



Lone Mountain Citizens Advisory Council
Mountain Crest Neighborhood Services Center
4701 N Durango Drive
Las Vegas, NV 89129

July 13, 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 Dawn vonMendenhall at 702-289-0196.
 - 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.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

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 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 29, 2021. (For possible action)
- IV. Approval of the Agenda for July 13, 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

08/03/21 PC

- 1. **WS-21-0294-WILLS ROBERT C & PATRICIA Z: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive requirements for a water connection in conjunction with a minor subdivision; and **2)** allow a proposed single family residential lot to have access to an arterial street where not permitted on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Lone Mountain Road within Lone Mountain. RM/al/jo (For possible action) **08/03/21 PC**

08/04/21 BCC

- 2. **WS-21-0281-PRECEDENT PROPERTIES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights). **DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 3.3 acres in an R-E (RNP-I) Zone. Generally located on the west side of Park Street and the north side of Craig Road within Lone Mountain. RM/rk/jo (For possible action) **08/04/21 BCC**
- 3. **TM-21-500086-PRECEDENT PROPERTIES, LLC: TENTATIVE MAP** consisting of 6 residential lots and common lots on 3.3 acres in an R-E (Rural Estates Residential) and an R-E (RNP-I) Zone. Generally located on the west side of Park Street and the north side of Craig Road within Lone Mountain. RM/rk/jo (For possible action) **08/04/21 BCC**

- VII. General Business
 - 1. Review last year's budget request (s) and take public input regarding suggestions for the upcoming budget cycle. (For possible action)

- 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 27, 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 29, 2021

MINUTES

Board Members: Chris Darling – Chair – **EXCUSED** Carol Peck – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT** Bradley Burns – **EXCUSED**
Kimberly Burton – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:31 p.m.
- II. Public Comment
None
- III. Approval of June 8, 2021 Minutes
Moved by: CAROL
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for June 29, 2021
Moved by: SHARON
Action: Approved agenda as submitted, with items 2-4, and items 5&6 being heard together
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

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 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) 7/6/21 PC

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

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 RM/md/jd (For possible action) 7/7/21 BCC

Action: APPROVED as submitted, subject to staff conditions and condition that applicant meet with neighbors once drainage study is completed.
Moved By: CAROL
Vote: 3/0

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 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) 7/7/21 BCC

Action: APPROVED as submitted, subject to staff conditions and condition that applicant meet with neighbors once drainage study is completed.
Moved By: CAROL
Vote: 3/0

4. **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 (For possible action) 7/7/21 BCC

Action: APPROVED as submitted, subject to staff conditions and condition that applicant meet with neighbors once drainage study is completed.
Moved By: CAROL
Vote: 3/0

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. RM/jvm/jd (For possible action) 7/7/21 BCC

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

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 (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) 7/7/21 BCC

Action: APPROVED as submitted, subject to staff conditions

Moved By: CAROL

Vote: 3/0

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 and 3) allow a proposed accessory apartment front yard access to face a street on 2.2 acres in an R-A (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) 7/20/21 PC

Action: APPROVED as submitted, subject to staff conditions

Moved By: CAROL

Vote: 3/0

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 (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) 7/20/21 PC

Action: APPROVED as submitted

Moved By: CAROL

Vote: 3/0

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be July 13, 2021.

X. Adjournment

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

08/03/21 PC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

TEE PEE LN/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0294-WILLS ROBERT C & PATRICIA Z:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive requirements for a water connection in conjunction with a minor subdivision; and 2) allow a proposed single family residential lot to have access to an arterial street where not permitted on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Tee Pee Lane and the north side of Lone Mountain Road within Lone Mountain. RM/al/jo (For possible action)

RELATED INFORMATION:

APN:

125-31-804-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Number of Lots/Units: 2
- Project Type: Single family residential development

Request

This application includes 2 requests. The first is to waive the water connection requirement associated with a minor subdivision (MSM-19-600041). The applicant proposes to subdivide the property into 2 parcels for future single family residences, with water provided to the eastern lot by an existing well. The second request is to reestablish approval to allow a proposed lot for a single family residence to be accessed from an arterial street.

Site Plans

The plans show a 2 lot subdivision with frontage along Lone Mountain Road to the south and Tee Pee Lane to the west. The parcel to the west will have access onto Tee Pee Lane. The eastern lot will have access from Lone Mountain Road, which is an arterial street. The request to waive

the water connection is for the eastern lot only. Each lot will be 21,562 square feet in both gross and net size. No plans for future single family residences were submitted with this request.

Landscaping

No landscaping is required or proposed with this application.

Applicant’s Justification

The applicant indicates that there is not a water line along the frontage of the eastern lot. The nearest water line is from a municipal water purveyor located within the rights-of-way of Tee Pee Lane and along the south side of Lone Mountain Road; however, these streets are currently being, or recently, constructed and are designated as “no cut” streets. This means that in order to connect into the water lines simple trenching would not be allowed. Any disturbance of these streets would require costly pavement restoration. Therefore, the applicant is requesting that the site be allowed to use an existing well to provide water service for the proposed lots.

The waiver to allow access to Lone Mountain Road is for the eastern lot of the 2 lot subdivision. According to the applicant, this proposed access onto Lone Mountain Road is a requirement of MSM-18-600105. A similar request (WS-19-0122) was previously approved for the site; however, that application has expired, and the request is to reestablish the approval for the access to allow the minor subdivision map to record.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0122	Allow a single family residence to have access to a collector street – expired	Approved by PC	April 2019
MSM-18-600105	A 2 lot minor subdivision map – in review	Reviewed by PW	November 2018
VS-1663-93	Vacated and abandoned patent easements	Approved by BCC	November 1993

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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

Waiver of Development Standards #1

The applicant has submitted an application for a minor subdivision map to subdivide this parcel into 2 lots for future single family residences. This request is to waive the requirement for a water connection to a municipal water source and allow the future residences to have water provided by an existing well. Staff typically does not support a request to waive the requirement for a development to connect to a municipal water system. Connecting developments into existing public water service helps to ensure that the development will continuously have a safe and reliable water supply. The applicant's justification letter indicates there are existing water lines within the adjacent rights-of-ways but to tie into these water lines would require costly repairs to the street pavement. Staff believes that the applicant's request is based on a desire to avoid costs involved with providing water to the site, which staff finds to be a self-imposed hardship; therefore, staff does not support this request.

Waiver of Development Standards #2

This is a request to reestablish approval to allow a residential lot to have access to an arterial street. Staff recommended denial of the prior application. Staff still has concerns with allowing access to an arterial street for a single-family residence. Part of staff's concern is for public safety. Allowing direct access for single family residences to arterial streets can create traffic issues and conflicts with traffic flow with turning movements from too many access points onto the arterial streets. Although this site is located in a Rural Neighborhood Preservation Area and at the current time the development in this area consists of single family home on large lots, staff believes that as the area continues to develop and there is increased traffic on Lone Mountain Road, the parcels that have direct access to Lone Mountain Road will become less desirable for use as single family residences. This will create a demand to convert or redevelop this lot and others with direct access to commercial uses, which will impact the future of the Rural Neighborhood Preservation Area. This has happened in other areas of the County. In order to limit future impact to this Rural Neighborhood Preservation Area and limit impacts to traffic flow on Lone Mountain Road, staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant shall install a circular driveway in compliance with Uniform Standard Drawing 222 or provide an alternate means of on-site turnaround to preclude vehicles from backing into Lone Mountain Road.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHILIP WAKEFIELD

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILLESPIE ST, BUILDING E. STE 120, LAS VEGAS, NV 89183



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-21-0224</u> DATE FILED: <u>6-10-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>7-13-21</u> PC MEETING DATE: <u>8-3-21</u> BCC MEETING DATE: <u>-</u> FEE: <u>847500</u>
	PROPERTY OWNER NAME: <u>Wills Robert C & Patricia Z</u> ADDRESS: <u>6603 Ruddock Drive</u> CITY: <u>N Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>702.813.2263</u> CELL: _____ E-MAIL: <u>vegash2opolodad@gmail.com</u>
	APPLICANT NAME: <u>Blue Diamond Civil Engineering/ Phil Wakefield</u> ADDRESS: <u>9816 Gilespe Street Ste 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: _____ E-MAIL: <u>pwakefield@bdce-lv.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Blue Diamond Civil Engineering/ Phil Wakefield</u> ADDRESS: <u>9816 Gilespe Street Ste 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: _____ E-MAIL: <u>abaca@bdce-lv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-31-804-008

PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain & Tee Pee

PROJECT DESCRIPTION: _____

(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.

Robert C Wills

Property Owner (Signature)*

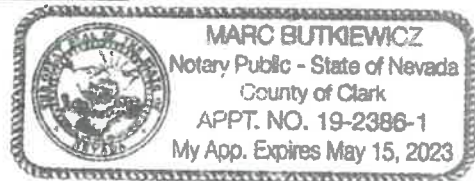
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 16th 2021 (DATE)

By Robert Clyde Wills

NOTARY PUBLIC: Marc Butkewicz



*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.



WS-21-0294

May 17, 2021

Clark County Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**Re: Justification Letter for Waiver of Development Standards
The Wills – MSM 18-600105 -**

To Whom It May Concern:

Blue Diamond Civil Engineering, on behalf of our client, would like to formally request for a Waiver of Development Standards (WS). The reason for submitting this waiver is to allow the eastern half of the property to be serviced by an existing well. The major cross streets for this property are Lone Mountain Road and Tee Pee Lane (APN 125-31-804-008).

This property will soon be divided into two (2) individual lots via the recordation of a parcel map. The Clark County Map Team is currently in the final stages of the review process for this parcel map (MSM 18-600105). The lot has a total square footage of 43,316 square feet with the eastern lot being 21,731 square feet once subdivided. We would like to waive Title 30.52.100.b.1.A and 30.52.100.b.1.B that requires the lot to be more than 40,000 square feet and connecting to water facilities of the municipal water purveyor when within 1250 feet, in order to allow water service from an existing well. This parcel has a burden of providing water service from a municipal water purveyor since there is no existing waterlines along the frontage of the property. The closest waterline is approximately 150 feet west of the site in a street that is currently under construction and will be a "no cut" street. "No cut" streets require an additional amount of pavement restoration beyond normal trenching for the installation of a waterline. The existing waterline is also on the south side of Lone Mountain Road which also requires more trenching and pavement restoration. Again, the parcel is already served by an existing community well and this parcel could continue its utilization.

We have been informed that this project will require a waiver of Title 30.56.080(f) design standards to access Lone Mountain Road per the preliminary minor subdivision map letter. The previous waiver was approved but has since expired. The project proposes two lots that are comparable in size to the residential lots in the neighborhood. The residential lots in the vicinity of the site take direct access off Lone Mountain Road. Title 30.56.40(b)(ii)(4) will be met at the time of construction with a circular driveway or an approved onsite turnaround to prevent backing of vehicles on to the street. This access is reasonable and should not impact traffic.



I trust this satisfies your concerns regarding this project. If there are any questions or additional information necessary, please contact this office.

Sincerely,

Blue Diamond Civil Engineering

A handwritten signature in blue ink, appearing to read "Philip D. Wakefield".

Philip D. Wakefield, P.E.
Principal

08/04/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

PARK ST/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0281-PRECEDENT PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 3.3 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Park Street and the north side of Craig Road within Lone Mountain. RM/rk/jo (For possible action)

RELATED INFORMATION:

APN:

138-06-601-013; 138-06-601-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 12 feet (6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is allowed per Figure 30.64-15 (a 33% increase).
2. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Craig Road where required per Section 30.52.050.

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade to 60 inches (5 feet) where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.3
- Number of Lots: 6
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,166/20,872 (gross)/18,005/18,382 (net)

- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 4,090/4,260

Site Plans

The plans depict a proposed single family residential development consisting of 6 lots on 3.3 acres for a density of 1.8 dwelling units per acre. All the lots will have access from a private cul-de-sac that connects to Park Street to the east. The private street is 39 feet wide and does not include sidewalks. This request includes waivers of development standards to increase the height of retaining walls along portions of the perimeter of the subdivision and to construct non-urban street standards for Craig Road with 32 feet of pavement instead of the full pavement, curb, gutter, sidewalk, and streetlights normally required for an arterial street. The plans also depict that the finished grade of the site will be increased up to 5 feet along the southerly portions of the development.

Landscaping

Per the landscape plan, 24 inch box trees and 1 to 5 gallon shrubs will be planted within the 6 foot wide landscape planter along both public street frontages.

Elevations

Per the elevation plans, the proposed residences are all 1 story and have a maximum height of 23 feet. Exterior architectural elements include stucco walls, stone veneer, decorative pop-outs, shutters, and a concrete tile roof.

Floor Plans

The plans depict homes from 4,090 square feet to 4,260 square feet with options for 3 to 5 bedrooms. All models will have 3 car garages (front and side loaded) with options for roof top decks.

Applicant’s Justification

The applicant indicates the proposed residential development is consistent in lot size and density with the surrounding neighborhood that is R-E zoned. The design review for increased finished grade and the waiver for retaining walls is to ensure that adequate drainage is accommodated for the proposed development. Furthermore, the waiver associated with the off-site improvements is appropriate since the properties surrounding the site are zoned R-E with a planned Land Use of Rural Neighborhood Preservation.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-21-500086	A tentative map consisting of 6 lots on 3.3 acres is a companion item on this agenda.
MSM-21-600029	A minor subdivision map on APN 138-06-601-013 to subdivide the parcel into 2 lots (southern half being a part of this application) is in process with the Clark County Mapping Team.

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

Portions of the perimeter retaining wall heights along the southerly portions of the site are increased to accommodate street drainage, natural topography, and corresponding pad heights. Staff finds that the existing topography of the site is distinctive enough to warrant approval of the request to increase the height of proposed walls.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides.

Public Works - Development Review

Waiver of Developmental Standards #2

Staff has no objection to the request to not install full off-site improvements on Craig Road. 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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Stange Avenue, 30 feet for Park Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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.
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PINNACLE HOMES
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

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-21-0281</u> DATE FILED: <u>6-2-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Love Mtn.</u> TAB/CAC DATE: <u>7-13-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-4-21</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER	NAME: <u>Precedent Properties, LLC</u> ADDRESS: <u>3425 Cliff Shadows Pkwy., #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-374-1519</u> CELL: _____ E-MAIL: <u>LEVI @ INVEST INTO LV COM</u>
	APPLICANT	NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Rd. Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>Frank@pinnaclelv.com</u> REF CONTACT ID #: <u>172921</u>
	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): 138-06-601-013
 PROPERTY ADDRESS and/or CROSS STREETS: Park and Stange
 PROJECT DESCRIPTION: 6-lot single family residential development

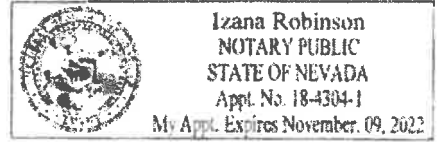
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Property Owner (Signature)*

PRECEDENT PROPERTIES, LLC
LEVI PARKER, MANAGER

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Feb. 24, 2021 (DATE)
 By Levi D. Parker
 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

May 13, 2021

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

WS-21-0281

Re: Park & Stange – Justification Letter
APN: 138-06-601-013 & -014

To whom it may concern:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Design Review and Waiver of Standards, for a proposed 3.31 gross acre, 6 lot residential subdivision.

Project Description:

The project consists of a 3.31 gross-acre, 6 lot residential subdivision with 1.81 lots per acre located north of Craig Road west of Park Street. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use RNP I – Rural Neighborhood Preservation. We are requesting the site to remain zoned R-E.

Our project will consist of high-end estate homes. All public streets abutting the development will remain in the existing rural road conditions and the private cul-de-sac will have 30" modified roll curb. In addition to stylish exteriors, the homes will include full length 20' driveways with multi-car garages.

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

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

All lots in the subdivision will have access to the site from entrance off of Park Street. There will be multi-car garages provided for each unit for a minimum of 18 parking spaces provided, in addition to full length driveways that can park at a minimum 2 vehicles each. Perimeter landscaping is being provided in excess of code requirements by a 6-ft landscape area between the right of way limits and a decorative cmu wall. Each lot owner will maintain the landscaping on their individual lots. Rear yard access gates for maintenance have been provided on lots 1 and 2 to access the landscape area.

The subdivision proposes to use cross fall street with a 2% minimum cross-slope from north to south. This cross-slope street will aid in reducing the amount of retaining walls needed in the proposed development, by allowing the elevations of the lots across the street from one another to have about a foot of difference in elevation.

The lots will range in size from approximately 18,005-sf to 18,382-sf net and 20,166-sf to 20,872-sf gross. The proposed homes will consist of one-story homes (height of one-story homes will not exceed 23') with multi-car garages. There are 4 model plans casita option and 3 elevation types. All casita plans (shown in the Floor/Elevation Plans) are chosen, these structures will meet accessory structure setbacks for R-E zoning.



Waiver of Standards – Wall Height

On behalf of our client, we would like to request waiver of standards for retaining walls. It is requested retaining wall heights of up to 6-ft be allowed, in combination with a 6-ft high cmu wall on top of the 6-ft retaining wall, resulting in up to 12-ft high combination wall height where code allows 9-ft. These walls would be located along the northern and portion of eastern boundaries. The site has about 19-ft of elevation change from northwest to southeast. The proposed site plan is working with the slope of the land by utilizing sloping and scarping in rear and side yards where possible and minimizing the retaining walls.

Waiver of Standards – Offsite Street Improvements (Craig Road)

On behalf of our client, we would like to request waiver of title 30 development standards requiring full offsite street improvements for Craig Road. The proposed development is located in the RNP – Rural Neighborhood Preservation Area where typically rural standard street improvements exist. Rural street standards exist to the west on Craig Rd to Jensen Street and east and north of the site in Park Street and Stange Ave. We are requesting to keep the same standards, with no curb, gutter, sidewalk, street lights and keep the existing paved roadway section of 24-ft width.

Design Review – Excess Fill

We would like to apply for a design review for the excess fill along our eastern lots. We believe that the difference in elevation between the proposed and existing grade will be up to 5-ft (60") of fill above the existing elevations on the site. The fill area above 18" is on southern lots 1, 2 & 3. The impact to the adjacent properties should be minimal. The adjacent property to the north is currently undeveloped. Adjacent properties to the west, east, and south are similarly developed with a large wall abutting Craig Road, 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

08/04/21 BCC AGENDA SHEET

PARK & STANGE
(TITLE 30)

PARK ST/CRAIG RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500086-PRECEDENT PROPERTIES, LLC:

TENTATIVE MAP consisting of 6 residential lots and common lots on 3.3 acres in an R-E (Rural Estates Residential) and an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Park Street and the north side of Craig Road within Lone Mountain. RM/rk/jo (For possible action)

RELATED INFORMATION:

APN:
138-06-601-013; 138-06-601-014

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.3
- Number of Lots: 6
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,166/20,872 (gross)/18,005/18,382 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 6 lots on 3.3 acres for a density of 1.8 dwelling units per acre. All the lots will have access from a private cul-de-sac that connects to Park Street to the east. The private street is 39 feet wide and does not include sidewalks.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-21-0281	A waiver of development standards for full off-site street improvements, wall height, and a design review to increase finished grade for a single family residential development is a companion item on this agenda.
MSM-21-600029	A minor subdivision map on APN 138-06-601-013 to subdivide the parcel into 2 lots (southern half being a part of this application) is in process with the Clark County Mapping Team.

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;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet Stange Avenue, 30 feet for Park Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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.
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- 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 to inquire with 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: PINNACLE HOMES

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500086</u>	DATE FILED: <u>6-2-21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>7-13-21</u>
<input type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Lone Mtn.</u>	
		PC MEETING DATE: <u> </u>	
		BCC MEETING DATE: <u>8.4.21</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Precedent Properties, LLC</u>
	ADDRESS: <u>3425 Cliff Shadows Pkwy., #110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-374-1519</u> CELL: <u> </u>
	E-MAIL: <u>LEVI @ INVESTINTLV.COM</u>

APPLICANT	NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u>
	ADDRESS: <u>9225 W. Flamingo Rd. Suite 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720</u> CELL: <u> </u>
	E-MAIL: <u>Frank@pinnaclelv.com</u> REF CONTACT ID #: <u> </u>

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> </u>
	E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: <u> </u>

ASSESSOR'S PARCEL NUMBER(S): 138-06-601-013

PROPERTY ADDRESS and/or CROSS STREETS: Park and Stange

TENTATIVE MAP NAME: 6-lot single family residential development

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

[Signature]
Property Owner (Signature)*

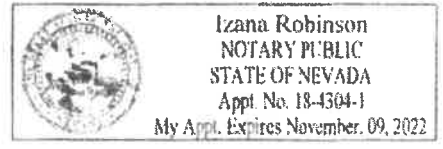
PRECEDENT PROPERTIES, LLC
LEVI PARKER, MANAGER
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

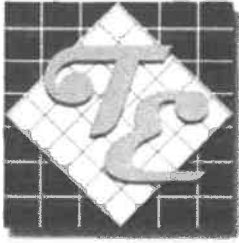
SUBSCRIBED AND SWORN BEFORE ME ON FEB. 24. 2021 (DATE)

By Levi D. Parker

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

April 15, 2021
PNN-21-008

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

TM - 21 - 500086

Re: Park & Stange— Tentative Map

Dear Clark County Comprehensive Planning

Taney Engineering, on behalf of our client, Pinnacle Homes, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map be submitted concurrently with our other land use applications (Waiver of Development Standards and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

Elisha Scrougm
Project Coordinator