



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

July 27, 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](mailto: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](mailto:Jennifer.Damico@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.Covington@clarkcountynv.gov](mailto:William.Covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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- 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

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

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

**8/17/21 PC**

- 1. **WS-21-0336-TATE RYAN K & WEDIN JENNIFER: WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a block wall in conjunction with an existing single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the south side of Bella Loma Court, 400 feet west of Bonita Vista Street within Lone Mountain. RM/sd/jo (For possible action) **8/17/21 PC**
- 2. **UC-21-0324-MCGILLIS INVESTMENT CO, LLP: USE PERMIT** for a funeral home. **WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for a proposed funeral home on 2.0 acres in an R-E Zone. Generally located on the north side of Lone Mountain Road and the west side of Tenaya Way within Lone Mountain. RM/rk/jd (For possible action) **8/17/21 PC**
- 3. **VS-21-0323-MCGILLIS INVESTMENT CO, LLP: VACATE AND ABANDON** a portion of right-of-way being Tenaya Way located between Lone Mountain Road and Verde Way within Lone Mountain RM/nr/jd (For possible action) **8/17/21 PC**
- 4. **WS-21-0346-JLT HOLDING COMPANY, LLC: WAIVER OF DEVELOPMENT STANDARDS** to waive connection to public water service on 2.0 acres in an R-A (RNP-II) Zone. Generally located on the north side of Jakes Place and the west side of Bonita Vista Street within Lone Mountain. RM/bb/jo (For possible action) **8/17/21 PC**

**8/18/21 BCC**

- 5. **WS-21-0315-TP ESTATES IRR BUSINESS TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; and **2)** off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** single family residential subdivision on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action) **8/18/21 BCC**

6. **TM-21-500099-TP ESTATES IRR BUSINESS TRUST: TENTATIVE MAP** consisting of 8 lots and common lots on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action) **8/18/21 BCC**
  
7. **WS-21-0344-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) increase wall height; and 3) allow modified driveway design standards. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 7.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road within Lone Mountain. RM/md/jo (For possible action) **8/18/21 BCC**
  
8. **TM-21-500107-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS: TENTATIVE MAP** consisting of 12 single family residential lots on 7.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road within Lone Mountain. RM/md/jo (For possible action) **8/18/21 BCC**

VII. General Business

1. Review previous fiscal year budget request(s). (For discussion only)

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: August 10, 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

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:31 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.

08/17/21 PC AGENDA SHEET

BLOCK WALL  
(TITLE 30)

BELLA LOMA CT/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0336-TATE RYAN K & WEDIN JENNIFER:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a block wall in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the south side of Bella Loma Court, 400 feet west of Bonita Vista Street within Lone Mountain. RM/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
125-29-610-013

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the height of a decorative block wall to 9 feet where a maximum height of 6 feet is allowed per Section 30.64.020 (a 33% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8585 Bella Loma Court
- Site Acreage: 0.5
- Project Type: Block wall
- Wall Height (feet): up to 9

Site Plans

The plans depict an existing single family residence on 0.5 acres located within a 9 lot subdivision. The applicant's property sits at the end of the cul-de-sac and the most southwesterly portion of the lot adjacent to Riley Street. The request to add additional height to an existing 6 foot high block wall along the north side property line. The added materials will be 30 inches of wrought iron with a solid backing to provide better privacy and will be up to 9 feet in height.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans submitted show an extension on top of an existing 6 foot high block wall. The elevation shows a 30 inch wrought iron picket fence with a solid backing that will bring the total height of the block wall up to 9 feet.

Applicant's Justification

The applicant would like to extend the height of an existing 6 foot high block wall on the southwest side of the property. Currently the block wall is 6 feet high and does not provide privacy. The applicant is working with Artistic Iron Works to complete the project. Since the wall is communal and the neighbor would not agree to add a couple of bricks to extend the height, the applicant is requesting to use wrought iron with solid backing attached to the applicants side of the wall. The dimensions are the length of the wall which is approximately 120 feet by 30 inches tall.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South, East, & West	Rural neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)/R-E	Single family residential
North	Residence Estates	City of Las Vegas 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.

While staff understands the necessity of privacy and security measures, this request represents in part a self imposed hardship. Staff believes that an increase in the existing block wall height up to a maximum of 9 feet will have an impact on the surrounding properties. All the adjacent single family residences in the immediate area have similar block walls in the same location and of the same height as prescribed by Code. Staff finds that a 6 foot high block wall often provides for adequate security and that the request is inconsistent with Urban Specific Policy 10 of the Comprehensive Master Plan, which encourages in part that site designs are to be compatible with adjacent land uses; therefore, staff cannot support the 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:** RYAN TATE

**CONTACT:** ARTISTIC IRON WORKS, 105 W. CHARLESTON BLVD, LAS VEGAS, NV

89102



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>STAFF</b>	APP. NUMBER: <u>WS-21-0336</u>	DATE FILED: <u>6/29/21</u>
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N7C) <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)  <input type="checkbox"/> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) <input type="checkbox"/> (ORIGINAL APPLICATION #)	<b>PROPERTY OWNER</b>		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>7/27/21</u>
			<b>APPLICANT</b>	TAB/CAC: <u>Lone Mountain</u>
		PC MEETING DATE: <u>8/17/21</u>		
	BCC MEETING DATE: _____			
	<b>RESPONDENT</b>	FEE: <u>\$ 475</u>		
		<b>APPLICANT</b>	NAME: <u>Ryan Tate / Jennifer Wedin</u>	
ADDRESS: <u>8585 Bella Loma Ct.</u>				
CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>				
<b>RESPONDENT</b>	TELEPHONE: <u>775 443 6910</u> CELL: _____			
	E-MAIL: <u>Ryantate76@gmail.com</u>			
	NAME: <u>Jennifer Wedin</u>			
<b>RESPONDENT</b>	ADDRESS: <u>8585 Bella Loma Ct.</u>			
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>			
	TELEPHONE: <u>775 443 8122</u> CELL: _____			
<b>RESPONDENT</b>	E-MAIL: <u>jenniferwedin@yahoo.com</u>			
	NAME: <u>Artistic Iron Works / Jimmy Hittunen</u>			
	ADDRESS: <u>105 W Charleston Blvd</u>			
<b>RESPONDENT</b>	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>			
	TELEPHONE: <u>702 387 8088</u> CELL: _____			
	E-MAIL: _____ REF CONTACT ID #: _____			
<b>RESPONDENT</b>	E-MAIL: <u>jimmy@artisticiron.com</u>			

ASSESSOR'S PARCEL NUMBER(S): 125-29-610-013

PROPERTY ADDRESS and/or CROSS STREETS: 8585 Bella Loma Ct

PROJECT DESCRIPTION: FENCE HEIGHT

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 I am, we are otherwise qualified to submit the application under Clark County Code, that the information on the attached legal descriptions, 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.

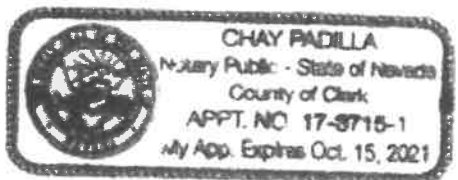
Ryan Tate / Jennifer Wedin  
Property Owner (Signature)      Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON May 13, 2021 (DATE)

By Ryan Tate And Jennifer Wedin

NOTARY PUBLIC: \_\_\_\_\_



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

## JUSTIFICATION LETTER 5-14-21

WS-21-0336

Attention Tabitha:

We would like to extend the height of our brick wall on the southwest side of our property. Currently the brick wall is 5 1/2 to 6 feet high and does not provide privacy from our neighbor who is always watching us when we are in the backyard. We are working with Atristic Iron works to complete the project. Since the wall is cummunal and the neighbor would not agree to add a couple of bricks to extend the height, the plan is to use rod iron with solid backing attached to OUR SIDE of the wall. The dimensions are the length of the wall which is approximately 120 feet by 30 inches tall.

08/17/21 PC AGENDA SHEET

FUNERAL HOME  
(TITLE 30)

TENAYA WAY/LONE MOUNTAIN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0324-MCGILLIS INVESTMENT CO, LLP:**

**USE PERMIT** for a funeral home.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed funeral home on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Lone Mountain Road and the west side of Tenaya Way within Lone Mountain. RM/rk/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
125-34-410-058; 125-34-410-068

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce throat depth for a proposed driveway along Lone Mountain Road to a minimum of 26 feet and along Tenaya Way to a minimum of 18 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 65% and 76% reduction respectively).

**LAND USE PLAN:**  
LONE MOUNTAIN RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**  
**General Summary**

- Site Address: N/A
- Site Acreage: 2
- Project Type: Proposed funeral home
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 11,625
- Parking Required/Provided: 117/117

**Site Plans**

The plans show a proposed funeral home that will be developed on 2 parcels of land that are located directly across the street from Bunker's Memory Gardens Cemetery in Lone Mountain.

The property is bordered on the north and west by existing R-E zoned residential parcels. The building is centrally located on site which has access to Lone Mountain Road to the south and Tenaya Way to the east. Parking is shown around the perimeter of the site with a total of 117 parking spaces being provided where 117 spaces are required.

#### Landscaping

The streetscape along Lone Mountain Road and Tenaya Way will provide landscape planters that are 10 feet to 24 feet in width and will include trees, shrubs, and groundcover. The landscaping provided along the residential property lines to the north and west will consist of a double row of Mondell pines that are off-set 10 feet on-center. Interior to the site, landscaping is provided along the building footprint and parking areas.

#### Elevations

The plans depict the building will be single story with a residential style to match the surrounding area. The funeral home will have a pitched roof with varying building heights from 14 feet to just under 35 feet. The exterior of the building will have an earth tone stucco finish with cultured stone accents and a concrete tile roof.

#### Floor Plans

The funeral home consists of an overall area of 11,625 square feet with a 1,630 square foot open courtyard in the middle of the building. The facility provides a reception and lobby area, courtyard, primary service area, arrangement meeting rooms, office, repose room, embalming room, restrooms, and other miscellaneous rooms.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates the funeral home will be open 7 days a week from 8:00 a.m. to 4:30 p.m. Functions would typically take place during regular business hours. However, any scheduled function beyond those hours would be completed by 9:00 p.m. Furthermore, according to the applicant the site has consciously been designed with the neighborhood in mind. The building is under 35 feet in height and the exterior has warm earth tones and has a residential character to its design.

#### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0187-08	Congregate care facility - expired	Approved by BCC	July 2008
VS-0188-08	Right-of-way between Lone Mountain Road and Verde Way - expired	Approved by PC	April 2008

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E (RNP-1)	Single family residential
South	City of Las Vegas	U(L)	Bunker's Memory Gardens Cemetery
East	City of Las Vegas	R-PD5	Painted Desert single family & multiple family residential
West	Residential Low	R-E	Single family residential

### Related Applications

Application Number	Request
VS-21-0323	A request to vacate and abandon a portion of a right-of-way 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

##### Use Permit

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.

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering, a funeral home can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Other facilities of this nature have been approved and developed in residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, can support the request.

##### Waiver of Development Standards

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

##### Design Review

One of the major issues identified in the land use plan updates is the compatibility of new developments adjacent to RNP areas. It is essential that new developments are compatible and

consistent with existing developed properties in the area. The considerations for compatibility may include design features related to existing and proposed developments, such as, but not limited to bulk standards such as height, mass, density, and architecture. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing areas.

Staff finds the plans depict building elevations, with corresponding bulk, design characteristics, and other architectural and aesthetic features, that have been designed to be harmonious and compatible with development in the area; therefore, staff can support the request.

#### **Public Works - Development Review**

##### Waiver of Development Standards

The applicant worked with staff to remove parking spaces adjacent to both commercial driveways, which provides more room for vehicles to safely exit the right-of-way; therefore, staff has no objection to the reduction in the throat depths.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

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

##### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

##### **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 that 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:** FRANCOIS BENOIT

**CONTACT:** FRANCOIS BENOIT, CREATIVE DESIGN ARCHITECTURE, 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" 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 #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0324</u> DATE FILED: <u>6/28/21</u> PLANNER ASSIGNED: <u>JUN</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>7/27/21</u> PC MEETING DATE: <u>8/17/21</u> BCC MEETING DATE: _____ FEE: <u>\$ 1,825</u>
	<b>PROPERTY OWNER</b>  NAME: <u>McGillis Investment Company, LLP</u> ADDRESS: <u>3038 South 1030 West</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84119</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Carriage Funeral Holdings, Inc.</u> ADDRESS: <u>3040 Post Oak Blvd., Suite 300</u> CITY: <u>Houston</u> STATE: <u>TX</u> ZIP: <u>77056</u> TELEPHONE: <u>713-332-8400</u> CELL: _____ E-MAIL: <u>steve.metzger@carriageservices.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Creative Design Architecture, Inc. - Rami I. Atout, AIA, NCARB</u> ADDRESS: <u>1855 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>V</u> ZIP: <u>89134</u> TELEPHONE: <u>702-256-6663</u> CELL: _____ E-MAIL: <u>ratout@cdarch.com</u> REF CONTACT ID #: _____

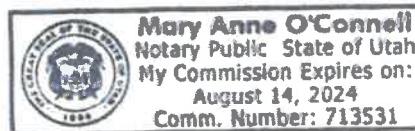
ASSESSOR'S PARCEL NUMBER(S): 125-34-410-058 & 125-34-410-068  
 PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain Rd & Tenaya Way  
 PROJECT DESCRIPTION: 11,000 sf funeral home, single story.

(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)\*

ROGER S. MCGILLIS  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Utah  
 COUNTY OF Salt Lake  
 SUBSCRIBED AND SWORN BEFORE ME ON April 19, 2021 (DATE)  
 By Roger McGillis  
 NOTARY PUBLIC: Mary Anne O'Connell



\*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**

June 17, 2021 [Revised]

UC-21-0324

**To:** **Clark County Comprehensive Planning Department**  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

**PROJECT:** **Lone Mountain Funeral Home**  
Lone Mountain Rd. & Tenaya Way  
*APN: 125-34-410-058 & 125-34-410-068*

**RE:** **Request for Pre-Review application**

**Architect:** **Creative Design Architecture, Inc.**  
1855 Village Center Circle  
Las Vegas, NV 89134

To whom it may concern:

Please accept this document as the justification letter for the above referenced project. We are requesting Pre-review application for a new Funeral Home.

The 11,625 sq. ft. single story building will serve as a new funeral home for Bunkers Mortuary & Cemeteries in the Northwest area of the Las Vegas Valley. It has a residential feel and high-quality finishes matching the existing surrounding style of the rural residential properties.

**Justification:**

- The new funeral home will be in direct access to the existing Memory Gardens Cemetery located across the Street on Lone Mountain Road and which is owned and operated by our client. The Memory Gardens Cemetery has been in business since the early 1930s. For nearly 80 years this cemetery has been serving families in the Northwest area of Las Vegas. With time and growth this beautiful rural cemetery as seen the city build up and round them. Despite the population growth Memory Gardens Cemetery has kept is rural charm.
- The Building will be single-story, residential style to blend in with the historic Lone Mountain residential neighborhood, with intense landscape buffers on all areas adjacent to residential. It has been consciously designed with the neighborhood in mind, both in exterior design with its use of earth tone colors, cultured stone and sloping roofs as well as in its functionality: There are two public entrances to the building one entrance faces

## CREATIVE DESIGN ARCHITECTURE™

Lone Mountain Road and the other faces Tenaya Way. The building has been designed with no exterior outdoor function space to minimize on the noise. An indoor courtyard has been designed in the center of the structure to ensure privacy during an event while minimizing on any noise for the neighborhood.

- The funeral home would be open 7 days a week 8:00am to 4:30pm and closed or shortened hours on most Holidays. Functions typically would take place during the regular hours of operation. However, there are times when a function may need to take place in the evening. Any scheduled evening function would be completed by 9:00pm.
- You might ask why Bunkers Mortuary & Cemeteries is looking to build a funeral home across the street from the cemetery and not actually within the cemetery grounds. After nearly 80 years Memory Gardens Cemetery does not collectively have the property needed to build a funeral home. They are also working on a strategic design & growth plan so the cemetery can continue to offer burial and cremation options to the community for many more decades. Bunkers Mortuary & Cemeteries has talked for years about building a funeral home in the neighborhood. The property directly across the street from the cemetery seems to them to be the perfect location to expand their footprint.
- The funeral home will have an embalming room which is required by law. However, all preparation will be handled out of their downtown location. Their downtown location has the active embalming room and refrigeration units. In most cases, a deceased will only arrive to the Lone Mountain Funeral Home, for a scheduled service, already prepared and casketed.
- We are asking for a waiver to reduce throat depth of driveway of Tenaya to 18'-9" and throat depth of driveway of Lone Mountain to 26'-6", where required depth is 75'.
- The management team at Bunkers Mortuary & Cemeteries is serious about being good neighbors while offering a much-needed service in the area. They thank you for your consideration.

Sincerely,



Rami I. Atout, AIA, NCARB  
President

08/17/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

TENAYA WAY/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0323-MCGILLIS INVESTMENT CO, LLP:**

**VACATE AND ABANDON** a portion of right-of-way being Tenaya Way located between Lone Mountain Road and Verde Way within Lone Mountain (description on file). RM/nr/jd (For possible action)

RELATED INFORMATION:

APN:

125-34-410-058; 125-34-410-068

LAND USE PLAN:

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

BACKGROUND:

**Project Description**

This application is a request to vacate and abandon a portion of right-of-way in conjunction with a proposed funeral home. The plans depict the vacation and abandonment of a 10 foot wide portion of right-of-way on the west side of Tenaya Way extending north from Lone Mountain Road to Verde Way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0187-08	Congregate care facility - expired	Approved by BCC	July 2008
VS-0188-08	Right-of-way between Lone Mountain Road and Verde Way - expired	Approved by PC	April 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E (RNP-1)	Single family residential
South	City of Las Vegas	U(L)	Bunker's Memory Gardens Cemetery
East	City of Las Vegas	R-PD5	Painted Desert single family & multiple family residential
West	Residential Low	R-E	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-21-0324	A use permit for a funeral home 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 10 feet of right-of-way for Tenaya Way to match the existing 30 foot wide dedication on the east side of the street.

**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**

- 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**

- No comment.

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

- No objection.

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

**APPLICANT:** FRANCOIS BENOIT  
**CONTACT:** FRANCOIS BENOIT, CREATIVE DESIGN ARCHITECTURE, 1855 VILLAGE  
CENTER CIRCLE, LAS VEGAS, NV 89134

DRAFT



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0323</u>	DATE FILED: <u>6/28/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>JUM</u>	TAB/CAC DATE: <u>7/27/21</u>
			TAB/CAC: <u>Lone Mountain</u>	
			PC MEETING DATE: <u>8/17/21</u>	
			BCC MEETING DATE: _____	
			FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>MCGILLIS INVESTMENT COMPANY, LLP</u>
	ADDRESS: <u>3038 SOUTH 1030 WEST</u>
	CITY: <u>SALT LAKE CITY</u> STATE: <u>UT</u> ZIP: <u>84119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>CREATIVE DESIGN ARCHITECTURE</u>
	ADDRESS: <u>1855 VILLAGE CENTER CIRCLE</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-256-6663</u> CELL: _____
	E-MAIL: <u>FRANCOIS@CDARCH.COM</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>IMPULSE CIVIL ENGINEERING, LLC</u>
	ADDRESS: <u>7485 WEST AZURE DRIVE, SUITE 226</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u>
	TELEPHONE: <u>702-815-0720</u> CELL: <u>702-478-8535</u>
	E-MAIL: <u>PLAAS@IMPULSECIVIL.NET</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-34-410-058 AND 125-34-410-068

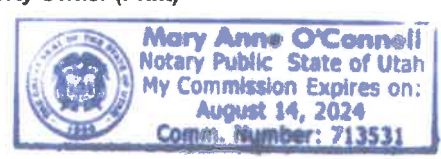
PROPERTY ADDRESS and/or CROSS STREETS: WEST LONE MOUNTAIN ROAD AND NORTH TENAYA WAY

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)\*

Roger S. McGillis  
Property Owner (Print)

STATE OF ~~NEVADA~~ UTAH  
COUNTY OF SALT LAKE  
SUBSCRIBED AND SWORN BEFORE ME ON June 14, 2021 (DATE)  
By ROGER S. MCGILLIS  
NOTARY PUBLIC: Mary Anne O'Connell



\*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**

June 21, 2021

VS-21-0323

**To:** Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

**PROJECT:** Lone Mountain Funeral Home  
Lone Mountain Rd. & Tenaya Way  
*APN: 125-34-410-058 & 125-34-410-068*

**RE:** Request for 10-foot Vacation on Tenaya Way

**Architect:** Creative Design Architecture, Inc.  
1855 Village Center Circle  
Las Vegas, NV 89134

To whom it may concern:

Please accept this document as the justification letter for the above referenced project. We are requesting a 10-foot vacation along Tenaya Way between Lone Mountain Road and Verde Way.

Justification:

- We are requesting a reduction of the width of the west side of Tenaya from 40 feet to 30 feet to match what is shown on our proposed plans for the Lone Mountain Funeral Home. In order to do so, we are applying for a 10-foot vacation of Tenaya Way between Lone Mountain Road and Verde Way as shown on the attached exhibits and Legal Description. There is an existing sidewalk radius at the intersection of Lone Mountain Road and Tenaya which reduces the west side of Tenaya to 30 feet and we would like to continue our new sidewalk to match along that existing sidewalk. The east side of Tenaya Way has also already been reduced to 30-feet; therefore we would be matching that width as well.



Sincerely.

A handwritten signature in black ink, appearing to read 'Rami I. Atout', with a stylized flourish extending to the right.

Rami I. Atout, AIA, NCARB  
President

08/17/21 PC AGENDA SHEET

WATER CONNECTION  
(TITLE 30)

JAKES PLACE/BONITA VISTA ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0346-JLT HOLDING COMPANY, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to waive connection to public water service on 2.0 acres in an R-A (Residential Agricultural) (RNP-II) Zone.

Generally located on the north side of Jakes Place and the west side of Bonita Vista Street within Lone Mountain. RM/bb/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-05-703-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive connection to a public water service within 1,250 feet of a public water line per Title 30.52.100.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2
- Project Type: Water connection

**Site Plan**

The plan depicts a proposed minor subdivision (MSM-21-600022) with 2 lots fronting Jakes Place. Proposed lot 1 (west side) and lot 2 (east side) will each be approximately 1 acre in area. There is an existing well on the site and municipal water connection is located approximately 360 feet north of the northeast corner of the property on the north side of Log Cabin Way. This line will be approximately 650 feet from the connection point for both future homes along Jakes Place. There is another water line approximately 650 feet east of the property at Durango Drive.

**Signage**

Signage is not a part of this request.

Applicant's Justification

The Nevada Division of Water Resources only requires a distance of 360 feet in order to be eligible for drilling a well. The current well was drilled prior to the current owner acquisition of the property. In order to bring the water line to the property for development of 2 homes, it will cost approximately \$100,000, which is prohibitively expensive. The current well is located at least 150 feet from any current septic system. Future septic systems will meet the setback requirement from the existing well.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0989-01	Right-of-way vacations to correct for road locations	Approved by PC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, West	Residential Agricultural (up to 1 unit per acre)	R-A (RNP-I)	Single family residential
East	Residential Agricultural (up to 1 unit per acre)	R-A (RNP-II)	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. Staff typically does not support a request to waive the requirement for a development to connect to a public water system. Connecting developments into existing public water service help to ensure that the development will continuously have a safe and reliable water supply; therefore, staff recommends denial of 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: JLT HOLDING COMPANY, LLC**

**CONTACT: JEREMY TIPPETTS, 8348 JEREMIAHS LODGE AVE, LAS VEGAS, NV 89131**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0346</u> DATE FILED: <u>6-30-2021</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>7-27-2021</u> PC MEETING DATE: <u>8-17-2021</u> BCC MEETING DATE: _____ FEE: <u>\$475</u> <u>R-Azone</u>
	<b>PROPERTY OWNER</b>  NAME: <u>JLT Holding Company LLC (Jeremy Tippetts as Co-Manager)</u> ADDRESS: <u>8348 Jeremiahs Lodge Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>(702) 824-7137</u> CELL: <u>(702) 824-7137</u> E-MAIL: <u>tippettsjeremy@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Same as Property Owner</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Same as Property Owner</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-05-703-005

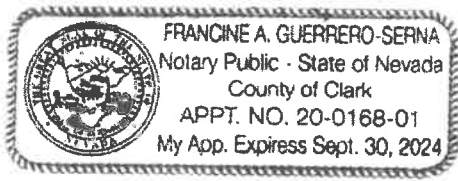
PROPERTY ADDRESS and/or CROSS STREETS: N Bonita Vista & Jakes Place

PROJECT DESCRIPTION: Subdivision of Lot at Northwest Corner of N Bonita Vista St & Jakes Place

(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  
 SUBSCRIBED AND SWORN BEFORE ME ON June 30, 2021 (DATE)  
 By Jeremy Tippetts  
 NOTARY PUBLIC: [Signature]

JLT Holding Company LLC (Jeremy Tippetts as Co-Manager)  
 Property Owner (Print)



\*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-21-100785

June 23, 2021

WS-21-0346

PLANNER  
COPY

To Whom it May Concern:

We would like to appeal the following requirements relative to parcel #125-05-703-005:

- As stated in the letter **Minor Subdivision Map Preliminary Review**: Be aware that Title 30 requires connection to municipal water when service is within 1,250 feet of the site with adequate capacity.
  - The closest corner of the lot to public water would be the Northeast corner which is approximately 360 feet from the main line running on the North side of Log Cabin. However the frontage corner of the newly created lots, which is where the water would need to be run to, will be approximately 650 feet from that line. There is also a line running on Durango to the East which is approximately 650 feet from the nearest corner of the lot.
  - The Nevada Division of Water Resources only requires a distance of 360 feet in order to be eligible for drilling a well. The current well was drilled with Nevada Division of Water Resources approval prior to our purchase of the lot. A copy of the approved intent to drill and a copy of the well drillers report are attached.
  - I'm getting quotes of around \$100,000 or more to bring in and connect to municipal water which I can't afford and makes it too expensive to make sense for anyone to develop these lots.
  - The current well is approximately 150-175 feet from the nearest neighbor's septic system.
  - I will be building a home on the newly created lot on the East. My septic system will be approximately 167 feet from the current well as shown in the submitted site plan.
  - All of the surrounding lots are currently serviced by domestic wells.

R-A zone

Upon approval we intend to build a small shed around the well equipment to protect it from the weather. We will also be recording an easement on the newly created lot on the West side, where the current well is situated, to allow access to the well equipment for maintenance and to ensure that all current and future lot owners will have the rights to access this well and water source.

We purchased this lot with the intention of building our forever home on it. We have 2 small children and a 3rd on the way. One of the biggest selling points of the lot was that it already had an existing well on it. Unfortunately, because of the rising real estate values in Las Vegas it has made it too expensive for us to keep the full 2 acre piece for ourselves. So we have come up with a plan to subdivide the lot into 2 parcels of just over 1 acre each. I have a brother who lives locally and who wants to purchase one of the newly created lots from me. He also intends to build his forever home on the lot he would be purchasing from me. I am aware that water rights would be required upon approval and I have already located some water rights that I can afford that are significantly cheaper

than the cost to bring in the municipal water. Upon approval and subdivision I will be able to sell the other lot to my brother and be able to afford to move forward and build my home for my family.

Our plan to develop this lot and build a home will beautify the area while also maintaining the rural feel of the surrounding area. Developing these lots and building homes while maintaining the rural roots of the area will also increase property values in the area. Being allowed to keep and utilize the existing well will allow our neighbors to avoid the inconvenience of dust, noise, detours, and construction associated with trenching water lines to the property.

I am therefore applying for a waiver of development standards in order to keep the existing well to service both of the new lots I would be creating as part of the subdivision. We are asking that we will be allowed to subdivide without connecting to the municipal water source. We are also asking that both newly created lots be allowed to utilize the existing well rather than connect to municipal water sources.

Thank you for your time and consideration.

Sincerely,



Jeremy Tippetts

Co-Manager

JLT Holding Co.

PLANNER  
COPY

1025-21-0346

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(TITLE 30)

CRAIG RD/PARK ST

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-21-0315-TP ESTATES IRR BUSINESS TRUST:**

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

**DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family residential subdivision on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

138-06-701-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where 9 feet is the maximum height (3 foot retaining wall and 6 foot screen wall) per Section 30.64.050 (a 33% increase).
2. Waive full off-site improvements on Craig Road (including curb, gutter, sidewalk, streetlights, and partial paving) where full off-site improvements are required per Chapter 30.52.

**DESIGN REVIEWS:**

1. Increase finished grade to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).
2. Single family residential subdivision.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6



- Minimum/Maximum Lot Size (net square feet): 16,231/18,631
- Minimum/Maximum Lot Size (gross square feet): 20,316/23,043
- Project Type: Single family residential subdivision
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,638/3,685/4,022
- Parking Required/Provided: 16/16

### Site Plan

The site plan depicts an 8 lot single family residential subdivision. Access to the site is provided by a 39 foot wide gated private street that extends south from Craig Road and terminates in a cul-de-sac at the southern portion of the site. The 2 northern parcels are 16,231 square feet and 16,801 square feet (Title 30 allows net lot size to be reduced to 16,200 square feet when the lots are adjacent to a collector street, such as Craig Road). Waivers of development standards are requested to not install full off-site improvements on Craig Road (including curb, gutter, sidewalk, streetlights, and partial paving), to increase the block wall height and to increase finished grade up to 60 inches. The increased block wall height and increased finished grade are required along the northern and eastern portions of the site.

### Landscaping

Landscaping includes 10 foot wide landscape strips on either side of the gated entrance, a 6 foot to 10 foot wide landscape strip along Craig Road on the north side of the site, a 6 foot wide landscape strip along Park Street on the west side of the site, and a 6 foot wide landscape strip along Helena Avenue on the south side of the site. Twenty-four inch box trees are spaced 30 feet on center in the landscaping strips. An equestrian trail is shown along the south side of the site, adjacent to Helena Avenue.

### Elevations

The elevations depict single story home models with stucco exterior finish, stone veneer accents, parapet walls along portions of the roofs, and concrete tiles on pitched roof elements up to 19 feet tall. A detached casita option and a detached RV garage option both include the same exterior materials as the residences, and they extend up to 14 feet and 20 feet high, respectively.

### Floor Plans

The single family residences are 3,638 square feet, 3,685 square feet, and 4,022 square feet. The casita option is approximately 600 square feet, and the RV garage options are up to 950 square feet.

### Applicant's Justification

According to the applicant, the single family residential subdivision with stylish high-end estate homes is appropriate for the area. Additionally, the waivers of development standards and design reviews are necessary and will not create any negative impacts. For example, the increased retaining wall height and increased finished grade will be located on the north and east sides of the site due to the topography, which includes a 12 foot elevation change from west to east. Lastly, the waiver of off-site improvements along Craig Road will maintain the rural nature

of the Residential Neighborhood Preservation area, which does not include full off-site improvements along Craig Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1209-06	Reduced lot area in conjunction with a 9 lot single family subdivision - expired	Approved by PC	October 2006
TM-0359-06	9 lot single family subdivision - expired	Approved by PC	October 2006

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
TM-21-500099	A tentative map for an 8 lot single family residential subdivision 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

While an increase in retaining wall height could create a negative visual impact, the applicant has provided additional landscaping along Craig Road, which ranges in width from 6 feet wide to 10 feet wide, to help soften the appearance of the monotonous block wall. In addition, the property to the east is undeveloped, and the increase in retaining wall height is due to the existing topography of the site, which slopes significantly from west to east. Therefore, staff can support the request.

### Design Review #1

Urban Specific Policy 37 in the Comprehensive Master Plan states gated communities are discouraged in estate residential areas. Although this subdivision is gated, the gated access is provided from Craig Road, which is a collector street that will carry a higher traffic volume. As a result, the gates will limit unnecessary traffic from Craig Road into the subdivision.

Additionally, the design of the single family residences complies with Urban Specific Policy 43, which states in part that projects should reduce the visual dominance of garages, and Urban Specific Policy 44, which states that garages should be located behind the front façade of the house. Here, the garage doors are located on the sides of some of the single family residences. This helps reduce the visual impact on the street and improves the aesthetic quality of the homes. Lastly, the homes include varied rooflines and varied architectural elements on all sides. As a result, staff can support the design review for the single family subdivision.

### Waiver of Development 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 #1

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;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Helena Avenue, 30 feet for Park Street, 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 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: PINNACLE HOMES**

**CONTACT: ELISNA 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


<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0315</u> DATE FILED: <u>6/23/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>7/27/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/18/21</u> FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Pushing30, LLC</u> ADDRESS: <u>9225 W. Flamingo Rd. Ste. 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>Frank@pinnacleLV.com</u>
	<b>APPLICANT</b>  NAME: <u>Pushing30, LLC</u> ADDRESS: <u>9225 W. Flamingo Rd. Ste. 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 #: _____
	<b>CORRESPONDENT</b>  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>702-228-0720</u> CELL: _____ E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-701-002

PROPERTY ADDRESS and/or CROSS STREETS: W. Craig Rd. & N. Park St.

PROJECT DESCRIPTION: 10-lot single family residential subdivision

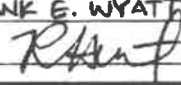
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

  
 Property Owner (Signature)\*

FRANK E WYATT PRES/HGR  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON APRIL 8, 2021 (DATE)  
 By FRANK E. WYATT

NOTARY PUBLIC: 

ROCHELLE HELBERT  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 APPT. NO. 20-4836-01  
 MY APPT. EXPIRES FEBRUARY 27, 2024

\*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

April 6, 2021

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

**Re: Craig & Park – Justification Letter**  
**APN: 138-06-701-002**

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 4.96 gross acre, 8 lot residential subdivision.

**Project Description:**

The project consists of a 4.96 gross-acre, 8 lot residential subdivision with 1.61 lots per acre located south of Craig Road east of Park 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. 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:

- North, East and West: R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation
- South: currently zoned R-E Rural Estates; planned landuse is PF – Schools, Churches, Public Facilities.

All lots in the subdivision will have access to the site from a gated entrance off of Craig Road. There will be multi-car garages provided for each unit for a minimum of 24 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.

The subdivision proposes to use cross fall streets with a 2% minimum/4% maximum cross slope from west to east. 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 16,231 square feet to 18,631 square feet. 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.



**TANEY ENGINEERING**

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

**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 eastern boundaries. The site has about 12-ft of elevation change from west to east, 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 and south of the site in Park Street and Helena Avenue. 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 of fill above the existing elevations on the site. The fill area is at the rear of lots 5, 6, 7, and 8. The impact to the adjacent properties should be minimal. The adjacent properties to the east and south are currently undeveloped. Adjacent properties to the north are similarly developed with a large wall abutting Craig Road, so there should be little to no impact to the existing homes to the north.

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

08/18/21 BCC AGENDA SHEET

CRAIG & PARK  
(TITLE 30)

CRAIG RD/PARK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500099-TP ESTATES IRR BUSINESS TRUST:**

**TENTATIVE MAP** consisting of 8 lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
138-06-701-002

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (net square feet): 16,231/18,631
- Minimum/Maximum Lot Size (gross square feet): 20,316/23,043
- Project Type: Single family residential subdivision

The plan depicts an 8 lot single family residential subdivision. Access to the site is provided by a 39 foot wide gated private street that extends south from Craig Road and terminates in a cul-de-sac at the southern portion of the site.

Landscaping includes 10 foot wide landscape strips on either side of the gated entrance, a 6 foot to 10 foot wide landscape strip along Craig Road on the north side of the site, a 6 foot wide landscape strip along Park Street on the west side of the site, and a 6 foot wide landscape strip along Helena Avenue on the south side of the site. Twenty-four inch box trees are spaced 30 feet on center in the landscaping strips. An equestrian trail is shown along the south side of the site, adjacent to Helena Avenue.



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1209-06	Reduced lot area in conjunction with a 9 lot single family subdivision - expired	Approved by PC	October 2006
TM-0359-06	9 lot single family subdivision - expired	Approved by PC	October 2006

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
WS-21-0315	A single family residential subdivision with waivers of development standards to increase wall height and waive full off-site improvements on Craig Road 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;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Helena Ave, 30 feet for Park Street, 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 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;
- The private street shall have an 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 to contact the City of Las Vegas with regard to sewage disposal.

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

**APPLICANT: PINNACLE HOMES**

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



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500099</u> DATE FILED: <u>6/23/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>7/27/21</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/18/21</u> FEE: <u>750</u>

<b>PROPERTY OWNER</b>	NAME: <u>Pushing30, LLC</u> ADDRESS: <u>9225 W. Flamingo Rd. Ste. 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>
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<b>APPLICANT</b>	NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Rd. Ste. 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 #: _____
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<b>CORRESPONDENT</b>	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 #: _____
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ASSESSOR'S PARCEL NUMBER(S): 138-06-701-002

PROPERTY ADDRESS and/or CROSS STREETS: W. Craig Rd. & N. Park St.

TENTATIVE MAP NAME: Craig & Park

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.

	<u>FRANK E. WYATT PRES/MGR</u> Property Owner (Print)
STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>APRIL 8, 2021</u> (DATE) By <u>FRANK E. WYATT</u> NOTARY PUBLIC: <u>RH Helbert</u>	APPT. NO. 20-4836-01 MY APPT EXPIRES FEBRUARY 27, 2024

\*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.

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

ANN RD/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0344-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) increase wall height; and 3) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 7.1 acres in an R-E (Rural Estates Residential) (RXP-I) Zone.

Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. RM/nd/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-32-101-005; 125-32-102-033

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the gross lot area to 18,608 square feet where a minimum lot area of 20,000 square feet is required per Table 30.40-1 (a 7% reduction).
2. Increase combined screen wall/retaining wall height up to 12 feet (6 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 25% increase).
3. Reduce the driveway distance to the property line to zero feet where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 100% reduction).

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade to 84 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 367% 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: 7.1

- Number of Lots: 12
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,608/26,273 (gross)/18,608/26,273 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 3,001 to 3,704

### Site Plans

The plans depict a proposed single family residential development consisting of 12 lots on 7.1 acres for a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 18,608 square feet and 26,273 square feet respectively. A waiver of development standards is required to reduce the gross lot area for Lot 3 and Lot 4. The minimum and maximum net lot sizes are 18,608 square feet and 26,273 square feet, respectively. The primary ingress and egress to the proposed development is via Dapple Gray Road, while 2 lots have access to Stephen Avenue. A waiver of development standards is required to reduce the driveway distance to a property line to zero feet for Lot 7. Two of the public streets adjacent to the site, Dapple Gray Road and Stephen Avenue, will be developed to non-urban standards with the minimum required paving (32 feet) per Air Quality Regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver for off-site improvements is required. This request also includes a design review to increase finished grade primarily located along the east perimeter of the project site within the rear yard of Lot 2 through Lot 8. Due to the increase in finished grade, a waiver of development standards is necessitated to increase the height of a combined screen wall/retaining wall height of up to 12 feet along the east property line of the site, adjacent to Lot 5 and Lot 6. Screen wall/retaining wall height of up to 12 feet will also be located adjacent to Lots 2, 8 and Lot 11.

### Landscaping

The plans depict a proposed landscape area measuring 6 feet in width, consisting of trees and shrubs, located adjacent to Lot 8 along Ann Road and Lot 2 and Lot 11 along Stephen Avenue. The 2 landscape areas are located immediately adjacent to a combined screen wall/retaining wall measuring between 10 feet to 12 feet in height. By providing a minimum landscape area of 3 feet adjacent to Ann Road and Stephen Avenue, the required side street (corner) setbacks for Lots 2, 8, and Lot 11 may be reduced from 15 feet to 10 feet, per the Development Code. An existing 5 foot wide detached sidewalk, adjacent to a 3 foot wide landscape area consisting of groundcover, is located along Ann Road.

### Elevations

The plans depict single story model homes with a maximum height of 23 feet. The plans submitted depict 3 models with a total of 9 elevations with each residence having potential architectural and design variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, stone veneer accents, and fenestration on windows and doors.

### Floor Plans

The plans depict 3 different models with 2 to 3 car garages ranging between 3,001 square feet to 3,704 square feet. The floor plans feature multiple bedrooms, dining room, great room, kitchen and bathrooms.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states Lot 3 and Lot 4 are below the required minimum gross area and, in order to provide the developer the flexibility to propose a wider variety of architectural models, the minimum lot width needs to be at least 87 feet. This encumbers the layout of the site and restricts all lots from reaching the required 20,000 gross square footage for R-E zoning. A waiver is requested to permit a zero setback from the property line adjacent to the driveway of Lot 6. Lot 6 is a flag lot consisting of a minimum width of 20 feet along the Dapple Gray Road. Therefore, the width of the lot entrance restricts having the minimum 6 foot setback from the property line. The Lone Mountain area is a steep area with larger lot sizes of at least 20,000 square feet which generally require more fill to make-up for the grade difference and achieve a flat pad for the residential lots. Therefore, a waiver is necessary to increase the combined screen wall/retaining wall height. The maximum finished grade is 6.68 feet above the existing grade along south of Lot 8. Most of the site fill will be generally located along the east perimeter of the site near the rear Lots 2 through Lot 8. This request for fill heights will exceed the currently allowed retaining wall height maximums outlined in Title 30. This request is necessary to direct storm run-off around habitable structures and provide adequate flood protection.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0954	Waived off-site improvements and increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2019
TM-18-500226	11 lot single family residential development	Approved by BCC	January 2019
ZC-0396-01	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	July 2001

### 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

### Related Applications

Application Number	Request
TM-21-500107	A tentative map for 12 single family residential lots 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 finds the reduction to the minimum gross lot size for Lot 3 and Lot 4 should have minimal to no impact on the surrounding land uses. Furthermore, the minimum net lot size of 18,500 square feet is maintained per the Lone Mountain Specific Policy. Therefore, staff recommends approval.

##### Waiver of Development Standards #2

The existing topography of the project site warrants an increase to the height of the proposed screen wall/retaining wall along the east property line. The increased wall height should have minimal to no impact on the surrounding land uses. Therefore, staff recommends approval.

##### Design Review #1

Per Section 30.48.170 of the Development Code, the purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. Staff finds the proposed density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The proposed subdivision 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 #3

The requested driveway waiver is for Lot 6 only, which is a flag lot. As a flag lot, the width of the lot at the street does not allow a standard driveway and compliance with the minimum driveway separation. Since this is a common request for flag lots, staff has no objection to the 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.

### **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**

- Expunge WS-18-0954;
- Coordinate with Public Works to install large equestrian signs within the unpaved portion of Dapple Gray Road designating the equestrian trail alignment to alert drivers to the presence of riders and horses.
- 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 50 feet for Ann Road, 30 feet for Dapple Gray Road, 30 feet for Stephen 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);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road improvement project.



- 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: STRIVE ENGINEERING**

**CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., STE 200, LAS VEGAS, NV 89148**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>25-21-0344</u> DATE FILED: <u>6/29/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>7/27/20 @ 6'20</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/19/21</u> FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>	NAME: <u>68 Investments Inc</u> ADDRESS: <u>1501 Highwoods Boulevard, Suite 302</u> CITY: <u>Greensboro</u> STATE: <u>NC</u> ZIP: <u>27410</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>	NAME: <u>Century Communities/Joe Genovese</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 330-4694</u> CELL: _____ E-MAIL: <u>Joe.genovese@centurycc.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Century Communities/Joe Genovese</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 330-4694</u> CELL: _____ E-MAIL: <u>Joe.genovese@centurycc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-102-033 & 125-32-101-005

PROPERTY ADDRESS and/or CROSS STREETS: SEC of Ann Road and Dapple Gray Road

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 (I 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.

Stan Haines      Stan Haines  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2021 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: M P S

Madison Stecher  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 Appt. No. 18-4072-1  
 My Appt. Expires September 1, 2022

\*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.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

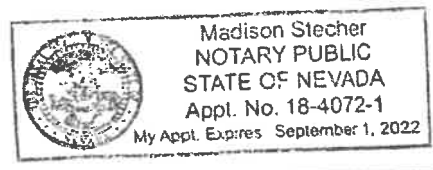
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>W-21-0344</u> DATE FILED: <u>6/19/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>LOPE MOUNTAIN</u> TAB/CAC DATE: <u>7/27/21 @ 6:30</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/14/21 @ 9:00</u> FEE: <u>\$1150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Gordon James Patrick Trust</u> ADDRESS: <u>9108 Ghost Mountain Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Century Communities/Joe Genovese</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 330-4694</u> CELL: _____ E-MAIL: <u>Joe.genovese@centuryco</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Century Communities/Joe Genovese</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 330-4694</u> CELL: _____ E-MAIL: <u>Joe.genovese@centuryco</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-32-102-033 & 125-32-101-005  
 PROPERTY ADDRESS and/or CROSS STREETS: SEC of Ann Road and Dapple Gray Road  
 PROJECT DESCRIPTION: Single-Family Detached 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.

James Patrick Gordon      James Patrick Gordon  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2021 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_



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

June 18, 2021

WS-21-0344

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

**PLANNER  
COPY**

**Subject: Justification letter for Tentative Map, Design Review with Waiver of Design Standards Applications (APN: 125-32-101-005 & 125-32-102-033)**

To Whom It May Concern,

On behalf of our client, Century Communities, we are pleased to offer this Justification Letter for a Tentative Map, Design Review with Waiver of Design Standards for a proposed +/- 7.1-acre residential subdivision located at southeast corner of Ann Road and Fort Apache Road within Clark County Jurisdiction.

**Project Description:**

The site consists of two parcels; APN: 125-32-101-005 (2.06 acres) & 125-32-102-033 (5 acres). The proposed single family residential development consists of twelve (12) lots on a +/- 7.1 acres, with a gross density of 1.7 DU/Gross Acre. The parcels are currently classified under Rural Estates Residential Development (R-E) zoning and falls under the RNP (Rural Neighborhood Preservation) Land Use Plan. The project site is surrounded by a mix of undeveloped and rural properties.

The subdivision will feature a mix of rural estate lots that face public right-of-way. The site is proposing rural street standards with 32-foot access roads where pavement does not currently exist, which is consistent with the Clark County development guidelines in this area.

**Tentative Map:**

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from proposed 32-foot access roads along Dapple Gray Road and Stephen Avenue. It is anticipated that the proposed single family residential development will generate less than 50 total trips in a peak hour and therefore a traffic impact analysis is not required for this application.

Based on readily available record drawings, potable water is available north of the site in Ann Road. Similarly, the closest available sanitary sewer is located south of the site within Hammer Lane. At the time of the preparation of this letter, it is anticipated that the point of connection for potable water for the proposed development will be north of the site at the intersection of Ann Road and Dapple Gray Road. The anticipated point of connection for sanitary sewer will be south of site at the intersection of Hammer Lane and Dapple Gray Road. Drainage of storm runoff is sheet flow from the northwest to the southeast, and this existing drainage pattern will be generally maintained.

**Design Review:**

The proposed development requires a design review to increase the finished grade above 18 inches as required by Title 30, section 30.32.040 (9)(b). The maximum finished grade is +/- 6.68 feet above the existing grade along south of lot 8. Most of the site fill will be generally

located along the east perimeter of the site near the rear lots 2-8. This request for fill heights will exceed the currently allowed retaining wall height maximums outlined in Title 30. This request is necessary to direct storm runoff around habitable structures and provide adequate flood protection.

**Waivers:**

**1. Waiver of Title 30, Table 30.40-1 to reduce the minimum gross lot area to meet at least 18,608 SF where 20,000 SF is required:**

Lot 3 and 4 are below the required area of 20,000 SF, lot 3 is 18,608 SF and lot 4 is 19,141 SF. In order to provide the developer the flexibility to propose a wider variety of architectural models, the minimum lot width needs to be at least 87 ft. This encumbers the layout of the site and restricts all lots from reaching the required 20,000 gross square footage for R-E zoning.

**2. Waiver from CCAUSD# 222 (Residential Driveway Geometrics):**

We are requesting a waiver of RTC Standards drawing 222 to have a 0' setback from each property line for the driveway of lot number 6. Lot 6 is a flag lot and has only 20' frontage along the roadway, therefore the width of the lot entrance restricts having the min 6' setback.

**3. Waiver of Title 30, Section 30.64.050-4.A for allowing 3 foot maximum retaining wall:**

We are requesting a waiver of development standard to increase our retaining wall height to a maximum of 6 feet along the east perimeter of the site. The Lone Mountain area is a steep area with larger lot sizes (at least 20,000 SF) which require more fill generally, to make up for the grade difference and achieve a flat pad for the lot.

**Conclusion:**

The proposed single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Rural Neighborhood Preservation (RNP) Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application, so we can provide a development that is consistent with the city's vision. If you have any further questions, please do not hesitate to contact me at [Sandra.ibrahim@strivenv.com](mailto:Sandra.ibrahim@strivenv.com) or (702) 337-5836 or Jason Shon (Project Manager) at [jason.shon@strivenv.com](mailto:jason.shon@strivenv.com).

Sincerely,

**PLANNER  
COPY**



A handwritten signature in blue ink that reads "Sandra".

Sandra Ibrahim

Project Engineer

Cc:

Joe Genovese (Century Communities)

Jason Shon (Strive Engineering)

Joanna Opena (Strive Engineering)

**PLANNER  
COPY**

08/18/21 BCC AGENDA SHEET

ANN & DAPPLE GRAY  
(TITLE 30)

ANN RD/DAPPLE GRAY RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500107-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS:**

**TENTATIVE MAP** consisting of 12 single family residential lots on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. RM/md/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-32-101-005; 125-32-102-033

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.1
- Number of Lots: 12
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,608/26,273 (gross)/18,608/26,273 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 12 lots on 7.1 acres for a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 18,608 square feet and 26,273 square feet respectively. The minimum and maximum net lot sizes are 18,608 square feet and 26,273 square feet, respectively. The primary ingress and egress to the proposed development is via Dapple Gray Road, while 2 lots have access to Stephen Avenue. Two of the public streets adjacent to the site, Dapple Gray Road and Stephen Avenue, will be developed to non-urban standards with the minimum required paving (32 feet) per Air Quality Regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver for off-site improvements is required. A 10 foot high screen wall/retaining wall combination is also located along the northwest property line of Lot 8, adjacent to Ann Road, and along the southeast corner of Lot 11, adjacent to Stephen Avenue.

**Landscaping**

The plans depict a proposed landscape area measuring 6 feet in width, consisting of trees and shrubs, located adjacent to Lot 8 along Ann Road and Lot 2 and Lot 11 along Stephen Avenue. The 2 landscape areas are located immediately adjacent to a combined screen wall/retaining wall measuring between 10 feet to 12 feet in height. By providing a minimum landscape area of 3 feet adjacent to Ann Road and Stephen Avenue, the required side street (corner) setbacks for Lots 2, 8, and Lot 11 may be reduced from 15 feet to 10 feet, per the Development Code. An existing 5 foot wide detached sidewalk, adjacent to a 3 foot wide landscape area consisting of groundcover, is located along Ann Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0954	Waived off-site improvements and increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2019
TM-18-500226	11 lot single family residential development	Approved by BCC	January 2019
ZC-0296-01	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	July 2001

**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

**Related Applications**

Application Number	Request
WS-21-0344	A waiver of development standards to increase wall height, alternative driveway geometrics, and design reviews for a proposed single family residential development and to increase 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**

**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**

- Expunge TM-18-500226;
- Coordinate with Public Works to install large equestrian signs within the unpaved portion of Dapple Gray Road designating the equestrian trail alignment to alert drivers to the presence of riders and horses.
- 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 50 feet for Ann Road, 30 feet for Dapple Gray Road, 30 feet for Stephen 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);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road improvement project.
- 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**

- No comment.

### **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 contact the City of Las Vegas with regard to sewage disposal.

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

**APPLICANT:** STRIVE ENGINEERING

**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., STE 200, LAS VEGAS, NV 89148

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-21-506107</u>	DATE FILED: <u>6/24/21</u>
		PLANNER ASSIGNED: <u>MAE</u>	TAB/CAC DATE: <u>7/27/21 @ 6:30</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>LOME PLANNING</u>	PC MEETING DATE: <u>--</u>
		BCC MEETING DATE: <u>8/19/21 @ 9:00 A.M.</u>	FEE: <u>\$750</u>

PROPERTY OWNER	NAME: <u>Gordon James Patrick Trust</u>
	ADDRESS: <u>9108 Ghost Mountain Avenue</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Century Communities/Joe Genovese</u>
	ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 330-4694</u> CELL: _____
	E-MAIL: <u>Joe.genovese@centurycommunities.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Century Communities/Joe Genovese</u>
	ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 330-4694</u> CELL: _____
	E-MAIL: <u>Joe.genovese@centurycommunities.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-102-033 & 125-32-101-005

PROPERTY ADDRESS and/or CROSS STREETS: SEC of Ann Road and Dapple Gray Road

TENTATIVE MAP NAME: Ann and Dapple Gray

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.

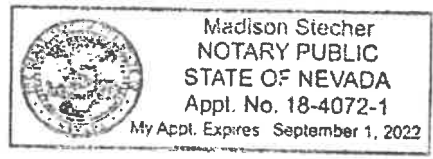
James P. Gordon  
Property Owner (Signature)\*

James P. Gordon  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 12, 2021 (DATE)

By \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_



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



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500107</u> DATE FILED: <u>6/29/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>LOME MOUNTAIN</u> TAB/CAC DATE: <u>7/27/21 @ 6:30</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/19/21 @ 9:00 A.M.</u> FEE: <u>\$750.00</u>

<b>PROPERTY OWNER</b>	NAME: <u>68 Investments Inc</u>
	ADDRESS: <u>1501 Highwoods Boulevard, Suite 302</u>
	CITY: <u>Greensboro</u> STATE: <u>NC</u> ZIP: <u>27410</u>
	TELEPHONE: _____      CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Century Communities/Joe Genovese</u>
	ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 330-4694</u> CELL: _____
	E-MAIL: <u>Joe.genovese@centurycommunities.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Century Communities/Joe Genovese</u>
	ADDRESS: <u>6345 S Jones Boulevard, Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 330-4694</u> CELL: _____
	E-MAIL: <u>Joe.genovese@centurycommunities.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-102-033 & 125-32-101-005

PROPERTY ADDRESS and/or CROSS STREETS: SEC of Ann Road and Dapple Gray Road

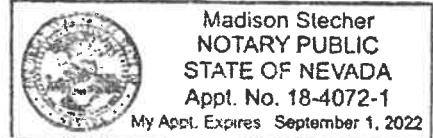
TENTATIVE MAP NAME: Ann Dapple Gray

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]      Stan Haber  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2021 (DATE)  
 By \_\_\_\_\_  
 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.