2540, 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 27, 2021 (For possible action)

IV. Approval of Agenda for May 11, 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

06/01/21 PC

1. **WS-21-0163-DEWEY MICHAEL & JULIE FAMILY TRUST & DEWEY MICHAEL A & JULIE D TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce a setback for a detached patio cover in conjunction with a single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Verde Way and Grand Canyon Drive within Lone Mountain. RM/al/jo (For possible action) **06/01/21 PC**
2. **WS-21-0173-JONES JOSEPH D: WAIVER OF DEVELOPMENT STANDARDS** for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Center Stage Avenue, 118 feet east of Designer Way within Lone Mountain. RM/nr/jo (For possible action) **06/01/21 PC**

06/02/21 BCC

3. **WS-21-0158-DHC MANAGEMENT, LLC: WAIVER OF DEVELOPMENT STANDARDS** for reduced landscaping. **DESIGN REVIEW** for reduced landscaping in conjunction with a previously approved congregate care facility on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/bb/jo (For possible action) **06/02/21 BCC**

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

BOARD OF COUNTY COMMISSIONERS
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YOLANDA KING, County Manager

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.

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.

IX. Next Meeting Date: May 25, 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 27, 2021

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of April 13, 2021 Minutes
Moved by: SHARON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for April 27, 2021
Moved by: KIM
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

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 (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**

Action: APPROVED as submitted, subject to staff conditions after removal of landscaping condition

Moved By: SHARON

Vote: 4/0

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 (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**

Action: APPROVED as submitted, subject to staff conditions

Moved By: CHRIS

Vote: 3/1 (member opposed feels development is not compatible with RNP area)

VII. General Business

1. Discussed 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.

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be May 11, 2021.

X. Adjournment

The meeting was adjourned at 7:08 p.m.

06/01/21 PC AGENDA SHEET

PATIO COVER
(TITLE 30)

VERDE WY/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0163-DEWEY MICHAEL & JULIE FAMILY TRUST & DEWEY MICHAEL A & JULIE D TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce a setback for a detached patio cover in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Verde Way and Grand Canyon Drive within Lone Mountain. RM/al/jo (For possible action)

RELATED INFORMATION:

APN:

125-31-414-001

WAIVERS OF DEVELOPMENT STANDARDS:

Reduce the setback to a right-of-way (Verde Way) to a minimum of 6 feet where a minimum of 10 feet is required per Table 30.40-1 and Section 30.56.040 (a 40% reduction).

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4811 N. Grand Canyon Drive
- Acreage: 0.5
- Project Type: Detached patio cover
- Number of Stories: 1
- Structure Height (feet): 10
- Square Feet: 507

Site Plans

The plans show an existing single family residence located in the central portion of the parcel with a pool located to the north of the residence in the rear yard of the property. The parcel is located on the southwest corner of Verde Way and Grand Canyon Drive and there is an existing block wall that encloses the rear yard of the site. This block wall is set back from the property line to maintain site zones at the intersection of the streets. The request is to install a detached

patio cover within the rear yard. The plan shows a proposed detached patio cover located on the northeast corner of the site 5 feet to the east of the pool and 6 feet from the existing residence. The patio cover will be set back 6 feet from the northern property line, which is along Verde Way. The patio cover will be set back approximately 6 feet from the block wall along the east side of the rear yard, and 12 feet from Grand Canyon Drive, which is along the east side of the site.

Landscaping

Along Grand Canyon Drive between the property line and the existing block wall on the property, there is a minimum 7 foot wide landscape area consisting of trees, shrubs, and groundcover. Within the walled area of the rear yard there are palm trees, shrubs, and groundcover.

Elevations

The proposed patio cover is approximately 10 feet in height. The structure has a flat roof and is supported by 7 metal posts. The roof of the structure consists of slats that are motorized to open or close to control the amount of shade. The structure has an area of approximately 507 square feet.

Applicant's Justification

The applicant indicates that the patio cover will be over a barbeque area and will provide shade for the pool area. The patio cover is located on a portion of the lot that is adjacent to streets so the reduced setback will not have a negative impact on the abutting property owners.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The request is to reduce the setback for the proposed patio cover to Verde Way from 10 feet to 6 feet. Typically, staff does not support a reduction to the setback to the street. The plans show the proposed patio cover is approximately 20 feet in width and staff does not see any unique or special circumstance with the site to warrant a reduction in the setback from the street. Staff finds that this request is due to the design of the structure, which is a self-imposed hardship, which staff does not support. Staff believes the patio cover could be designed to provide the applicant with the shade they desire and comply with the required setbacks; therefore, staff does not support this request.

Staff Recommendation

Denial

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DONALD RAY COX

CONTACT: PATRICIA COX, HOME IMPRESSIONS, 2875 N. BRONCO ST, LAS VEGAS, NV 89108



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-21-0163</u> DATE FILED: <u>4-12-21</u> PLANNER ASSIGNED: <u>DL</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>5-11-21</u> PC MEETING DATE: <u>6-1-21</u> BCG MEETING DATE: _____ FEE: <u>\$ 475⁰⁰</u>
	PROPERTY OWNER NAME: <u>Michael and Julie Dewey</u> ADDRESS: <u>4811 N. Grand Canyon Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>925-895-1995</u> CELL: <u>925-895-1995</u> E-MAIL: <u>julietracy18@yahoo.com</u>
	APPLICANT NAME: <u>Home Impressions Inc</u> ADDRESS: <u>2875 N. Bronco St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>702-688-3111</u> CELL: <u>702-688-3111</u> E-MAIL: <u>patricia@homeimpressionsinc.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Patricia Cox</u> ADDRESS: <u>2875 N. Bronco St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>702-688-3111</u> CELL: <u>702-688-3111</u> E-MAIL: <u>patricia@homeimpressionsinc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-31-414-001
 PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain & Grand Canyon Dr
 PROJECT DESCRIPTION: 4811 n. Grand Canyon Dr. 89149

(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.

Julie Diane Dewey Julie Diane Dewey
Michael Allen Dewey Michael Allen Dewey
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 3/16/2021 (DATE)
 BY JULIE DIANE DEWEY, MICHAEL ALLEN DEWEY
 NOTARY PUBLIC: Frank Stefan Kolodziej-Zayas



*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.

A PR 21-100261

March 12, 2021

WS-21-0163

Permit: **APR-21-100261**

RE: Request for a waiver of development standards to reduce the required setback from a right-of-way

To whom it may concern:

Hello,

I am applying to request a waiver of development standards to reduce the required setback from a right-of-way. This is for our freestanding patio cover that is being installed in the rear of our property. It is attached to 8 footings and the setbacks are 6'7" to post on the North property line block wall and 11'4" from the East property line block wall. The motorized patio cover is 20' wide x 20' projection x 10' height.

The current setbacks are set at 10'. The patio cover is covering the BBQ island and offer us shade by our pool. We are on a corner lot and there is an easement separation to the neighbor so it will not affect any property owners.

Thank you for your consideration,

Michael and Julie Dewey

Michael and Julie Dewey

4811 N. Grand Canyon Dr.

Las Vegas, NV 89149

925-895-1995

julietracy18@yahoo.com

SETBACKS
(TITLE 30)

LONE MOUNTAIN RD/DESIGNER WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0173-JONES JOSEPH D:

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

Generally located on the north side of Center Stage Avenue, 118 feet east of Designer Way within Lone Mountain. RM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

138-04-111-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the interior side setback for a principal structure for an attached RV garage to 5 feet where 10 feet is required per Table 30.40-1 (a 50% reduction).

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8268 Center Stage Avenue
- Site Acreage: 0.5
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,123 (house)/972 (RV garage)

Site Plans

The plans show an existing 3,123 square foot single family residence with an attached 3 car garage. The single family residence is set back from the western interior side by 11 feet 6 inches and 12 feet 2 inches from the eastern interior side. The proposed RV garage is located on the east side of the property, attached to the east side of the existing garage. A portion of Center Stage Avenue is included in the property boundary and the house is set back from the edge of the street 37 feet 3 inches. Access to the site is from Center Stage Avenue.

Landscaping

Mature landscaping exists on the site. Landscaping is not a part of this request.

Elevations

The elevations show a 20 foot high attached RV garage on the east side of the existing residence.

Floor Plans

The plans show an open floor plan for the proposed RV garage addition with an open connection to the existing 2 car garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed addition of an RV garage with reduced setbacks on the east side of the primary dwelling is due to the constraints of how the lot is designed. The applicant states that the neighbor to the east is aware of the proposed setback reduction and the neighbor has no concerns.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-01-0296	Reclassified parcels within Lone Mountain from various zonings to include the RNP-I overlay district	Approved by BCC	June 2001
TM-0306-95	21 lot subdivision	Approved by PC	December 1995
WT-0506-95	Model home complex	Approved by PC	May 1995
VC-1393-94	Mobile home trailer sales office, waiver of off-sites	Approved by PC	October 1994

Surrounding Land Use

	Planned Category	Land Use	Zoning District	Existing Land Use
North & East	City of Las Vegas		R-E	Single family residential
West & South	Rural Preservation (2 du/ac)	Neighborhood	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

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. The subject residence is located in a developed 21 lot subdivision. Although the proposed single family residence will be encroaching into the side setbacks making a side setback of 5 feet, the setback to the neighbor to the east's house will still be greater than 10 feet. Staff generally does not support waivers without proposed mitigation measures to reduce any negative impact to surrounding properties; however, there are existing mature trees that will provide a buffer of visual impacts to the neighbors. Due to the existing conditions, site constraints of the site, and the exiting landscaping, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOSEPH JONES
CONTACT: JOSEPH JONES, 8268 CENTER STAGE AVE, LAS VEGAS, NV 89129

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

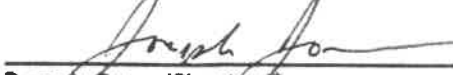
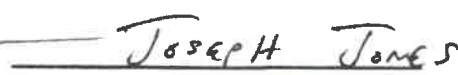
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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-21-0173</u> DATE FILED: <u>4/14/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC DATE: <u>5/11/21</u> PC MEETING DATE: <u>6/01/21</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Joseph Jones</u> ADDRESS: <u>8268 Center Stage Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702 513 2127</u> CELL: <u>702 513 2127</u> E-MAIL: <u>nypd2vegas@yahoo.com</u>
	APPLICANT NAME: <u>Joseph Jones</u> ADDRESS: <u>8268 Center Stage Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702 513 2127</u> CELL: <u>702 513 2127</u> E-MAIL: <u>nypd2vegas@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Joseph Jones</u> ADDRESS: <u>8268 Center Stage Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702 513 2127</u> CELL: <u>702 513 2127</u> E-MAIL: <u>nypd2vegas@yahoo.com</u> REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): 138-04-111-003

PROPERTY ADDRESS and/or CROSS STREETS: 8268 Center Stage Ave, Las Vegas, NV 89129

PROJECT DESCRIPTION: RV Garage Addition, Side yard setback reduction for primary structure to accomodate an 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.



 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 17, 2021 (DATE)
 By JOSEPH D. JONES
 NOTARY PUBLIC: 



*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.

Planner
Copy

WS-21-0173

March 24, 2021

Joseph Jones
8268 Center Stage Ave.
Las Vegas, NV 89129

REF: APR- # 21-10039 **Justification Letter for Use of Land Application**

My name is Joseph Jones and I am writing this justification letter, for application Preview number (#) 21-100339, for my single family Attached Residential Development. I am the owner and applicant for the address of 8268 Center Stage Ave., Las Vegas, NV 89129, Parcel number (#) 138-04-111-003. I am currently attempting to construct an RV garage addition attached to the residence.

The residence is located in a (21) home gated community, called Design Estates, which has a T shaped configuration. My home is positioned on the North/East of Center Stage Ave. All the houses in the community are semi-custom homes, built on half acre RV lot parcels. The homes in the community consist of single story and two story residences, with three car garages. The garages are designed into two car and single car configurations. My residence of 8268 Center Stage Ave., being positioned in the N/E corner of neighborhood, has a unique land set up and home positioning. The residence faces South, along with two other homes. The remaining 18 homes of the community all face East and West along the main road (Designer Way). The shape of the lot, along with positioning of the house, gives the property a (L) shaped design. This increases the size of the front yard therefore, minimizing the side yard access designated for the RV parking. This prevents me from parking my RV alongside the house and behind the gates as required by the communities CC&R's.

I have met with members of the home owners association over the years and was granted permission by the Board to park my RV on the front (L) shaped area of my extended driveway for the past several years. Since then we have had several homes sell in the neighborhood over the past year and a few of the new home owners have been voicing their concerns about my personally owned RV parked in the extended driveway. Due to the design and positioning of the residence, along with the three (3') overhang of the garage roof, I am unable to position and park my RV on the side of my residence as originally intended by the builder of the Community of Design Estates. Due to above circumstances, and with keeping good relations with the neighbors, I decided to move forward and begin the process of constructing an RV garage. This would replace the single car garage positioned on the extreme Eastside of my residence. I have met with all the current Board members of the community in regards to the construction and addition of an attached RV garage and they unanimously approved. The current design of the RV garage, which was presented to the Board, would be built to match the current construction and design of the residence. The RV garage addition would extend the current single car garage by seven feet (7'), leaving a five foot (5') clearance and distance from the connecting party wall. The RV garage dimensions as described in the attached drawings, would be 18' wide, by 54' long, having a 16' ceiling with matching Gable roof to match existing structure. The current single car garage measures 243 square feet. The completed RV garage will be 972 square feet, which is a total increase of 729 square feet. Completed construction of the garage will be in line with the existing front and rear walls of the home. Since the RV garage will be attached to the existing residence and will be built 5' from the party wall, it was determined that I would need to apply for and complete a Land Use Application for the side yard

In conclusion, I am requesting permission to build the RV garage to be in compliance with Design Estates current community's CC&Rs. The construction of the RV garage would allow me to park my RV inside of the new garage, keeping it out of plain site of the neighbors and protecting it from the elements of extreme heat wind and occasional rain. The RV garage will have no impact on the community which is zoned for single and two story residences and will be in compliance with current zoning regulations. Since the structure will be attached to the residence apposed to be detached from the residence. I have also contacted the neighbors on the East side of the party wall, who would be most impacted by the construction of the RV garage. We have their approval and full cooperation with proposed construction and addition of the RV garage. The garage will also be built with the intention of adding the wiring and support for electric vehicle charging and solar energy production in the future.

Sincerely,
Joseph Jones

06/02/21 BCC AGENDA SHEET

LANDSCAPING
(TITLE 30)

FORT APACHE RD/TROPICAL PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0158-DHC MANAGEMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEW for reduced landscaping in conjunction with a previously approved congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/bb/jo (For possible action)

RELATED INFORMATION:

APN:
125-30-704-006

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the landscaping width along Tropical Parkway to 12 feet 9 inches (5 feet of landscaping, 5 foot sidewalk and 2 feet 9 inches landscaping) where 15 feet (5 feet of landscaping, 5 foot wide sidewalk, 5 feet of landscaping) is required per Figure 30.64-17 (a 45% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 9130 Corbett Street
- Site Acreage: 5
- Project Type: Congregate care facility
- Number of Stories: 1
- Building Height (feet): 24
- Parking Required/Provided: 35/49

Site Plan

The site plan shows a 72 bed, 46,507 square foot congregate care facility consisting of 6 buildings for the residents, depicted as "villas," and 1 administrative building on 5 acres. Access to the site is from 2 driveways on Tropical Parkway and 2 driveways on Corbett Street (a residential local street). Parking spaces are located throughout the site.

Landscaping

A detached sidewalk with 5 foot landscape areas on both sides of the sidewalk was approved as part of the original application. After grading and construction of the pad sites the remaining area for landscaping between Tropical Parkway and the sidewalk is 12 feet 9 inches, where 15 feet is required. The applicant is proposing to install a Silverberry shrub hedge, in lieu of the 36 inch trees originally planned within a 2 foot 9 inch wide planter. The shrub hedge row will be planted in the landscape strip located on the north side of the property and adjacent to the sidewalk.

Elevations

No changes are proposed to the building elevations with this application.

Floor Plans

Seven total buildings with a combined 46,507 square feet are proposed with no changes to the approved buildings with this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to reduce the width of the landscaping area between the sidewalk and a keystone wall to 2 feet 9 inches where 5 feet is required. The decrease in landscape area is a result of grading work and adjustments made during construction. As a result of the decrease in landscape width, the applicant is proposing to install a continuous row of Silverberry shrubs where 36 inch box trees were previously approved. The shrub row will create a denser screen that complements the trees on the other side of the sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0606	Waiver to reduce landscaping	Withdrawn	February 2021
UC-0210-17	Congregate care facility with local street access	Approved by BCC	July 2017
ZC-0296-01	Established the RNP-I Zoning Overlay District in Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Waiver of Development Standards & Design Review

The uses adjacent to the development will not be adversely impacted when considering the additional continuous shrub row planted as a buffer. The additional planted shrubs will off-set the decrease in the landscape width and provide an intense buffer between the street and site. The proposed decrease to the landscape width will not materially affect the health and safety of persons residing in the immediate neighborhood when considering the additional continuous shrub row. Staff supports these requests.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FRANK PANKRATZ

CONTACT: JENNIFER KNIGHTON, 1215 S. FORT APACHE RD., SUITE 120, LAS VEGAS, NV 89117

DRAFT

March 3, 2021

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 557141
Las Vegas, NV 89155-1741

PLANNER
COPY
WS-21-0158

RE: Justification Letter – Waiver of Development Standards – APN 125-30-704-006 – 9230
Corbett Street – Villas of Las Vegas

Dear Sirs/Madams;

This Waiver request is to replace Waiver 20-0606, which was on the Board of County Commissioner's 2/17/2021 hearing agenda's Routine Action Items to "be considered in one hearing and in one motion" with Staff Recommendation for Approval. Without notice to Owner, the General Contractor (Agent), who had just been terminated, withdrew without prejudice Waiver 20-0606, the day prior to the 2/17/2021 hearing.

This Waiver Re-Application request pertains to the landscaping along the short section of Tropical Parkway adjacent to the Villas of Las Vegas, a skilled nursing facility, a complex of six 12-bedroom homes, and an administration building, located at the southwest corner of Fort Apache Road and Tropical Parkway.

The Development Standard calls for:

- a 5' wide landscape strip between the back of curb and the sidewalk,
- then a 5' wide sidewalk, and
- then a 5' wide landscaping strip **back of sidewalk**.

After the grading and construction of the pad sites and completion of the Project's site work, the **back of sidewalk** 5' wide landscape strip was completed as indicated in the attached drawing with:

- a 3' wide landscaping strip between back of sidewalk and a retaining wall
- then an 8" decorative keystone retaining wall
- then a 1'4" landscape planter between the retaining wall and the parking stalls, which will be finished with rock mulch.

The **approved landscape plan** along this Tropical Pkwy section contained: ten 36" box trees, three in the 5' back of curb to sidewalk landscape strip, and, seven in the back of sidewalk landscape strip in addition to shrubs in this latter strip.

That compares to **the as built landscaping** (plan is attached) along this Tropical Pkwy section: eleven 36" box trees planted in the 5' back of curb to sidewalk landscape strip, which is

horticulturally correct planting location for these trees, providing this 5' wide area for these trees' expanding root structure as the trees grow vs some being planted in the 3' back of sidewalk landscape strip. The 3' back of sidewalk landscape strip then complements the landscaping with a continuous silverberry shrub hedge rather than being interpreted with trees.

Thank you for your consideration of this Waiver request.

Should you have any questions, please contact me at frank@ehbcompanies.com or on my cell 702 592 7412.

DHC Management LLC, Owner

BY: 
Frank Pankratz on behalf of the Owner

PLANNER
COPY

WS-21-0158