



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

May 25, 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, May 25, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

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

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

County Liaison: Jennifer Damico, 702-219-0374, 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 May 25, 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 May 11, 2021 (For possible action)
- IV. Approval of Agenda for May 25, 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

06/15/21 PC

- 1. **UC-21-0220-FORTCRAIG, LLC: USE PERMIT** to allow an accessory structure (Conex box) in conjunction with a private park prior to a principal structure, in conjunction with a single family residential lot on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Craig Road and Fort Apache Road within Lone Mountain. RM/jor/jo (For possible action) **06/15/21 PC**

06/16/21 BCC

- 2. **DR-21-0215-KNUTH D & M 1990 TRUST & KNUTH, DUANE HOLLIS & MARY A. TRS: DESIGN REVIEW** for finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the north side of Hickam Avenue and the east side of Conough Lane within Lone Mountain. RM/jgh/jo (For possible action) **06/16/21 BCC**
- 3. **ET-21-400062 (DR-19-0134)-DESTINY HOMES, LLC: DESIGN REVIEW FIRST EXTENSION OF TIME** for finished grade in conjunction with a proposed 4 lot single family residential development on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jgh/jo (For possible action) **06/16/21 BCC**

- 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'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: June 8, 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

May 11, 2021

MINUTES

Board Members: Chris Darling – Chair – **ABSENT** Carol Peck – **EXCUSED**
Dr. Sharon Stover – Vice Chair – **PRESENT** Bradley Burns – **PRESENT**
Kimberly Burton – **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 6:33 p.m.
- II. Public Comment
None
- III. Approval of April 27, 2021 Minutes
Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for May 11, 2021
Moved by: KIM
Action: Approved agenda as submitted
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

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**

Action: APPROVED as submitted, subject to staff conditions based on justification that there are no neighbors that would be negatively impacted by reduced setbacks

Moved By: BRAD

Vote: 3/0

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**

Action: APPROVED as submitted, subject to staff conditions

Moved By: KIM

Vote: 3/0

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**

Action: APPROVED as submitted, subject to staff conditions

Moved By: BRAD

Vote: 3/0

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 25, 2021.

X. Adjournment
The meeting was adjourned at 7:44 p.m.

06/15/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

CRAIG RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0220-FORTCRAIG, LLC:

USE PERMIT to allow an accessory structure (Conex box) in conjunction with a private park prior to a principal structure, in conjunction with a single family residential lot on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

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

RELATED INFORMATION:

APN:

138-06-703-007

USE PERMIT:

Allow an accessory structure (Conex box) in conjunction with a private park prior to a principal structure located on a residential lot where an accessory structure is permitted only with a principal structure per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 0.5
- Number of Lots: 1
- Project Type: Accessory structure (Conex box) in conjunction with a private park
- Number of Stories: 1
- Building Height (feet): 8 feet, 9 inches
- Square Feet: 320 (Conex box)/560 (shaded and paved area)

Site Plan

The site plan depicts an existing 4 lot cul-de-sac on the southwest corner of Craig Road and Fort Apache Road. All 4 lots face a private cul-de-sac adjacent to Fort Apache Road. The subject parcel is Lot 2, on the southwest corner of the cul-de-sac. The applicant created a private park on Lot 2 with a large turf area that has an overall area of 6,490 square feet. On the southeast

corner of Lot 2 is an existing accessory structure (Conex box) with an overall area of 320 square feet. The accessory structure is set back 17 feet from the east property line, 30 feet from the south property line, 118 feet from the west property line, and 73 feet from the north property line. The Conex box is oriented north to south with the front facing west toward the large turf area. The applicant installed a shaded area along the west facing elevation of the Conex box, and photos depict tables and chairs are located within the shaded area. The Conex box is utilized for storage and there is a composting toilet inside the Conex box. Lastly, the applicant installed 4 solar lights with 40 lumens on a 15 foot high pole on the east and west sides of the turf area. The applicant is requesting to allow the accessory structure (Conex box) to remain on-site in conjunction with the existing private park.

Landscaping

The provided plan shows that the turf area has an overall area of 6,490 square feet. The applicant planted 10 trees on the west side of the turf area and 11 trees on the east side of the turf area. The subject parcel also has 13 trees along the south property line. The east property line includes 16 trees, and on the east side of the accessory structure, 6 additional trees were planted. Decomposed granite (rock mulch) was added throughout the remaining areas of the subject parcel.

Elevations

The accessory structure has an overall height of 8 feet, 9 inches and has a metal exterior finish. The north facing elevation includes the standard large door for the Conex box, and the south facing elevation includes vertical corrugated metal. The west facing elevation includes 2 large doors, and east facing elevation includes 4 windows. The applicant installed a fiberglass shade panel on the west facing elevation with a 5% pitch.

Floor Plans

The accessory structure (Conex box) has 1 open floor plan, with a toilet room and sink. Per the applicant, the toilet room includes a composting toilet and does not require traditional plumbing.

Applicant's Justification

The applicant's justification letter states that the private park is a common area shared by the 3 remaining lots within the gated cul-de-sac. The accessory structure is utilized for storage and sitting and rest area for the park users. The remaining 3 parcels (Lots 1, 3, and 4) are in various stages of construction for single family residences (custom homes).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0932-14 (ET-0066-17)	First extension of time for reduced lot sizes 4 lot parcel map	Approved by PC	July 2017
WS-0932-14	Reduced lot sizes for a 4 lot parcel map	Approved by PC	January 2015

Surrounding Land Use

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

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The submitted plans show that that accessory structure meets all required setbacks from the subject parcel's property lines. In addition, 53 trees were planted on the subject parcel to help enhance the private park and provide screening adjacent to the existing block wall that surrounds the perimeter of the entire 4 lot cul-de-sac. The photos show that the accessory structure is clean, well maintained, and staff does not foresee any negative impacts of the existing accessory structure to the development or the surrounding neighborhood; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LUIS GUTIERREZ

CONTACT: DAVID STRAIT, D. W. STRAIT ARCHITECTURE, 1223 HEATHER OAKS WAY, N LAS VEGAS, NV 89031

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

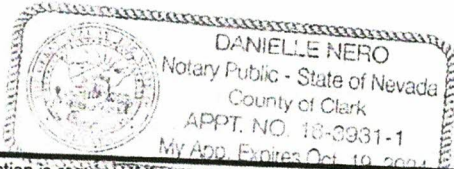
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0000</u> DATE FILED: <u>4/29/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>LOME MOUNTAIN</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: <u>5/15/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>FORTCRAIG, LLC</u> ADDRESS: <u>7500 W. LAKE MEAD BLVD. #9-232</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702.498.5305</u> CELL: _____ E-MAIL: <u>4985305@gmail.com</u>
	APPLICANT NAME: <u>LUIS GUTIERREZ</u> ADDRESS: <u>7500 W. LAKE MEAD BLVD. #9-232</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702.498.5305</u> CELL: _____ E-MAIL: <u>985305@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LUIS GUTIERREZ</u> ADDRESS: <u>7500 W. LAKE MEAD BLVD. #9-232</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702.498.5305</u> CELL: _____ E-MAIL: <u>985305@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-703-007
 PROPERTY ADDRESS and/or CROSS STREETS: FORT APACHE AND CRAIG
 PROJECT DESCRIPTION: ACCESSORY COMMON AREA TO A SINGLE FAMILY RESIDENCE

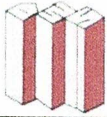
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* _____ FORTCRAIG, LLC
 Property Owner (Print) _____

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2/18/2021 (DATE)
 By Managing Member, Luis Gutierrez
 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.



D. W. STRAIT Architecture & Planning

1223 Heather Oaks Way • North Las Vegas • Nevada 89031
Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: April 15, 2021
To: Clark County Planning Commission and Staff

UC-21-0220

Subject: **Justification Letter**
Special Use Permit for Common Area Private Park
And Permanent Shipping Container conversion.
4365 N. Fort Apache Rd. - APN 138-06-703-007
with 138-06-703-006, 138-06-703-008, & 138-06-703-009

Request

We request approval of the land use as a common area private park shared by three residences on this gated cul de sac. We also request approval to use a modified shipping container as the secure storage and rest area for park users.

Background

This is a new residential gated cul de sac with four parcels 138-06-703-006, 138-06-703-007, 138-06-703-008, and 138-06-703-009. Parcels 138-06-703-006, 138-06-703-008, and 138-06-703-009 are in various stages of construction as single family residences. We want this parcel to serve as a private park as and accessory use to the three residences. The three houses will be owned by three separate individual families. They are to be custom homes, and will most likely be designed and built by separate designers and separate builders. One house is designed and submitted for building permits.

Proposed Development

We propose to develop this parcel with turf grass for the playground portion and with desert landscaping for the rest. We want to use a shipping container converted to use as a building, as the secure storage facility and rest area. We want to provide a sunshade canopy adjacent to and above this (container) building. There will be a toilet room with lavatory for convenience to the residence using this yard.

Considerations

Parking - Existing parking spaces on the three residence lots satisfy the Title 30 requirement for their occupancies. This accessory use will not add any requirement for parking. It will not be accessible to the public or anyone who doesn't reside inside this gated area.

Lighting - Lighting is provided by solar powered, pole mounted flood lights directed downward to the play lawn and shielded so that they do not illuminate neighbors yards.

Landscape - Landscaping for this site will exceed the yard requirements for R1 zones. Drawing LS1 is included to show the planting configuration that we propose.

Summary

This accessory use does not alter or diminish the Title 30 requirements for any of the three residences. It is intended only as a bonus amenity for the residents here.

We ask that a the design be approved so that we can complete our building permit process.

Submitted on behalf of the property owner.

Sincerely,

David W. Strait,
Architect Lic. 2841

PLANNER
COPY

06/16/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

HICKAM AVE/CONOUGH LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0215-KNUTH D & M 1990 TRUST & KNUTH, DUANE, HOLLIS & MARY A. TRS:

DESIGN REVIEW for finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Hickam Avenue and the east side of Conough Lane within Lone Mountain. RM/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

138-04-707-003

DESIGN REVIEW:

Increase the finished grade for a single family residential development to 42 inches (4 feet) where 18 inches (1.5 feet) is the standard (a 133% increase) per Chapter 30.32.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Number of Lots/Units: 4
- Density (du/ac): 2
- Minimum/Maximum Lot Size: 23,198/25,106 (gross)/18,844/23,831 (net)
- Project Type: Single family residential development

Site Plans

The plans depict a proposed 4 lot single family residential development that has access to a private cul-de-sac street from Hickam Avenue. The proposed development will consist of 4 homes. The plans also depict the finished grade of the site will be increased to 6 feet along portions of the site.

Applicant's Justification

The applicant indicates the finished grade of the proposed development exceeds 18 inches above the existing grade as the site slopes from west to east. Therefore, the design review request is for an increase in finish grade up to 42 inches where 18 inches is the standard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified 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	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	City of Las Vegas	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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.

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

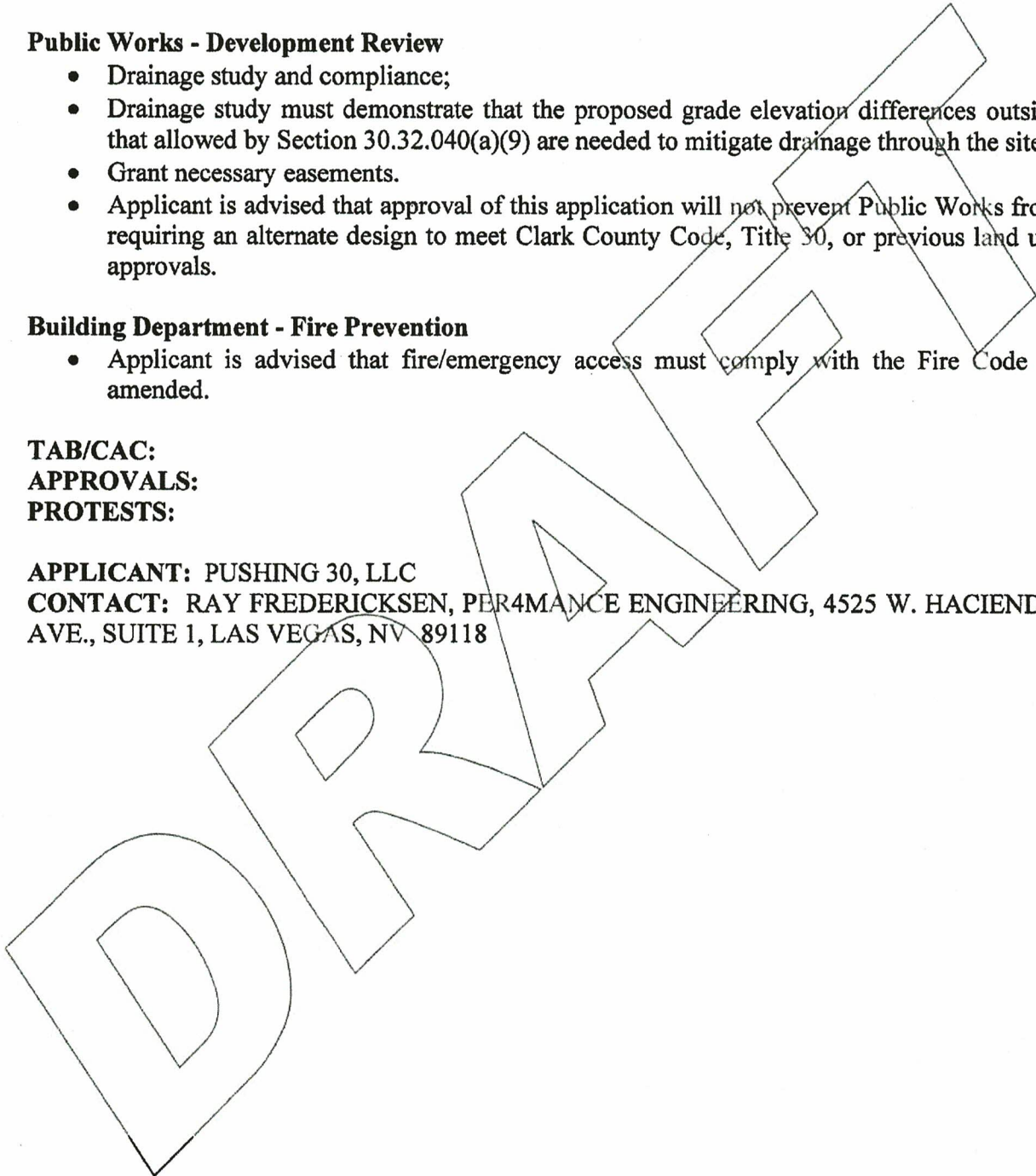
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Grant necessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: PUSHING 30, LLC
CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA
AVE., SUITE 1, LAS VEGAS, NV 89118**





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

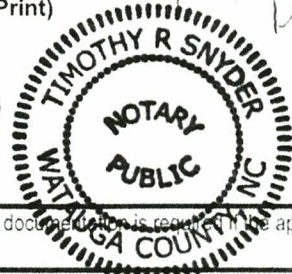
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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 #)	STAFF APP. NUMBER: <u>DR-21-0215</u> DATE FILED: <u>4/29/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>ONE MOUNTAIN</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/16/21</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Knuth D & M 1990 Trust/Duane & Mary Knuth Trust</u> ADDRESS: <u>110 Appalachian Drive</u> CITY: <u>Boone</u> STATE: <u>NC</u> ZIP: <u>28607-4303</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Pushing 30, LLC</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: <u>702-768-0433</u> E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Per4mance Engineering, llc. c/o Ray Fredericksen</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-04-707-003
 PROPERTY ADDRESS and/or CROSS STREETS: NEC Hickam Ave & Conough Lane
 PROJECT DESCRIPTION: A 4 lot single family residential development - DR for grading 18" above ex. grade

(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.

Jean M. Peacock Trust Jean M. Peacock Trustee Knuth D & M 1990 Trust/Duane & Mary Knuth Trust
 Property Owner (Signature)* Property Owner (Print)

STATE OF North Carolina
 COUNTY OF Watauga
 SUBSCRIBED AND SWORN BEFORE ME ON March 9th 2021 (DATE)
 By Jean M. Peacock
 NOTARY PUBLIC: [Signature]



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



March 8, 2021

Clark County
Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89050

**PLANNER
COPY**

**Re: Justification Letter Gold Butte – Design Review
(APN(s): 138-04-707-003)**

DR-21-0215

Dear Planner,

Per4mance Engineering, llc. on behalf of the applicant, Pushing 30, llc. respectfully submits this justification letter in support of the Design Review application for the subject development. The proposed project requires a Design Review as follows:

- 1) Finish grade of the subdivision is greater than 18-inches above existing grade

Design Review #1 – Finish Grade 18-inches above existing grade

The proposed finish grade of the proposed development exceeds 18-inches above the existing grade as the site slopes from west to east. The existing site contours show the site slopes 4-ft from west property line to the east property line over approximately 315-feet. By using minimum design criteria for grading of being 18-inches above the adjacent street centerline elevation and/or of 1.0% minimum to set the lot(s) high point from the street flowline the result is a pad elevation that requires the above-mentioned grading design review. The minimum pad design criteria mentioned above along with the fact that the existing site slopes to the east (with no drainage easement to accommodate the flow) requires the pads in most areas especially the east side of the lots to be greater than 18-inches above the existing grade. Lot 3 has been designed with a terraced rear yard to help accommodate the slope issue and will require a drainage easement to drain the rear yard out to Hickam Avenue through Lot 4. We have also graded the interior street at minimum slope of 0.5-percent to help keep the fill to a minimum. The lots have been designed such that there is a maximum of approximately 3.5 feet of fill in the center of the property. Along the north property line there will be a retaining wall at a maximum height of 3.4-feet. Therefore, the design review request is for an increase in finish grade up to 66-inches where 18-inches is the standard.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.
President

06/16/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CRAIG RD/BONITA VISTA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400062 (DR-19-0134)-DESTINY HOMES, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with a proposed 4 lot single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

138-05-701-059 through 138-05-701-062

DESIGN REVIEW:

Increase the finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 4
- Density (du/ac): 1.6
- Project Type: Increase finished grade

Site Plan

The previously approved site plan depicts a proposed 4 lot single family residential development with a density of 1.6 dwelling units per acre. The lots range from a minimum area of 20,258 square feet (gross) and 17,380 square feet (net) to a maximum of 22,570 square feet (gross) and 20,013 square feet (net). The subject property is located on the southeast corner of Craig Road and Bonita Vista Street. Ingress/egress to the proposed development is from Bonita Vista Street via a private cul-de-sac which is oriented east/west, and per the applicant, custom homes are the proposed design for the subject property. The applicant is proposing to increase the finished grade to a maximum of 36 inches where a maximum of 18 inches is the standard per Code.

Landscaping

Landscaping is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0134:

Current Planning

- 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

- 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;
- Right-of-way dedication to include 30 feet for Bonita Vista Street, 50 to 55 feet for Craig Road, and the associated spandrel.
- 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 items shown on the plans for this application that are non-compliant and that have not been previously waived must be complied with.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that additional time is needed to complete the project. The project experienced delays because construction funding was delayed but the applicant has made progress and has recently secured funding to finish the project; therefore, additional time is needed.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0134	Increased finished grade in conjunction with a proposed 4 lot single family residential development	Approved by BCC	April 2019
VS-19-0030	Vacated and abandoned patent easements	Approved by PC	March 2019
WS-0642-15 (ET-0139-17)	First extension of time to waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) allowed the applicant to complete parcel map process	Approved by BCC	December 2017
VS-0503-16	Vacated and abandoned 33 foot wide government patent easements - expired	Approved by PC	September 2016
WS-0642-15	Full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Craig Road in conjunction with a 4 lot single family residential	Approved by BCC	November 2015
ZC-0296-01	Reclassified various parcels R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning within Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Residential Low (up to 3 du/ac)	R-D	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

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.

This is the first extension of time filed for the original application, DR-19-0134. The applicant recorded a minor subdivision map since the original approval of this application. Staff has no objection to 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until April 3, 2023 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GHASSAN MISHFERFI

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118



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) DR-19-0134 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400062</u> DATE FILED: <u>4/19/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>One Mountain</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/16/21</u> FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>Destiny Homes, LLC / Ghassan Misherfi</u> ADDRESS: <u>2305 Diamondback Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-338-0792</u> CELL: _____ E-MAIL: <u>gus@destinyhomesllc.com</u>
	APPLICANT NAME: <u>Destiny Homes, LLC / Ghassan Misherfi</u> ADDRESS: <u>2305 Diamondback Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-338-0792</u> CELL: _____ E-MAIL: <u>gus@destinyhomesllc.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering, Attn: Janna Felipe</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: <u>132565</u>

ASSESSOR'S PARCEL NUMBER(S): 138-05-701-059 through -062
 PROPERTY ADDRESS and/or CROSS STREETS: Bonita Vista and Craig
 PROJECT DESCRIPTION: single family / 4-lot 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.

Ghassan B. Misherfi
 Property Owner (Signature)*

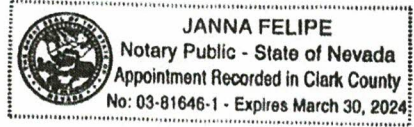
GHASSAN B. MISHERFI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 8, 2021 (DATE)

By Ghassan G. Misherfi

NOTARY PUBLIC: Janna Felipe
Janna Felipe



*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

**PLANNER
COPY**

March 8, 2021

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, NV 89155

Re: Craig and Bonita Vista: Explanation Letter for Design Review Extension of Time
(DR-19-0134)
(APN: 138-05-701-059, 060, 061, 062)

Dear Planning Dept.:

Taney Engineering, on behalf of our client, Destiny Homes, LLC, is including this explanation letter to request an extension of time for the subject design review. Our client would like additional time to complete construction of the development.

We hope that this letter clarifies our intent. Should you have any questions or require additional information, please feel free to contact us.

Sincerely,
Taney Engineering

Janna Felipe
Project Coordinator