



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

June 29, 2021

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Chris Darling, Chairperson
Dr. Sharon Stover, Vice Chairperson
Kimberly Burton
Carol Peck
Bradley Burns

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Jennifer Damico, 702-219-0374, Jennifer.Damico@clarkcountynv.gov
William Covington, 702-455-2540, William.Covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

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

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for June 8, 2021. (For possible action)
- IV. Approval of the Agenda for June 29, 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 and Zoning

07/06/21 PC

- 1. **DR-21-0239-GILCREASE ORCHARD FOUNDATION: DESIGN REVIEW** for a shade structure in conjunction with an existing agriculture use on 6.5 acres in an R-A (Residential Agriculture) Zone. Generally located on the south side of Racel Street and the west side of Cimarron Road within Lone Mountain. MK/sd/jd (For possible action)

07/07/21 BCC

- 2. **VS-21-0230-PRIME BUILDING & DEVELOPMENT, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Centennial Parkway and Regena Avenue, and between Tee Pee Lane and Park Street within Lone Mountain (description on file). RM/md/jd (For possible action)
- 3. **WS-21-0229-PRIME BUILDING & DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce throat depth; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 5.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)
- 4. **TM-21-500062-PRIME BUILDING & DEVELOPMENT, LLC: TENTATIVE MAP** consisting of 8 residential lots on 5.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)
- 5. **VS-21-0234-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS: VACATE AND ABANDON** easements of interest to Clark County located between Riley Street and Bonita Vista Street and between Stange Avenue and Craig Road within Lone Mountain (description on file). RM/jvm/jd (For possible action)

6. **WS-21-0233-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) reduce the throat depth to a call box. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Stange Avenue and the east side of Riley Street within Lone Mountain. RM/jvm/jd (For possible action)

07/20/21 PC

7. **UC-21-0258-SCOTT JAMES & HETTIE FAMILY TRUST & SCOTT JAMES & HETTIE A TRS: USE PERMITS** for the following: 1) increase the size of an accessory apartment; 2) allow a proposed accessory apartment to not be architecturally compatible with the principal building (single family residence); and 3) allow a proposed accessory apartment front yard access to face a street on 2.2 acres in an R-A (Residential Agricultural) (RNP-I) Zone. Generally located on the west side of Bonita Vista Street, 270 feet north of Iron Mountain Road within Lone Mountain. MK/lm/jo (For possible action)
8. **WS-21-0277-GARDEA FAMILY TRUST & GARDEA VICTOR & INCHA TRS: 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 200 feet east of Dapple Gray Road, 200 feet north of Corbett Street within Lone Mountain. RM/bb/jo (For possible action)

VII. General Business
None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 13, 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.
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

June 8, 2021

MINUTES

Board Members: Chris Darling – Chair – **PRESENT** Carol Peck – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT** Bradley Burns – **EXCUSED**
Kimberly Burton – **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 May 25, 2021 Minutes
- Moved by: SHARON**
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for June 8, 2021
- Moved by: SHARON**
Action: Approved agenda as submitted, with items 5-9 held until June 29th CAC
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

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

Action: APPROVED as submitted, subject to staff conditions
Moved By: CHRIS
Vote: 3/0

2. **DR-21-0239-GILCREASE ORCHARD FOUNDATION: DESIGN REVIEW** for a shade structure in conjunction with an existing agriculture use on 6.5 acres in an R-A Zone. Generally located on the south side of Racel Street and the west side of Cimarron Road within Lone Mountain. MK/sd/jd 07/06/21 PC (For possible action)

Action: HELD to June 29th CAC so applicant can provide more information about landscaping (types of trees, spacing, location, etc)

3. **ET-21-400072 (UC-18-0620) -AYON JOSE & FAVIOLA: USE PERMIT FIRST EXTENSION OF TIME** for the following: 1) allow an accessory building to exceed one-half the footprint of the principal building; and 2) waive applicable design standards per Table 30.56-2A on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Wittig Avenue, 280 feet west of Jones Boulevard within Lone Mountain. MK/rk/jo 7/06/21 PC (For possible action)

Action: APPROVED as submitted, subject to staff conditions
Moved By: SHARON
Vote: 3/0

4. **WS-21-0227-BURTON MICHAEL RICHARD & PITTON ANGEL DAWN: WAIVER OF DEVELOPMENT STANDARDS** to allow a swimming pool in the front yard in conjunction with an existing single family residence on 2.1 acres in an R-A (RNP-II) Zone. Generally located on the northeast corner of Guy Avenue and Four Views Street within Lone Mountain. MK/sd/jo 07/06/21 PC (For possible action)

Action: APPROVED as submitted, subject to staff conditions
Moved By: CHRIS
Vote: 3/0

5. **VS-21-0230-PRIME BUILDING & DEVELOPMENT, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Centennial Parkway and Regena Avenue, and between Tee Pee Lane and Park Street within Lone Mountain. RM/md/jd 07/07/21 BCC (For possible action)

Action: HELD to June 29th CAC per applicant request due to conflicts with the City of Las Vegas Planning Commission meeting.

6. **WS-21-0229-PRIME BUILDING & DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce throat depth; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 5.1 acres in an R-E Zone. Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd 07/07/21 BCC (For possible action)

Action: HELD to June 29th CAC per applicant request due to conflicts with the City of Las Vegas Planning Commission meeting.

7. **TM-21-500062-PRIME BUILDING & DEVELOPMENT, LLC: TENTATIVE MAP** consisting of 8 residential lots on 5.1 acres in an R-E Zone. Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd 07/07/21 BCC (For possible action)

Action: HELD to June 29th CAC per applicant request due to conflicts with the City of Las Vegas Planning Commission meeting.

8. **VS-21-0234-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS: VACATE AND ABANDON** easements of interest to Clark County located between Riley Street and Bonita Vista Street and between Stange Avenue and Craig Road within Lone Mountain. RM/jvm/jd 07/07/21 BCC (For possible action)

Action: HELD to June 29th CAC per applicant request due to conflicts with the City of Las Vegas Planning Commission meeting.

9. **WS-21-0233-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) reduce the throat depth to a call box. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the south side of Stange Avenue and the east side of Riley Street within Lone Mountain. RM/jvm/jd 07/07/21 BCC (For possible action)

Action: HELD to June 29th CAC per applicant request due to conflicts with the City of Las Vegas Planning Commission meeting.

VII. General Business

None

VIII. Public Comment

Brigette Solvey spoke about her concerns for RNP area

IX. Next Meeting Date

The next regular meeting will be June 29, 2021.

X. Adjournment

The meeting was adjourned at 7:24 p.m.

07/06/21 PC AGENDA SHEET

GARDENING/SHADE STRUCTURE
(TITLE 30)

RACEL ST/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0239-GILCREASE ORCHARD FOUNDATION:

DESIGN REVIEW for a shade structure in conjunction with an existing agriculture use on 6.5 acres in an R-A (Residential Agriculture) Zone.

Generally located on the south side of Racel Street and the west side of Cimarron Road within Lone Mountain. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:

125-09-401-020

LAND USE PLAN:

LONE MOUNTAIN - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5
- Project Type: Gardening/shade structure
- Building Height (feet): 12
- Square Feet: 162,280

Site Plans

The plans depict a 6.5 acre parcel that consists of orchards and various accessory agricultural buildings (stalls, barn, shed) and enclosures. Most of the structures and uses are located along the north portion of the property which includes a proposed 4 acre shade structure for protection of crops. The shade structure is designed in somewhat of an "L" shape. The overall length of the structure is 581 linear feet, which extends almost the width of the site, along the southern property line, set back 20 feet from the single family residential development. 192 linear feet of the structure extends along the northwest portion of the site, parallel to Gilcrease Nature Sanctuary and set back 40 feet from Racel Street. 282 linear feet of the structure is located 20 feet from Cimarron Road to the east. Access is from Racel Street. A 6 foot high chain-link fence is located along Racel Street and the western property line. An 8 foot high block wall is located along the southern and eastern portions of the site.

Landscaping

The east property boundary has an existing decorative block wall along Cimarron Road with mature trees and landscaping. The west, north, and south property lines contain a combination of walls, berms, mature landscaping, and/or grade differences to visually obscure the 6.5 acre parcel. No additional landscaping is provided or required with this application.

Elevations

The existing accessory agricultural buildings and structures vary in construction type and materials. The proposed shade structure covers approximately 4 acres of the parcel and is 390 feet in width at its maximum, and 593 feet long along the south property line as shown on the plans. The materials include galvanized steel columns, post caps, bolts, tie pins, and guy grips with the cover and walls being of mesh materials.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the installation will have a setback of 40 feet in the "front yard" (Racel Street side) and 20 feet on all other sides. The crops proposed to be cultivated are not grown at the original orchard. The applicant wishes to expand the variety of produce by growing blackberries, peppers, ginger, ginseng, turmeric, and assorted herbs at this site. The produce will benefit greatly from a shade canopy which is a standard agricultural strategy. An added benefit is the cover will substantially help in reducing dust when the wind blows. There will be no sales at the site and it is not open to the public.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0685-12	Increase the number of medium and large agricultural animals in conjunction with a gardening/greenhouse agricultural use	Approved by PC	April 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	City of Las Vegas	Residential Planned Development	Single family residential
West	City of Las Vegas	Civic District	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The Residential Agriculture category as described under the Lone Mountain Land Use Plan includes areas where the primary land use is commercial or hobby farming, including but not limited to crop production. In addition, gardening and greenhouse uses are permitted as the principal use in an R-A zoning district. The proposed principal use and accessory shade structure meets all setbacks and height requirements. No on-site commercial activities will take place nor allow for the public to visit the site, which helps ensure that impacts to adjacent land uses are minimal. While the mesh shade structure covers an extensive area, it is 12 feet tall and set back 20 feet from the property line to the south. In addition, there is an 8 foot wall which separates the structure from the single family residential development to the south; therefore, staff recommends 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GILCREASE ORCHARD FOUNDATION

CONTACT: GILCREASE ORCHARD FOUNDATION, PO BOX 35317, LAS VEGAS, NV 89133



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 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-21-0239</u> DATE FILED: <u>5/12/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>6/8/21</u> PC MEETING DATE: <u>7/6/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>	
		PROPERTY OWNER	NAME: <u>Gilcrease Orchard Foundation</u> ADDRESS: <u>PO Box 35317</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89133</u> TELEPHONE: <u>702 595-7135</u> CELL: <u>702 595-7135</u> E-MAIL: <u>Corinne@CEscobarLaw.com</u>
		APPLICANT	NAME: <u>Gilcrease Orchard Foundation</u> ADDRESS: <u>PO Box 35317</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: <u>702 595-7135</u> E-MAIL: _____ REF CONTACT ID #: _____
		CORRESPONDENT	NAME: <u>Corinne Escobar</u> ADDRESS: <u>150 N Durango Drive Ste 230</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: <u>702 595-7135</u> E-MAIL: <u>Corinne@CEscobarLaw.com</u> REF CONTACT ID #: <u>210871</u>

ASSESSOR'S PARCEL NUMBER(S): 125-09-401-020

PROPERTY ADDRESS and/or CROSS STREETS: Racel and Cimarron

PROJECT DESCRIPTION: Install a shade/canopy structure

(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.

Gilcrease Orchard Foundation
Corinne C. Escobar, President
Property Owner (Signature)*

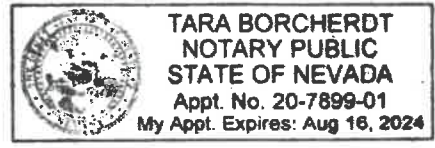
Corinne C. Escobar, President
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 27th 2021 (DATE)

By Corinne Escobar

NOTARY PUBLIC: Tara Borchardt



*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.

Justification Letter for a Design Review for the Gilcrease Orchard Foundation

Parcel: APN 125-09-401-020

Application: APR 21-100256

Ted and Bill Gilcrease were from a Las Vegas pioneer family who devoted their lives and resources to serve the community through their Gilcrease Orchard. When they established the The Gilcrease Orchard Foundation, they commissioned the Board of Trustees to care for the Orchard and provide fresh, healthy food to the community. The Board of Trustees desire to expand their legacy by cultivating an additional parcel inherited from Ted and Bill's respective trusts located at Racel and Cimarron.

The purpose for the requested Design Review is that we seek to install at this parcel a 4-acre shade structure. The crops we want to cultivate are not grown at the original orchard. We want to expand our variety of produce by growing blackberries, peppers, ginger, ginseng, turmeric, and assorted herbs at this site. We are not selling anything at this parcel and it is not open to the general public.

The parcel is zoned for agriculture, so we are cultivating produce that would benefit greatly from a shade canopy which is actually a standard agricultural strategy. We make every effort to reduce dust and an added benefit is that the cover would substantially help in holding the dust down when the wind blows.

We are providing photos of the site with an example of what the canopy would look like as well a map drawing showing its location on the parcel. Also included are the specs provided by the installing company. The installation will have a set back of 40' in the "front yard" (Racel side) and 20' on all other sides.

According to a Senior Planner's email, dated February 8, 2021, this project was discussed with Jennifer Ammerman, Assistant Planning Manager, and I was advised that at minimum we should have a Design Review.

Please approve this design so that we may continue to fulfill the Gilcrease Family legacy through agriculture.

07/07/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CENTENNIAL PKWY/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0230-PRIME BUILDING & DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue, and between Tee Pee Lane and Park Street within Lone Mountain (description on file). RM/md/jd (For possible action)

RELATED INFORMATION:

APN:

125-30-502-006

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide patent easement along the west property line of the project site, and 3 foot wide patent easements along the east and south property lines of the site. The vacation and abandonment of the patent easements are necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1714-06	Single family residential planned unit development - expired	Approved by PC	January 2007
TM-500503-06	Single family residential - expired	Approved by PC	January 2007
VS-1713-06	Vacated and abandoned patent easements - expired	Approved by PC	January 2007

Surrounding Land Use

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

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-21-500062	A tentative map for 8 single family residential lots in an R-E zone is a companion item on this agenda.
WS-21-0229	A waiver of development standards for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

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**

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Tee Pee Lane, 30 feet for Regena Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PRIME BUILDING & DEVELOPMENT, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0230</u>	DATE FILED: <u>5/11/21</u>
		PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>LONE MOUNTAIN</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>7/7/21 @ 9:00 A.M.</u> FEE: <u>\$875.00</u>	TAB/CAC DATE: <u>6/8/21 @ 6:30</u>

PROPERTY OWNER	NAME: <u>Prime Building & Development LLC</u>
	ADDRESS: <u>2963 The Peaks lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>949-212-7303</u> CELL: _____
	E-MAIL: <u>landon@landonmillerhomes.com</u>

APPLICANT	NAME: <u>Prime Building & Development LLC</u>
	ADDRESS: <u>2963 The Peaks lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>949-212-7303</u> CELL: _____
	E-MAIL: <u>landon@landonmillerhomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</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>ElishaS@taneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-30-502-006

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

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.

[Signature]
Property Owner (Signature)*

Landon Miller
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 10, 2021 (DATE)
 By Landon Miller
 NOTARY PUBLIC: Elisha Scrogum



*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

May 7, 2021

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

RE: Tee Pee & Centennial: Patent Easement Vacations
APN: 125-30-502-006

VS-21-0330

To Whom It May Concern,

On behalf of our client, Prime Building and Development, LLC., Taney Engineering is respectfully submitting a project description letter for Patent Easement Vacations for a single-family residential subdivision.

The existing condition of the area will require to vacate a portion of the patent reservation. The west portion of the site shall require a 33-foot vacation, the south of the site adjacent to Regena Avenue shall require a 3-foot vacation for the 30-feet of right-of-way to be dedicated, and the east of the site adjacent to Tee Pee Lane shall require a 3-foot vacation for the 30-feet of right-of-way to be dedicated. The vacation and abandonment of the patent easement are necessary to develop the project site.

Patent Vacation:

The purpose is to vacate a portion of the patent reservation per patent number: 1203040.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office at 702-362-8844.

Sincerely,

Jason Spain, E.I. Designer I

**PLANNER
COPY**

07/07/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT CENTENNIAL PKWY/TEE PEE LN
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0229-PRIME BUILDING & DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)

RELATED INFORMATION:

APN:

125-30-502-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth to the visitor call box to 25 feet where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
2. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Tee Pee Lane and Regena Avenue where required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 58 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 222% increase).

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,008/19,355 (net)/20,588/23,628 (gross)

- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 29
- Square Feet: 4,088 to 4,360

Site Plans

The plans depict a proposed single family residential development consisting of 8 lots at 1.6 dwelling units per gross acre. The proposed development will be serviced by a 39 foot wide private street, located adjacent to Regena Avenue, which terminates into a cul-de-sac. The minimum and maximum net lot area is 18,008 square feet and 19,355 square feet, respectively. The minimum and maximum gross lot area is 20,588 square feet and 23,628 square feet, respectively. The proposed development will include a security gate, where a waiver of development standards is requested to reduce the throat depth distance to the call box to 25 feet. A second waiver of development standards is requested for off-site improvements adjacent to Tee Pee Lane and Regena Avenue. The increase in finished grade will occur along the east side of the project site, adjacent to Tee Pee Lane.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Centennial Parkway. Medium, 24 inch box trees are planted 30 feet on center, in addition to shrubs and groundcover, along Centennial Parkway. A 6 foot wide landscape area, including medium trees planted 30 feet on center, shrubs, and groundcover, is proposed adjacent to Tee Pee Lane and Regena Avenue.

Elevations

The plans depict 3 different single story model homes with 3 elevation types for each residence. Each model ranges between 21 feet to 29 feet in height and features either a pitched concrete tile or standing seam metal roof. The exterior materials feature a combination of stucco and fiber cement siding. Architectural enhancements include stone and brick veneer, window fenestrations, and various recesses to break-up the vertical and horizontal surfaces of the structures.

Floor Plans

The plans depict a floor area ranging between 4,088 square feet and 4,360 square feet, depending on the option selected for the single family residence. The floor plans feature multiple bathrooms, bedrooms, closets, dining room, great room, exercise/retreat room, and a kitchen. Each model residence features a 2 to 4 car garage. A recreational vehicle garage is available as an option for 2 models, and is a standard feature for the third model.

Applicant's Justification

The applicant states other developments along Tee Pee Lane and Regena Avenue did not complete full off-site improvements to preserve the rural characteristic of the area. The intent of the design is to match the nearby area along Tee Pee Lane and Regena Avenue. Residential lots along the east side of the project site abutting Tee Pee Lane require fill above 18 inches due to the site having roughly a 10 foot drop in elevation between the west and east boundary. The increased fill will help ensure that any large grade differentials are being properly mitigated

while positive drainage is still facilitated throughout the site. The intent of the proposed development is to preserve the rural characteristic of the adjacent developments.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1714-06	Single family residential planned unit development - expired	Approved by PC	January 2007
TM-500503-06	Single family residential - expired	Approved by PC	January 2007
VS-1713-06	Vacated an abandoned patent easements - expired	Approved by PC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U/L	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3 du/ac)	R-D & R-E	Single family residential
West	City of Las Vegas & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
TM-21-500062	A tentative map for 8 single family residential lots in an R-E zone is a companion item on this agenda.
VS-21-0230	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Design Review #1

The proposed design of the elevations and floor plans meet Urban Specific Policy 43 of the Comprehensive Master Plan by providing a variety of elevations with articulating building facades. Staff finds the density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. This portion of the request is compliant with Land Use Goal 5 of the Comprehensive Master Plan, which encourages opportunities for developing low density residential areas as a lifestyle choice. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in the throat depth distance to the call box. The proposed 8 lot subdivision should see a low volume of traffic because of the limited number of lots.

Waiver of Development Standards #2

Staff has no objection to the request to not install full off-site improvements on Tee Pee Lane and Regena Avenue. This request will allow the new subdivision to develop while leaving the existing non-urban street standards in place, as was permitted with the surrounding developments.

Design Review #2

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

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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Centennial Parkway;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Tee Pee Lane, 30 feet for Regena Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PRIME BUILDING & DEVELOPMENT, LLC

CONTACT: EMISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0229</u> DATE FILED: <u>5/11/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>6/8/21 @ 6:30 PM</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>7/7/21 @ 9:00 A.M.</u> FEE: <u>\$1,150.⁰⁰</u>
	PROPERTY OWNER NAME: <u>Prime Building & Development LLC</u> ADDRESS: <u>2963 The Peaks lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>949-212-7303</u> CELL: _____ E-MAIL: <u>landon@landonmillerhomes.com</u>
	APPLICANT NAME: <u>Prime Building & Development LLC</u> ADDRESS: <u>2963 The Peaks lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>949-212-7303</u> CELL: _____ E-MAIL: <u>landon@landonmillerhomes.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</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>ElishaS@taneyCorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-30-502-006

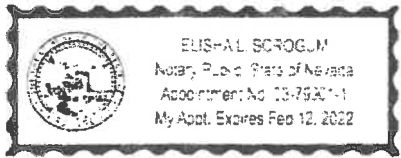
PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee & Centennial

PROJECT DESCRIPTION: Tee Pee & Centennial

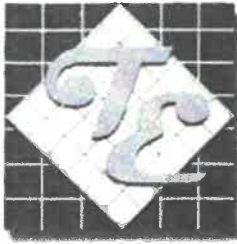
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 16, 2021 (DATE)
 By Landon Miller
 NOTARY PUBLIC: Elisha Scrogum



*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 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

May 7, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

WS. 21-0229

SINGLE FAMILY DEVELOPMENT (TITLE 30)

TEE PEE/CENTENNIAL

TENTATIVE MAP consisting of 8 lots and no common lots on 5.06 gross acres in an R-E (Rural Estates Residential) (R-E) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** off-site improvements along Tee Pee Lane & Regena Avenue.

DESIGN REVIEW for the following: **1)** a proposed single-family residential development **2)** fill over 18-inches above grade.

Generally located on the south side of Centennial Parkway and the east side of Tee Pee lane within Lone Mountain.

RELATED INFORMATION:

APN:
125-30-502-006

**PLANNER
COPY**

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive off-site improvements (sidewalk, curb, gutter, and streetlights) per Chapter 30.52.

DESIGN REVIEWS:

1. A proposed single-family residential development
2. Increase finished grade for a single-family residential development to 58 inches where 18 inches is the standard (a 322 % increase).

LAND USE PLAN:

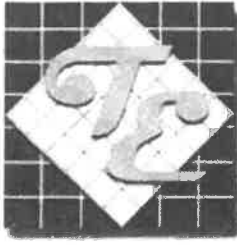
Lone Mountain – R-E – RURAL ESTATES RESIDENTIAL (2 UNITS PER ACRE)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.06 acre



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

- Number of Lots: 8
- Density (du/ac): 1.58
- Gross Minimum/Maximum Lot Size (square feet): 20,588/23,628
- Net Minimum/Maximum Lot Size (square feet): 18,008/19,355
- Project Type: Single Family Residential

Site Plan

The plans depict a gated single-family residential development consisting of 8 residential lots on 5.06 acres for a density of 1.58 dwelling units per acre. The net lot areas range from 18,008 square feet to 19,355 square feet. The gross lot areas range from 20,588 square feet to 23,628 square feet. All proposed lots will be accessed from the private street with roll curb on both sides of these streets. Regena Avenue and Tee Pee Lane will be improved to non-urban standards as is acceptable practice by Clark County Public Works in an R-E (RNP-I). The intent is to maintain the rural characteristic of the area, wherever possible.

Landscaping

The plans depict 24-inch box trees and 1-5-gallon bushes on the perimeter of lots along Centennial Parkway, Tee Pee Lane, and Regina Avenue. Centennial Parkway will have a detached sidewalk per Title 30.64-17.

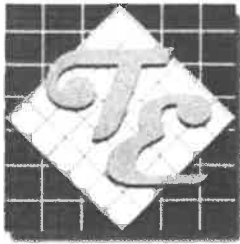
Elevations & Floor Plans

The elevations propose 2 different elevation options. All proposed models are 1 story with a proposed height of 22.5 feet. The exterior finish showcases stucco and decorative trim is proposed around all windows and doors.

The floor plans propose 2 models with square footage ranging from 4,088 to 4,360. All models are 1 story with a proposed height of 22.5 feet. These models include a kitchen, dining room, living room, 3 bedrooms, and a master bedroom. Some models include additional options such as a flex room, sitting room, and den. The models proposed either 3 or 4 car garages with an optional RV garage. The floor plans also include a patio cover (loggia) with an option for an extended patio cover (super loggia).

Applicant's Justification

The proposed single-family residential development is consistent in density with the surrounding properties zoned as R-E. There are existing subdivisions that surround the property that observe a rural characteristic. The off-site improvements along Regena and Tee Pee are being requested to be waived to maintain the same characteristic of the area. The private street being proposed in this development to allow for no HOA to be created and each home to stand on its own. The additional



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

fill on the site is needed to meet the drainage criteria and ensure that positive drainage is met throughout the entirety of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Estates Residential (2 du/ac)	R-E	RNP – Rural Neighborhood Preservation

STANDARDS FOR APPROVAL:

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

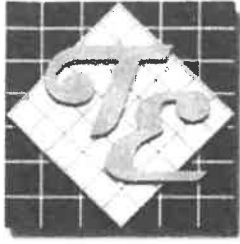
Analysis

Waivers of Development Standards #1

We are requesting to waive the off-site improvements along Tee Pee Lane and Regena Avenue per Chapter 30.52. The development is zoned for R-E with an existing land use of RNP. Other developments along Tee Pee Lane and Regena Avenue did not complete full off-site improvements to preserve the rural characteristic of the area. The intent of the design is to match the nearby area along Tee Pee and Regena.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master plan which encourages preservation of existing residential neighborhoods by developing vacant lots within similar densities as the existing area. The proposed home elevations and floor plans showcase a variety of different custom options with articulated building facades. The intent of the development is to preserve the rural characteristic of the adjacent developments. The RNP-I Overlay requires the area to be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project complies.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Design Review #2

We are requesting a design review for an increased fill of 58 inches where 18 inches is allowed. The design review represents the maximum grade difference along the boundary of this application. Lots along the east side of site abutting Tee Pee are requiring fill above 18 inches due to the site having roughly a 10-foot drop in elevation between the west and east boundary. The increased fill will help ensure that any large grade differentials are being properly mitigated while positive drainage is still facilitated throughout the site.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,

TANEY ENGINEERING

Jason Spain, E.I. Designer 1
Taney Engineering

TEE PEE & CENTENNIAL
(TITLE 30)

CENTENNIAL PKWY/TEE PEE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500062-PRIME BUILDING & DEVELOPMENT, LLC:

TENTATIVE MAP consisting of 8 residential lots on 5.1 acres in an RAE (Rural Estates Residential) Zone.

Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)

RELATED INFORMATION:

APN:
125-30-502-006

LAND USE PLAN:
LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,008/19,355 (net)/20,588/23,628 (gross)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 8 lots at 1.6 dwelling units per gross acre. The proposed development will be serviced by a 39 foot wide private street, located adjacent to Regena Avenue, which terminates into a cul-de-sac. The minimum and maximum net lot area is 18,008 square feet and 19,355 square feet, respectively. The minimum and maximum gross lot area is 20,588 and 23,628 square feet, respectively.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Centennial Parkway. Medium, 24 inch box trees are planted 30 feet on center, in addition to shrubs and groundcover, along Centennial Parkway. A 6 foot wide landscape area, including medium trees planted 30 feet on center, shrubs, and groundcover, is proposed adjacent to Tee Pee Lane and Regena Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1714-06	Single family residential planned unit development - expired	Approved by PC	January 2007
TM-500503-06	Single family residential - expired	Approved by PC	January 2007
VS-1713-06	Vacated and abandoned patent easements - expired	Approved by PC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U/L	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3 du/ac)	R-D & R-E	Single family residential
West	City of Las Vegas & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-21-0229	A waiver of development standards for a single family residential development is a companion item on this agenda.
VS-21-0230	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

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, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Centennial Parkway;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Tee Pee Lane, 30 feet for Regena Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private street shall have approved street name with the suffix of Court.

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, applicant is to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PRIME BUILDING & DEVELOPMENT, LLC
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE
100, LAS VEGAS, NV 89113

DRAFT



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-30062</u>	DATE FILED: <u>5/11/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>6/8/21 @ 6:30</u>
		TAB/CAC: <u>LONE MOUNTAIN</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>7/7/21 @ 9:00 A.M.</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Prime Building & Development LLC</u>
	ADDRESS: <u>2963 The Peaks lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>949-212-7303</u> CELL: _____
	E-MAIL: <u>landon@landonmillerhomes.com</u>

APPLICANT	NAME: <u>Prime Building & Development LLC</u>
	ADDRESS: <u>2963 The Peaks lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>949-212-7303</u> CELL: _____
	E-MAIL: <u>landon@landonmillerhomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</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>ElishaS@taneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-30-502-006

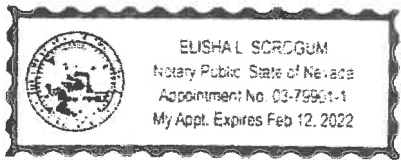
PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee & Centennial

TENTATIVE MAP NAME: Tee Pee & Centennial

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.

Landon Miller

Property Owner (Signature)* _____
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 16, 2021 (DATE)
 By Landon Miller
 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.

**EASEMENTS
(TITLE 30)**

RILEY ST/STANGE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0234-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Riley Street and Bonita Vista Street and between Stange Avenue and Craig Road within Lone Mountain (description on file). RM/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

138-05-601-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

This is a request to vacate and abandon 33 foot wide patent easements on the east and south sides of the subject parcel, and to vacate 3 foot wide patent easements on the west and north sides of the property. These easements are not needed to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0028-07	Vacated and abandoned easements of interest - expired	Approved by PC	February 2007
ZC-0296-01	Created the RNP-I designation on the subject parcel	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	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
WS-21-0233	A waiver of development standards for wall height and design review for finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Stange Avenue, 30 feet for Riley Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0234</u>	DATE FILED: <u>5/11/21</u>
		PLANNER ASSIGNED: <u>JVM</u>	TAB/CAC DATE: <u>6/8/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>LONE MOUNTAIN</u>	
<input checked="" type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>—</u>	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>7/7/21</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		FEE: <u>\$ 875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>MD Kloehn Trust</u>
	ADDRESS: <u>10050 Banburry Cross Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u>
	TELEPHONE: <u>702-243-0464</u> CELL: <u>n/a</u>
	E-MAIL: <u>mk@kloehnholdings.com</u>

APPLICANT	NAME: <u>MD Kloehn Trust</u>
	ADDRESS: <u>10050 Banburry Cross Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u>
	TELEPHONE: <u>702-243-0464</u> CELL: <u>n/a</u>
	E-MAIL: <u>mk@kloehnholdings.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</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: <u>n/a</u>
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-05-601-013

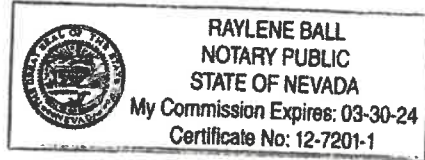
PROPERTY ADDRESS and/or CROSS STREETS: Riley St. & Stange Ave.

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.

[Signature]
Property Owner (Signature)*

Mike Kloehn
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON March 31, 2021 (DATE)
By Michael F. Kloehn
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

March 29, 2021

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

**RE: Riley & Stange: Vacate Patent Easement
APN 138-05-601-013**

On behalf of our client, MK Kloehn Trust, Taney Engineering is respectfully submitting a project description letter for a Patent Easement Vacation with our concurrent submittal of a Parcel Map, Design Review, and a Waiver of Development Standards for a residential subdivision.

Patent Vacation:

The purpose is to vacate 33-ft of the patent easement along the south and east boundary and 3-ft of the patent easement along the north and west boundary reserved by the United States of America per that certain patent no. 1220046 boundary of subject parcels.

As the parcels are being developed with this 4-lot residential subdivision, any required right of way will be dedicated to Clark County where necessary.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Elina Prajapati
Designer I

07/07/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RILEY ST/STANGE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0233-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduce the throat depth to a call box.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the south side of Stange Avenue and the east side of Riley Street within Lone Mountain. RM/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

138-05-601-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall and retaining wall height to 11 feet (5 foot retaining and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining and 6 foot screen wall) is permitted per Figure 30.64-15 (a 22.2% increase).
2. Reduce the throat depth to a call box to 25 feet where 50 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).

DESIGN REVIEWS:

1. Single family residential.
2. Increase finished grade to 54 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.5
- Number of Lots/Units: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 21,262/25,287

- Project Type: Single family residential

Site Plan

The site plan depicts a gated 4 lot cul-de-sac with access from Stange Avenue. The lots range in size from 21,262 square feet (gross) to 25,287 square feet (gross). The throat depth to the call box for the gates is located at 25 feet from the right-of-way where a minimum of 50 feet is required, thus a waiver of development standards is required for the reduction. The 4 lots will be for custom or semi-custom homes; therefore, no house plans have been submitted with this request.

Landscaping

A 5 foot wide landscape planter with trees 30 feet on center is proposed behind a 5 foot wide landscape planter along Riley Street. In addition, a 5 foot wide planter with trees 30 feet on center with no sidewalk is depicted along Stange Avenue. There is also a 7 foot wide planter on both sides of the private entryway.

Applicant's Justification

The applicant indicates that the increase in wall height is needed because there is approximately 5.5 feet of elevation change from west to east across the site. The reduction to the call box to 25 feet should be sufficient for the 4 proposed lots. In addition, the increased fill should have little to no impact to the existing homes.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0028-07	Vacated and abandoned easements of interest - expired	Approved by PC	February 2007
ZC-0296-01	Created the RNP-I designation on the subject parcel	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	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
VS-21-0234	A vacation and abandonment of easements of interest is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff cannot support the increase of combined wall height along the east and south boundaries of the subject site as it will result in a redundant wall along the eastern property line that is considerably taller than the existing screen wall for the existing single family home. This will have a negative effect on the existing single family home to the east. In addition, even though there is currently not a home constructed on the property to the south, the effect of this request would be a 10.5 foot high wall on the property line between the subject parcel and the property to the south.

Design Review #1

Even though staff has no practical problem with the design of the 4 lot subdivision staff cannot support this request because it cannot support the increase in finished grade or the increase in combined wall height on the eastern and southern boundaries of the property.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth distance to the call box. The proposed 4 lot subdivision should see a low volume of traffic because of the limited number of lots. However, since Planning is recommending denial of the application, staff cannot support this request.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. Planning staff does not support the increase in combined screen wall and retaining wall heights, which is a direct correlation to the request to increase grade. Since Planning finds that the walls will have a negative impact on adjacent properties, staff cannot support the request to increase grade.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Riley Street, except streetlights;
- Right-of-way dedication to include 30 feet for Stange Avenue, 30 feet for Riley Street, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE
100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-21-0233</u> DATE FILED: <u>5/11/21</u></p> <p>PLANNER ASSIGNED: <u>JVM</u></p> <p>TAB/CAC: <u>LOWE MOUNTAIN</u> TAB/CAC DATE: <u>6/8/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>7/7/21</u></p> <p>FEE: <u>1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>MD Kloehn Trust</u></p> <p>ADDRESS: <u>10050 Banbury Cross Dr.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u></p> <p>TELEPHONE: <u>702-243-0464</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>mk@kloehnholdings.com</u></p>
	APPLICANT	<p>NAME: <u>MD Kloehn Trust</u></p> <p>ADDRESS: <u>10050 Banbury Cross Dr.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u></p> <p>TELEPHONE: <u>702-243-0464</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>mk@kloehnholdings.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering Attn: Elisha Scrogum</u></p> <p>ADDRESS: <u>6030 S. Jones Blvd.</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u></p> <p>E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 138-05-601-013

PROPERTY ADDRESS and/or CROSS STREETS: Riley St. & Stange Ave.

PROJECT DESCRIPTION: Single Family Residential Subdivision

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

Debbie A Kloehn

Debbie A Kloehn

Property Owner (Signature)*

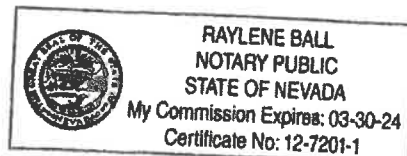
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 31, 2021 (DATE)

By Debbie A Kloehn

NOTARY PUBLIC: Raylene Ball



*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

March 29, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

WS-21-0233

Re: Riley & Stange – Justification Letter
APN: 138-05-601-013

To whom it may concern:

On behalf of our client, MK Kloehn Trust, Taney Engineering is respectfully submitting a project description letter for a Parcel Map, Design Review, and Waiver of Standards for a proposed 2.58 gross acre, 4 lot residential subdivision.

Project Description:

The project consists of a 2.58 gross-acre, 4 lot residential subdivision with 1.55 lots per acre located south of Stange Avenue and East of Riley Street. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use RNP – Rural Neighborhood Preservation. We are requesting the site to remain zoned R-E.

Our project will consist of high-end estate homes. Stange Avenue abutting the development will remain in the existing rural road conditions. Riley Street will be developed to urban standard development with 5ft sidewalk and L-type curb. The private cul-de-sac will be provided with 39-ft in width, and 30" modified roll curb.

The project site is bound by properties with planned land use and zoning as follows:

- North, East and West: R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation (developed)
- South: R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation (currently undeveloped)

All the lots in the subdivision will have access from a gated private cul-de-sac off of Stange Avenue. There will be multi-car garages provided for each unit for a minimum of 8 parking spaces provided, in addition to full length driveways that can park at a minimum 2 vehicles each. Perimeter landscaping is being provided on Riley Street and Stange Avenue in excess of code requirements by a 5-ft landscape easement adjacent to the right of way and decorative cmu wall. CC & Rs will be drafted to determine who maintains the landscaping.

The subdivision proposes to use crossfall streets with 2% minimum cross slopes. This cul-de-sac street will drain north toward Stange Avenue.

West half of Riley street will be developed with 5-ft landscape, 5-ft sidewalk, and L-type curb and gutter and AC pavement per Uniform Standard Drawing 205. No streetlights are proposed. As per the title 30 development standards, a 60-ft public right-of-way in an R-E (RNP-Rural Neighborhood Preservation Area) is allowed to improve offsite street to non-urban standards. Therefore, we are keeping the same standards for Stange Avenue, which is 60-ft right-of-way, with no curb, gutter,



TANEY ENGINEERING

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

sidewalk, streetlights and install a paved roadway section of 32-ft width per uniform standard drawing 209.

The houses proposed will be custom homes and are not presently designed.

Waiver of Standards – Wall Height

On behalf of our client, we would like to request waiver of standards for retaining walls up to the heights of 5-ft, in combination of 6-ft cmu wall on top of the 5-ft retaining wall, resulting in up to 11-ft high combination wall height where code allows 9-ft exposed wall. These increased walls would be located along the eastern and southern boundaries of the site. The site has approximately 5.5-ft of elevation change from west to east.

Waiver of Standards – Throat Depth

On behalf of our client, we would like to request waiver of standards for throat depth to be 25' where code requires 50' minimum. Since there will be only 4-lots, the reduced 25-ft will not have impact in the current development.

Design Review – Excess Fill

On behalf of our client, we would like to apply for a design review for the excess fill over the site in all lots. We believe that the difference in elevation between the proposed and existing grade is 4.5-ft (54") max. of fill above the existing elevations on the site. The impact to the adjacent properties should be minimal. The adjacent property to the south is currently undeveloped. Adjacent properties to the east are similarly developed so there should be little to no impact to the existing homes.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call 702-362-8844.

Respectfully,
Taney Engineering

Elina Prajapati
Designer I

07/20/21 PC AGENDA SHEET

ACCESSORY APARTMENT
(TITLE 30)

BONITA VISTA ST/IRON MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0258-SCOTT JAMES & HETTIE FAMILY TRUST & SCOTT JAMES & HETTIE A TRS:

USE PERMITS for the following: 1) increase the size of an accessory apartment; 2) allow a proposed accessory apartment to not be architecturally compatible with the principal building (single family residence); and 3) allow a proposed accessory apartment front yard access to face a street on 2.2 acres in an R-A (Residential Agricultural) (RNP-1) Zone.

Generally located on the west side of Bonita Vista Street, 270 feet north of Iron Mountain Road within Lone Mountain. MK/lm/jo (For possible action)

RELATED INFORMATION:

APN:

125-05-804-002

USE PERMITS:

1. Increase the area of an accessory apartment to 2,346 square feet where a maximum of 1,500 square feet is allowed per Table 30.44-1 (a 56.4% increase).
2. Allow an accessory apartment to not be architecturally compatible with the existing principal building where required per Table 30.44-1.
3. Allow an accessory apartment front yard access to face a street where not permitted per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9355 N. Bonita Vista Street
- Site Acreage: 2.2
- Project Type: Accessory Apartment
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 2,346 (accessory apartment)

Site Plan

The plan depicts an existing single family residence centrally located on the site with a proposed accessory apartment located in the northwest portion of the property. Access to the site is from a circular driveway entrance on Bonita Vista Street. The proposed 2,346 square foot accessory apartment will maintain access from the existing driveway and is located over 200 feet from the front property line, 27 feet from the north property line, and over 40 feet from the rear (west) property line.

Landscaping

Existing mature landscaping is located along the interior and exterior of the front yard fence along the street frontage, with trees located along the southerly portion of the west property line, and around the existing single family residence.

Elevations

The existing 2 story single family residence is finished with painted stucco and tile roofing. The proposed 14 foot high accessory apartment will have painted composite finish with shingle roofing and the paint color will match the existing residence.

Floor Plans

The proposed 2,346 square foot accessory apartment includes a covered front porch entry, an open design living room, kitchen, and dining room, along with 3 bedrooms, restrooms, and laundry room situated around a central courtyard.

Applicant's Justification

The applicant indicates that the proposed accessory apartment will be for their daughter and family and will be set at grade and painted to match the existing residence. Additionally, the existing shipping container will be removed from the site, and the existing landscaping materials over the allowed rock size in public right-of-way (Bonita Vista Street) will be removed prior to final inspection.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-01-0989	Vacate and abandonment portion of right-of-way within Section 5	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Undeveloped
South & West	Residential Agricultural (up to 1 du/ac)	R-A	Single family residence
East	City of Las Vegas	C-V	O'Roarke Elementary School

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 proposed use is in harmony with the purpose, goals, objectives, and standards of the Comprehensive Master Plan and of Title 30 when considering the lot is over 2 acres in area and could potentially be divided into 2 lots. The proposed use and size of the structure will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The accessory apartment combined with the single family residence will result in a density comparable to the surrounding neighborhood; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JAMES SCOTT
CONTACT: JAMES SCOTT, 9355 N. BONITA VISTA ST, LAS VEGAS, NV 89143

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"/> 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>UC-21.0258</u> DATE FILED: <u>5/20/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>WONEMTN</u> TAB/CAC DATE: <u>6/29/2021</u> PC MEETING DATE: <u>7/20/2021</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>James Richard Scott</u> ADDRESS: <u>9355 N Bonita Vista St.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: <u>(702) 501-7313</u> CELL: _____ E-MAIL: <u>J431170scott@gmail.com</u>
	APPLICANT NAME: <u>James Richard Scott</u> ADDRESS: <u>9355 N Bonita Vista St</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: <u>(702) 501-7313</u> CELL: _____ E-MAIL: <u>J431170scott@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>James Richard Scott</u> ADDRESS: <u>9355 N Bonita Vista St</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: <u>(702) 501-7313</u> CELL: _____ E-MAIL: <u>J431170scott@gmail.com</u> REF CONTACT ID #: _____	

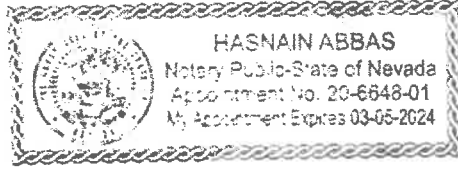
ASSESSOR'S PARCEL NUMBER(S): 12505804002
 PROPERTY ADDRESS and/or CROSS STREETS: 9355 N Bonita Vista St
 PROJECT DESCRIPTION: construct an Accessory Apartment

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

[Signature]
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark

JAMES R SCOTT
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON NOVEMBER 24, 2020 (DATE)
 By SCOTT, JAMES RICHARD
 NOTARY PUBLIC: [Signature] 11/24/2020



*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.

Letter of Justification

James R. Scott

9355 N Bonita Vista St

Las Vegas, Nevada 89143

(702) 501-7313

Subject: Application for approval of Special Use Permit for an Accessory Apartment/ Waiver of Development Standards

To Whom It May Concern:

My name is James Scott and I live at 9355 N Bonita Vista Street which we built in 1987. We are hoping to purchase a brand new 2021 modern modular home/accessory apartment from Factory Home Center and place it on my property that is about 2.25 acres. We are applying for a Special Use Permit for an accessory apartment to increase the square footage from 1500 sq ft to 2346 sq ft (R-A Zone). We also are applying for the special use permit to allow an accessory apartment front access face the street where not permitted and special use permit to waive accessory apartment architectural features compatible with the principal building. Such as stucco, roofing, outdoor lamps, exterior color of the home. The existing home on the property is approximately 2327 sq ft. We have already visited the Factory Home Center in Pahrump [\(775\) 751-5566](tel:775-751-5566) and spoken to them about starting the process. The home is for my daughter and her husband. The manufactured home will be set at grade and conform to the design standards required for single family dwellings and all shipping containers will be removed prior to final inspection. The homes in our neighborhood all vary. This home will add to our upcoming community and will conform to any required rules. All paint and finishing will match the existing home. We already have existing power and water on the property to connect to. I spoke with NV Energy and got approval to sustain a home of this size in addition to our main home. We have plenty of parking space and it will not disrupt any neighbors. Thank you for your time. If you need additional information, please feel free to contact me at (702)501-7313 or my daughter Josie Murillo at (702)834-0368.

07/20/21 PC AGENDA SHEET

SETBACKS
(TITLE 30)

CORBETT ST/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0277-GARDEA FAMILY TRUST & GARDEA VICTOR & INCHA TRS.

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 200 feet east of Dapple Gray Road, 200 feet north of Corbett Street within Lone Mountain. RM/bb/jo (For possible action)

RELATED INFORMATION:

APN:

125-29-302-016

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for an accessory structure for a detached garage to 2 feet where 5 feet is required per Table 30.40-1 (a 60% reduction).
- b. Reduce the separation between buildings to 5 feet where 6 feet is required per Table 30.40-1, 1(a) (a 16% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5934 Dapple Gray Road
- Site Acreage: 0.5
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 4,074 Residence/1,500 RV Garage/1160 Casita

Site Plan

The site plan depicts a 4,074 square foot single family home with an 835 square foot attached garage, a 1,160 square foot detached casita, and a proposed 1,500 square foot detached RV garage. The proposed 1,500 square foot RV garage will be located between the home/casita and the south side property line. A 5 foot separation is proposed between the RV garage and the

casita. A 2 foot setback is proposed between the RV garage and south side property line. The property is located at the end of a private cul-de-sac with access from Dapple Gray Road.

Landscaping

There are no proposed or required modifications to the existing residential landscaping.

Elevations

The plans depict a 22 foot high RV garage with a 4:12 roof pitch, stucco siding, and tile roof that matches the principal residence. The north and south facing side walls include 3 small opaque windows between 14 feet and 15 feet high.

Floor Plans

The plans depict a 1,500 square foot footprint, a 16 foot flat ceiling, dual 14 foot roll-up doors, and a pedestrian access door on the west side of the garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a detached RV garage 2 feet from the south property line and 5 feet south of the casita. A row of bushes will be planted between the south property line and the driveway. The building will be used to store an RV and truck with trailer to prevent sun damage. The lot coverage is only approximately 33% of the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	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. The granting of this request will not be in harmony with the general purpose, goals, objectives, and standards of this Title. The proposed setback between buildings will decrease the material safety of the surrounding area and pose a threat to the public welfare. In addition, there are alternatives that

could be pursued for the placement of the detached garage, for example it could be located closer to the casita or even attached to the casita which then could have the structure meet the required setback. Also, staff finds that this is a self-imposed hardship that could be eliminated by simply reducing the size of the garage; therefore, staff cannot 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VICTOR GARDEA

CONTACT: VICTOR GARDEA, 5934 N. DAPPLE GRAY RD., LAS VEGAS, NV 89149



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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-21-0277</u> DATE FILED: <u>5-28-2021</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Leite Mountain</u> TAB/CAC DATE: <u>6-29-21</u> PC MEETING DATE: <u>7-20-2021</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Victor GARDEA RASCON</u> ADDRESS: <u>5934 N. DAPPLE GRAY RD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-561-5150</u> CELL: <u>702-561-5150</u> E-MAIL: <u>MUCHACHOLV@YAHOO.COM</u>
	APPLICANT NAME: <u>Victor GARDEA RASCON</u> ADDRESS: <u>5934 N. DAPPLE GRAY RD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-561-5150</u> CELL: <u>702-561-5150</u> E-MAIL: <u>MUCHACHOLV@YAHOO.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Victor GARDEA RASCON</u> ADDRESS: <u>5934 N. DAPPLE GRAY RD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-561-5150</u> CELL: <u>702-561-5150</u> E-MAIL: <u>MUCHACHOLV@YAHOO.COM</u> REF CONTACT ID #: _____

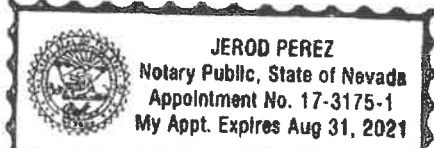
ASSESSOR'S PARCEL NUMBER(S): 125-29-302-016
 PROPERTY ADDRESS and/or CROSS STREETS: 5934 N. DAPPLE GRAY RD. LV NV 89149
 PROJECT DESCRIPTION: 30 X 50 RV PARKING GARAGE

(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)*
 STATE OF Nevada
 COUNTY OF CLARK

VICTOR GARDEA RASCON
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON 05/27/2021 (DATE)
 By Victor Gardea Rascon
 NOTARY PUBLIC: [Signature]



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

APR -21-100463

APRIL 5, 2021

Clark County Comprehensive Planning
500 S. Grand Central Parkway
PO Box 551741
Las Vegas, Nevada 89155

PLANNER
COPY

RE: Justification Letter for a Waiver of Development Standards

Dear Sir or Madam:

I am respectfully requesting a Waiver of Development Standards for Lot 2 APN# (125-29-302-016). Request is for an RV garage located on the south side with a 2 ft side setback where 5 ft is required.

RV Garage will be architecturally compatible with the principal building and adjoining casita with pavers on driveway to match. Landscaping to include a row of bushes between property line and driveway. The building will be used to store an RV and truck with trailer to prevent sun damage. Request of waiver is to allow sufficient room to walk in between vehicles.

Subject property is located in a flood zone designation "X", determined to be outside the SFHA (Special Flood Hazard Area) with 0.2% annual chance flood as shown per FEMA (Flood Insurance Rate Map)#32003C 1745.

Principal House.	4,074
House Garage.	335
Casita.	1,160
RV Garage	1,500
Total. 7,509 sq ft.	
Lot size 22,650 sq ft	
Lot coverage approximately 33%	

Thank you for your consideration.

Victor Gardea
702-561-5150
Owner

125-21-0277