



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

August 8, 2023

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 [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com).
  - 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: Don Cape, Chairperson  
Kim Burton, Vice Chairperson  
Chris Darling  
Carol Peck  
Allison Bonanno

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, 702-455-1900, [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

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

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 25, 2023. (For possible action)
- IV. Approval of the Agenda for August 8, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

**09/05/23 PC**

- 1. **UC-23-0251-SALCIDO MARICELA:**  
**USE PERMITS** for the following: **1)** allow an accessory structure (detached workshop/game room) larger than one half the footprint of the existing principal dwelling; and **2)** increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.  
**WAIVER OF DEVELOPMENT STANDARDS** reduce the setback for an accessory structure balcony (to a detached garage) in conjunction with an existing single family residence on 1.2 acres in an R-E (RNP-I) Zone. Generally located on the south side of Racel Street and the west side of Maverick Street within Lone Mountain. MK/lm/syp (For possible action)
- 2. **UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE:**  
**USE PERMITS** for the following: **1)** allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and **2)** waive applicable design standards.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Lone Mountain Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)
- 3. **WS-23-0433-ISAC ANDREI & ANCA CORINA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** allow a non-decorative fence; and **3)** increase fence height within the front yard in conjunction with a single family residence on 0.9 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Lone Mountain Road and Bonita Vista Street within Lone Mountain. RM/jud/syp (For possible action)

**09/06/23 BCC**

- 4. **DR-23-0379-WIEST, ANDREW J.: DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential development on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Jensen Street and the north side of Verde Way within Lone Mountain. RM/jgh/syp (For possible action)

5. **VS-23-0359-RODRIGUEZ MANUEL & ELVA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Dapple Gray Road, and between Stange Avenue and Craig Road within Lone Mountain. RM/al/syp (For possible action)
  
6. **WS-23-0358-RODRIGUEZ MANUEL & ELVA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; **2)** wall height; **3)** street intersection off-set; **4)** street width; and **5)** off-site improvements.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increase finished grade on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)
  
7. **TM-23-500079-RODRIGUEZ MANUEL & ELVA:**  
**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)

VII. General Business  
None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. 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 29, 2023.

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

July 25, 2023

### MINUTES

---

Board Members: Don Cape– Chair – **PRESENT**  
Kimberly Burton – Vice Chair – **PRESENT**  
Chris Darling – **PRESENT**  
Carol Peck – **ABSENT**  
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

---

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:35 p.m.
- II. Public Comment  
None
- III. Approval of July 11, 2023, Minutes  
**Moved by: CHRIS**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for July 25, 2023  
**Moved by: ALLISON**  
**Action: Approved agenda as submitted with item # 5 to be heard second and items 2-4 to be heard together.**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None

#### BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager



VI. Planning & Zoning

08/15/23 PC

1. **WS-23-0337-SEPULVEDA SALVADOR ORTEGA, ET AL: WAIVER OF DEVELOPMENT STANDARDS** to reduce the building separation between existing structures in conjunction with an existing single family residence on 0.4 acres in an R-E Zone. Generally located on the east side of Shadow Mountain Place, 300 feet north of Carl Avenue within Lone Mountain. WM/tpd/syp (For possible action) 08/15/23 PC

**Action: APPROVED** as submitted, subject to staff conditions  
**Moved By: CHRIS**  
**Vote: 4/0 Unanimous**

2. **VS-23-0349-LONE MOUNTAIN PROPERTIES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Lone Mountain Road and Red Coach Avenue, and between Hualapai Way and Eula Street within Lone Mountain. RM/hw/syp (For possible action) 8/16/23 BCC

**Action: APPROVED** as submitted, subject to staff conditions and condition that site does not drain into sanitary sewer as state in applicant's justification letter  
**Moved By: CHRIS**  
**Vote: 4/0 Unanimous**

3. **WS-23-0348-LONE MOUNTAIN PROPERTIES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; 2) access gates; 3) off-sites; 4) driveway geometrics (sidewalks and streetlights); and 5) street geometrics. **DESIGN REVIEWS** for the following: 1) finished grade; and 2) a single family detached residential subdivision on 5.4 acres in an R-E Zone. Generally located on the east side of Hualapai Way, 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action) 8/16/23 BCC

**Action: APPROVED** subject to staff conditions and conditions that any encroachment on east side will require revegetation of the 2:1 slope, revegetation of anything outside applicant's property that has been disturbed and landscaping at entrance is to be provided  
**Moved By: CHRIS**  
**Vote: 4/0 Unanimous**

4. **TM-23-500076-LONE MOUNTAIN PROPERTIES, LLC:** **TENTATIVE MAP** consisting of 7 single family residential lots on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Hualapai Way, 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)

**Action: APPROVED** subject to staff conditions and conditions that any encroachment on east side will require revegetation of the 2:1 slope, revegetation of anything outside applicant's property that has been disturbed and landscaping at entrance is to be provided  
**Moved By: CHRIS**  
**Vote: 4/0 Unanimous**

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

5. **WS-23-0351-DIAMOND CORAN, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEW** for finished grade in conjunction with an approved multiple family residential development (apartments) on 2.8 acres in an R-3 (AE-60) Zone. Generally located on the south side of Coran Lane and the west side of Simmons Street within Lone Mountain. WM/hw/syp (For possible action)

**Action: APPROVED** subject to staff conditions and conditions that any encroachment on east side will require revegetation of the 2:1 slope, revegetation of anything outside applicant's property that has been disturbed and landscaping at entrance is to be provided

**Moved By: CHRIS**

**Vote: 4/0**

- VII. General Business  
None
- VIII. Public Comment  
None
- IX. Next Meeting Date  
The next regular meeting will be August 8, 2023
- X. Adjournment  
The meeting was adjourned at 7:52 p.m.

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

09/05/23 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

RACEL ST/MAVERICK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0251-SALCIDO MARICELA:**

**USE PERMITS** for the following: 1) allow an accessory structure (detached workshop/game room) larger than one half the footprint of the existing principal dwelling; and 2) increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.

**WAIVER OF DEVELOPMENT STANDARDS** reduce the setback for an accessory structure balcony (to a detached garage) in conjunction with an existing single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Racel Street and the west side of Maverick Street within Lone Mountain. MK/lm/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

125-11-802-003

**USE PERMITS:**

1. Increase the area of a proposed accessory structure (detached game room) to 2,200 square feet where an accessory building with a maximum area of 934.5 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 136% increase).
2. Increase the area of all accessory structures to 2,910 square feet where 1,869 square feet (footprint of principal dwelling) is allowed per Table 30.44-1 (a 211% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback for an accessory balcony over 6 feet above rear grade to 5 feet where 27 feet is required per Table 30.40-1 (an 81% decrease).

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6225 Racel Street
- Site Acreage: 1.2
- Project Type: accessory structure (detached workshop/game room) in conjunction with a single family residence



- Number of Stories: 2 (single family residence)/2 (detached workshop/game room)
- Building Height (feet): 35 feet (principal dwelling)/22 feet (detached workshop/game room)/20.5(casita)
- Square Feet: 2,579 (principal dwelling)/2,200 (workshop/game room)/1,167 (casita)/84 (shed)/626 (aluminum patio cover)

#### Site Plans & Request

The plans show a proposed 2,200 square foot accessory structure (previously approved workshop/hobby to be converted to workshop/game room) in conjunction with a 2,579 square foot existing single family residence, which has an 1,869 square foot footprint. This request is to allow the previously approved 22 foot high 2,000 square foot accessory building (workshop/hobby) to further exceed one half the footprint of the principal dwelling and the structure. The redesigned accessory structure is located on the southeast corner of the subject site. The accessory structure is set back 5 feet from the rear (south) property line and 31.5 feet from the street side (east) property line. A balcony is located along the west side of the building, also set back 5 feet from the rear property line. The accessory structure is approximately 180 feet south of the existing residence. Access to the property is from Racel Street. There are 2 existing structures that will be removed from the site, one is located to the east of the subject structure, and the other is located to the southeast of the residence. A casita (BD22-33748) is in the process of being constructed on the southeastern portion of the site.

#### Landscaping

The plans show existing mature trees on the front (north), sides (east and west); and south of the principal dwelling. There are no proposed changes or new landscaping required with this application.

#### Elevations

The plans show a 22 foot high accessory building (detached workshop/game room). The reconstructed detached garage will be refinished to modify the existing barn style building to match the exterior of the residence. Exterior materials include painted stucco, window and door trim, parapet roof with barrel tile entry patio. The patio covered entry is located on the north elevation with a balcony located on the west elevation. A secondary entrance is located on the east elevation, and the south elevation includes opaque windows on the second level.

#### Floor Plan

The plan depicts a 2 story, 2,200 square foot detached workshop/game room with 1,107 square feet of workshop space on the first level, and a 1,001 square foot game room area on the second level with 199 square foot balcony on the west elevation. The balcony is 8.3 feet wide, parallel to the southern property line.

#### Applicant's Justification

The applicant indicates that the proposed structure is being redesigned to match to the residence and recently permitted casita. The redesign will modernize the structure and tie into the rest of the property.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0182	Workshop exceeding one half footprint of residence in conjunction with a single family residence	Approved by PC	April 2018
ZC-0296-01	Reclassified to RNP-I zoning on the subject site and adjacent properties	Approved by BCC	September of 2001

### Surrounding Land Use

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

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Comprehensive Planning

##### Use Permits

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 Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The property is 1 acre in size. As a result, the site includes adequate space to accommodate the increased size of the proposed structure. The exterior of the redesigned structure includes updating the structure to match the exterior of the residence and permitted casita. The scale, architecture, and design of the accessory structure are compatible with the single family residence. The property to the south has a smaller detached accessory structure which is set near the shared property line. The property to the west has mature landscaping along the shared property line. Staff does not anticipate any undue adverse effects on adjacent properties from increasing the size of the accessory structures that exceed one half the footprint of the principal single family home. Additionally, the applicant will remove 2 existing storage sheds from the east side of the property. Therefore, staff 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.



Typically, staff does not support the reduction in setbacks. This site and the surrounding properties are over an acre in size, with adjacent residences located over 175 feet away from the proposed balcony. The rear yard outdoor living space for the adjacent residence to the south is enclosed by existing mature trees and landscaping. Title 30 allows for the balcony setback to be reduced to 5 feet with approval of a minor deviation. Staff can support this request unless information is presented during the public hearing which may identify a potential impact to the surrounding area.

**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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that no portion of the accessory structure (detached workshop/game room) may be converted to an accessory apartment, casita, or temporary living quarters as there is an existing casita (BD22-33748) on the property; 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.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT: COLTYN SIMMONS**

**CONTACT: MELISSA DANA, 4775 W TECO AVE UNIT 105, LAS VEGAS, NV 89118**

**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 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-23-0251</u> DATE FILED: <u>6/26/23</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONEMTN.</u> TAB/CAC DATE: <u>8/8/2023</u> PC MEETING DATE: <u>9/5/2023</u> BCC MEETING DATE: _____ FEE: <u>\$675 + 475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>SALCIDO MARICELA</u> ADDRESS: <u>6225 RACEL ST</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____      CELL: <u>562-900-5866</u> E-MAIL: <u>msalcido571@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Coltyn Simmons</u> ADDRESS: <u>4775 w. Teco Ave unit 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____      CELL: <u>702-476-4277</u> E-MAIL: <u>Coltyn@customfitdevelopment.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Melissa Dana</u> ADDRESS: <u>4775 w. Teco Ave unit 105</u> CITY: <u>Las Vegas</u> STATE: _____      ZIP: _____ TELEPHONE: <u>702-476-4277</u> CELL: _____ E-MAIL: <u>CF@customfitre.com</u> D #: _____	

ASSESSOR'S PARCEL NUMBER(S): 12511802003  
 PROPERTY ADDRESS and/or CROSS STREETS: 6225 RACEL ST. Las Vegas NV 89131  
 PROJECT DESCRIPTION: Remodel existing detached structure on property.

(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)\*

Maricela Salcido  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/27/2022 (DATE)

By Maricela Salcido  
 NOTARY PUBLIC:

Melissa Dana  
 Notary Public  
 State of Nevada  
 My Commission Expires: 02-01-23  
 Certificate No: 19-1378-1

\*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.





04/17/2023

Clark County Planning Commission

500 S. Grand Central Pkwy.  
Las Vegas, NV 89155-1741

**Justification Letter**

To Board of County Commissioners,

Thank you for taking the time to review this Waiver of Development Standards application for a proposed detached accessory structure remodel and a waiver for accessory structure game room balcony, per 30.40-1 which requires a 27' setback.

This property is located at 6225 Racel St. Las Vegas, Nevada 89131. The owner Maricela Salcido is seeking to Remodel an existing 1,920 sq. ft. 2 story Barn Structure in the rear yard of property of her current residence. This building will keep the existing 1<sup>st</sup> floor layout and 2<sup>nd</sup> floor open areas along with adding (1) down stairs bathroom and a 2nd floor balcony per plans.

All the required setbacks and height requirements have and are being met for the existing structure. The issue the Owner is having is that the overall proposed square footage for the new 2 story layout (2,200 sf.) exceeds 1/2 the footprint of the primary Residence at 1,869 sq. ft., and that the cumulative area of all accessory buildings (4,077 sq. ft.) exceeds the footprint of the principal dwelling. We are hoping because it's a pre-approved existing structure at 1,920 sq. ft. that we can have an exception for the added 280 additional sq. ft. to update the structure to be inline with the existing residence appearance. We are asking for a special use permit to increase the area of a proposed accessory structure as well as a special use permit to increase the area of all accessory structures on the property. We are also seeking for a waiver of standards to add the new balcony per plan as it does not meet the required 27' setback requirement.

The proposed addition and exterior renovation will update the existing accessory structure into the look of the existing residence and Casita (BD-22-33748). As of now it is just a pre-fabricated barn structure that does not match the exterior of the Residence and Casita on the property. We hope to update the existing structure to tie into the rest of the property. The Owner is planning on using the space for entertaining guest and showing off some of their art and memorabilia. Custom Fit is trying to tie all structures on the property together so the family can make use of their whole yard. We are currently building a 1,167 sq. ft. Casita and would like to incorporate these structures with the existing residence.

There will be no changes to the existing landscaping. Opaque windows are to be installed on the second floor facing the south side per plans.

Construction documents should take about 30 days to finish and submit to building department. The construction for this project once building permit has been issued should take approximately 120 - 150 days for completion.

Again, thank you for your time, I hope we have provided enough information to gain your confidence to approve this project.

Sincerely,  
Coltyn Simmons  
Custom Fit Construction



09/05/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENCE  
(TITLE 30)

GRAND CANYON DR/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE:**

**USE PERMITS** for the following: **1)** allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and **2)** waive applicable design standards.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Lone Mountain Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

---

---

**RELATED INFORMATION:**

**APN:**

125-31-414-008

**USE PERMITS:**

1. Allow metal accessory structures where required to be architecturally compatible with the principal building per Table 30.44-1.
2. Waive all applicable design standards including non-decorative metal for accessory structures where required per Table 30.56-2A.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the rear yard setback for an accessory structure (detached garage) to 2 feet where 5 feet is required per Table 30.40-1 (a 60% reduction).
  - b. Reduce the setback to a right-of-way for an existing accessory structure (detached garage) to 2 feet where 10 feet is required per Table 30.40-1 (an 80% reduction).
  - c. Reduce the side yard setback for an existing accessory structure (carport) to 0.5 feet where 5 feet is required per Table 30.40-1 (a 90% reduction).
2. Reduce the building separation for an existing accessory structure (carport) to 1.9 feet where 6 feet is required per Table 30.40-1 (a 62% reduction).

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 4891 N. Grand Canyon Drive
- Site Acreage: 0.5
- Project Type: Accessory structures
- Building Height (feet): 13 (detached carport)/12 (detached garage)
- Square Feet: 3,513 (main house)/975 (carport)/748 (detached garage)

#### Site Plans

The plans depict an existing 1 story single family residence, existing car port, and an existing detached garage on a .5 acre property. The existing carport is located on the west side of the home, less than 1 foot from the west property line, with the existing detached garage located in the southwest corner of the property along Lone Mountain Road. The setbacks for the detached garage are 2 feet from the rear yard property line, and less than 10 feet from the right-of-way. The carport is set back less than 1 foot from the side property line, is located behind an entry gate and is set back over 43 feet from the street. Access to the residence is from a private cul-de-sac off Grand Canyon Drive.

#### Landscaping

Landscaping is not a part of this application.

#### Elevations

The plans depict an existing detached garage approximately 12 feet in height with metal siding and is 27 feet in length and 28 feet wide with a roll-up door facing north. The existing carport is approximately 13 feet in height and is open on all sides, with a flat roofline, and is approximately 26 feet in width. The main house exterior is stucco finish and a pitched roof line. Each accessory structure is painted to match the existing house in color.

#### Floor Plans

The plans depict an existing carport open on all sides and is approximately 975 square feet, and the existing detached garage is enclosed on all sides and is 748 square feet.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states the existing accessory structures will be in harmony with the surrounding neighborhood. The detached garage is screened from the right-of-way by the existing house and driveway gate for the carport. The carport is more visible from the street, thus meets the building setback of 40 feet from the right-of-way being a private cul-de-sac. With a combination of perimeter walls, larger lots, orientation of the lot within the cul-de-sac, and transitional space, the request will not have any adverse impacts on the immediate area.



### Surrounding Land Use

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

### Clark County Public Response Office (CCPRO)

CE22-14459 is an active Code violation for building without a permit associated with this application.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Use Permits

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 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.

##### Use Permits #1 and #2

Review of the plans and elevations provided does show the existing detached garage matching the main residence with a pitched roofline, in color, but has vertical metal siding. The detached garage is in the rear yard and is screened from the right-of-way of the private cul-de-sac and partially from Lone Mountain Road due to an existing wall. The detached garage is less than the maximum height of 25 feet allowed for accessory structures. Although the detached garage has incorporated architectural features in line with the main residence, including a pitched roofline, staff is not supporting the requested waivers for encroachment and as such, staff does not support the use permit.

Review of the plans and elevation provided shows the existing accessory structure (carport) as not being architectural compatible with the main residence, with a flat roofline and is made of non-decorative metal siding. The existing carport is in the front yard behind an existing swing gate, thus is still visible from the right-of-way and is not adequately screened. Staff finds this request to be a result of a self imposed hardship; therefore, staff cannot support this 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.



### Waiver of Development Standards #1

Staff reviews waiver requests to ensure compatibility with the existing developments in the area. Setbacks help preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The proposed reduction in setbacks for the unpermitted structures (detached garage and carport) is a self-imposed hardship, and the applicant provided no alternatives to mitigating the negative impacts on the surrounding area. Staff finds that the applicant has not provided justification as to why the waiver of development standards should be approved; therefore, staff cannot support this request.

### Waiver of Development Standards #2

Staff finds the reduction in the required building separation between the existing carport and the main residence is significant enough to potentially cause negative impacts and hazards to the existing residence and the surrounding area. Additionally, staff does not typically support a self-imposed hardship; therefore, staff does not support this request.

### **Staff Recommendation**

Denied.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- 1 year to complete the permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- No comment.

#### **Fire Prevention Bureau**

- 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:** WILLIAM MILLER

**CONTACT:** DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012

**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 (ZC) <input checked="" 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>VC-23-0374</u> DATE FILED: <u>7/10/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>8/8/23</u> PC MEETING DATE: <u>9/5/23</u> BCC MEETING DATE: _____ FEE: <u>\$1,950</u>
	<b>PROPERTY OWNER</b>  NAME: <u>The William and Misti Miller Revocable Family Trust</u> ADDRESS: <u>4891 N. Grand Canyon Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>(702) 301-3967</u> CELL: <u>(702) 301-3967</u> E-MAIL: <u>dgordillo@cox.net</u>
	<b>APPLICANT</b>  NAME: <u>The William and Misti Miller Revocable Family Trust</u> ADDRESS: <u>4891 N. Grand Canyon Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>(702) 301-3967</u> CELL: <u>(702) 301-3967</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b>  NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 125-31-414-008

PROPERTY ADDRESS and/or CROSS STREETS: 4891 N. Grand Canyon Drive

PROJECT DESCRIPTION: Accessory structures/buildings

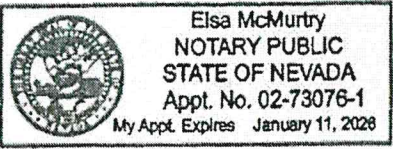
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

John S. Miller      William S. Miller  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-30-23 (DATE)

By William S. Miller  
 NOTARY PUBLIC: Elsa McMurry



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



# D G Consultants

## PLANNER

## COPY

UC-23-0374

July 3, 2023

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

**RE: REVISED - Special use permits and waivers of development standards – Accessory Structures  
(APN: 125-31-414-008)**

On behalf of William and Michelle Miller, we are requesting special use permits and waivers of development standards for existing accessory structures (metal garage and aluminum carport) in conjunction with an existing single family residence. The subject site is 0.5 acres, zoned R-E (RNP-I), and located on the north side of Lone Mountain Road and the west side of North Grand Canyon Drive. There is an active Clark County Public Response Office violation for building without permits and setbacks (CE22-14459).

The proposed uses are either conditional or permitted by right in R-E (RNP-I) zoning district. Based on the attached site plan with corresponding setbacks, screening/buffering, the existing accessory structures are consistent with other properties located within Rural Neighborhood Preservation (RNP) areas and the rural character within the Lone Mountain area. The RNP areas are now formally Ranch Estates Neighborhood (RN) but most rural neighborhood residents still refer to the areas as RNP. Within the immediate there are multiple properties with similar accessory structures. Please refer to Appendix A for a picture gallery of the structures located within the immediate area. Appendix B includes letters of support from the immediate neighbors within the cul-de-sac.

### Special Use Permits

Certain prescribed uses or structures are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. Certain prescribed uses require performance measures to mitigate possible negative impacts of the use. In certain instances, a special use permit is required to waive a performance measure. While the accessory structures meet most of the requirements outlined in Table 30.44-1, the structures are not architecturally compatible with the principal residence. Additionally, the request includes waivers of development standards for reduced setbacks and separations. Therefore, the structures may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

The first use permit is to allow accessory structures not architecturally compatible with the principal residence per Table 30.44-1.

The second use permit is tied to the first use permit and requests to waive applicable design standards (vertical metal exterior materials) per Table 30.56-2A.

For the special use permit requests, the existing structures are adequately obscured from public view and do not adversely impact the immediate area. With a combination of perimeter walls, larger lots, orientation of the lot within the cul-de-sac, and transitional space, the request will not have any adverse impact on the immediate area.



### Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The first waiver of standards request is to reduce the rear setback to an existing accessory structure (metal garage) to two (2) feet where a minimum of five (5) feet is required.

The second waiver of standards request is to reduce the setback to a street/right-of-way (Lone Mountain Road) to two (2) feet where a minimum of ten (10) feet is required.

The third waiver of standards request is to reduce the side setback to an existing accessory structure (carport) to 0.5 feet (6 inches) where a minimum of five (5) feet is required.

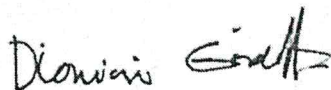
The fourth waiver of standards request is to reduce the required separation between an existing accessory structure (carport) and the principal residence to one (1) foot where a minimum of six (6) feet is required.

A recent waiver of standards for a reduced setback to an accessory structure was approved on the adjacent parcel to the west.

Therefore, the proposed use and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,



09/05/23 PC AGENDA SHEET

FENCE HEIGHT/SETBACK  
(TITLE 30)

LONE MOUNTAIN RD/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0433-ISAC ANDREI & ANCA CORINA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) allow a non-decorative fence; and 3) increase fence height within the front yard in conjunction with a single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Lone Mountain Road and Bonita Vista Street within Lone Mountain. RM/jud/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

125-32-802-032

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the rear setback for a single family home to 20 feet where 30 feet is required per Table 30.40-1 (a 33% reduction).
2. Allow a non-decorative fence where a decorative fence (a fence with not less than 50% of the vertical surface of the fence open) is required within 15 feet of the front property line per Table 30.64-1.
3. Increase fence height to 7 feet 4 inches where a maximum height of 6 feet is permitted within 15 feet of the front property line per Section 30.64.020 (a 23% increase).

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4825 N. Bonita Vista St.
- Site Acreage: 0.9
- Project Type: Fence height/setback
- Fence Height (feet): 7.4

Site Plans

The plans depict a proposed single family residence. The subject site is 0.9 acres and within the RNP-I overlay in Lone Mountain. The site is located at the northwest corner of Lone Mountain Road and Bonita Vista Street, directly north of the Mountain Crest Park. The house is situated



on the north of the site to allow a large area for landscaping, pool, and other yard amenities. The applicant is requesting to install a solid 6 foot high decorative CMU block wall on the corner side yard, along Lone Mountain Road, and along a portion of the front yard on Bonita Vista Street. On the north half of the front yard, along Bonita Vista, the applicant is proposing a 7 foot 4 inch non-decorative fence per Title 30. Along the west and north property lines there is an existing 6 foot high CMU block wall, which is to remain. The request for a waiver to allow a non-decorative fence and to increase the structure's height as well as a waiver to reduce the rear setback to 20 feet due to the narrow width along the north/south direction are a part of this application.

Elevations

The ornamental fence is 7 feet 4 inches high, consisting of open ornamental fence over 32 inches sitting on top of a 24 inch high CMU fence with CMU piers. This section of the fence includes a pedestrian access gate as well as 2 vehicular access gates. The remaining perimeter wall consists of a 6 foot high decorative CMU block wall with 16 inch piers 20 feet on center. The house is 2 stories with a basement. The maximum height of the proposed house is 35 feet, with different architectural elements and unique features to break-up the mass of the building. Additionally, the proposed structure has a 2,125 square foot basement, a 4,693 square foot first floor, and a 3,040 square foot second floor. The overall square footage of the house is 9,858 square feet.

Landscaping

The plans depict an existing attached sidewalk along Lone Mountain Road with 5 foot wide landscaping behind the sidewalk. Along Bonita Vista Street the applicant is proposing an attached sidewalk with five foot wide landscaping behind the sidewalk. The parcel map for this lot was approved prior to the adoption of the detached sidewalk ordinance; therefore, the sidewalk and landscaping are appropriate per Code in effect at the time of recordation of the parcel map.

Signage

Signage is not a part of this request.

Applicant's Justification

The ornamental fence and landscaping will extend north along Bonita Vista Street, approximately 50 percent of the length of the lot. The proposed fencing will be open architectural metal with a 25 inch high solid block base. The fence piers occur at appropriate spacing and are coursing height of 7 feet 4 inches. Access gates will be utilizing open architectural metal similar to the proposed front fencing. This request is to allow a solid decorative fence for a portion of the front where typically all of the fence would be required to be open decorative fence. The applicant further states the rear setback reductions is in concert with other proposed lot area uses.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Public Use	P-F	Mountain Crest Park

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive 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 finds that the height and design of the proposed decorative block wall and ornamental fence along the perimeter of the property are in harmony with the development and meets the intent to be decorative and open rather than a solid wall creating a canyon effect. The design of this custom home has unique features, which complement the surrounding area. Staff does not foresee the height and design of the proposed perimeter wall and fence will adversely impact any of the neighbors; therefore, staff can support these requests. Furthermore, the rear setback reduction will not negatively impact the adjacent property as the portions of the proposed residence intruding into the setback are broken up in sections. The intrusion into the rear setback is not a large black façade in the proximity of the neighbor's property. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

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



**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ANDREI ISAC**

**CONTACT: GARY CARLSON, 6440 BRISTOL WAY, LAS VEGAS, NV 89107**

**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 checked="" 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-23-0433</u> DATE FILED: <u>7/12/23</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>8/8/23</u> PC MEETING DATE: <u>9/5/23</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b> NAME: <u>Andrei Isac</u> ADDRESS: <u>9781 Arch Canyon Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>891149</u> TELEPHONE: <u>702-807-0290</u> CELL: <u>702-807-0290</u> E-MAIL: <u>isac_andrei@icloud.com</u>
	<b>APPLICANT</b> NAME: <u>Andrei Isac</u> ADDRESS: <u>9781 Arch Canyon Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-807-0290</u> CELL: <u>702-807-0290</u> E-MAIL: <u>isac_andrei@icloud.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Gary L. Carlson</u> ADDRESS: <u>6440 Bristol Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u> TELEPHONE: <u>702-429-8484</u> CELL: <u>702-429-8484</u> E-MAIL: <u>gca.finearch@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): APN 125-32-802-032

PROPERTY ADDRESS and/or CROSS STREETS: 4825 Bonita Vista, Las Vegas, NV 89149

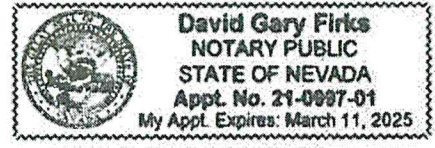
PROJECT DESCRIPTION: Request read yard set back to 20 ft. Request front yard partial solid decorative fencing.

(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)\*      Andrei Isac  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 8-22-2022 (DATE)  
 By ANDREI ISAC

NOTARY PUBLIC David Gary Firks



\*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.



GARY CARLSON & ASSOCIATES  
FINE ARCHITECTURE

PLANNER  
COPY  
WS-23-0433

Department of Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

Revised 2-13-23

Re: APR22-101132 APN 125-32-902-032  
Sub: Justification Letter - Waivers for Rear Setback & Front Fence

To Whom It May Concern:

This letter proposes justification for the following purposes in developing the residential lot:

The residential lot is situated on the northwest corner of Lone Mountain and Bonita Vista. Access to the site is planned off of Bonita Vista due to reduced traffic of the residential road. The lot is zoned R-E. Adjacent properties are both residences with R-E zoning. The lot undeveloped. A fence permit is in place to construct north, south and west property line fence walls.

On the south side of Lone Mountain there is a regional park with many trees and green spaces. The owner wishes to capitalize on the view to the park from the proposed second floor of the planned residence. The residence is planned to be situated to the north enough to allow a large area for planned landscaping, pool and other yard amenities. An accessory garage is planned near the north west corner of the lot. Landscaping throughout the property will enhance the development with its residential neighbors.

Public utilities are planned to be provided from Bonita Vista. A sewer connection is planned from the existing public sewer line in Lone Mountain and will eventually serve properties on both sides of Bonita Vista. Civil engineering plans are underway for this work.

Table 30.40-1 stipulates a 40 ft setback for the front with a standard 12 ft reduction for trees planted and architectural features of the residence. We are planning on utilizing this reduction along Bonita Vista. No Waiver is anticipated for the "front".

The proposed single family detached residence and accessory garage will meet all stipulations noted in Table 30.44-1 for on site development. We see no adverse impact to the neighborhood residences near by and due to the extent or proposed landscaping nearest the intersection, should improve the area in general.

Continued on page 2

GARY CARLSON & ASSOCIATES  
FINE ARCHITECTURE

Re: APR22-101132 APN 125-32-902-032  
Sub: Justification Letter - Setback and Fences Waivers

Page 2

**A. Waiver to reduce rear yard setback**

Table 30.40-1 also stipulates 30 ft setback for rear yards. We are requesting a reduction to 20 ft setback. This area use is in concert with other proposed lot area uses.

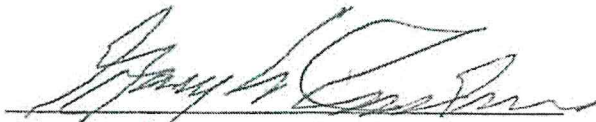
**B. Fence Frontage Waiver**

In keeping with Section 30.64, Figures 30.64-5 show a 6 ft high decorative block screen wall set 5 feet from public sidewalk that includes landscaping for trees and shrubs. Tree and shrub placement will be in accordance with Section 30.64.030k. This is what is proposed for the south end of the property facing Lone Mountain.

This same decorative fence and landscaping is also planned to extend north along Bonita Vista approximately 50% the length of the lot in order to surround the proposed large side yard area. The remainder of proposed fencing will be open architectural metal with 24 inch high solid block base. Fence piers occur at appropriate spacing and are coursing height of 7 ft 4 in. Access gates will be utilizing open architectural metal similar to the proposed "front" fencing. This request is to allow solid decorative fence for a portion (50%) of the "front" where typically all of the fence would be required to be open decorative fence. The remaining 50%, as noted will be open decorative fencing and gates. The architectural metal portions of this fence will be black or charcoal gray.

We appreciate your consideration for approval of the proposed waivers for setbacks and fencing.

Sincerely,  
GARY CARLSON & ASSOCIATES



Gary L. Carlson, Principal Architect



09/06/23 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

VERDE WAY/JENSEN STREET

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-23-0379-WIEST, ANDREW J.:**

**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Jensen Street and the north side of Verde Way within Lone Mountain. RM/jgh/syp (For possible action)

---

---

RELATED INFORMATION:

**APN:**  
125-31-401-005

**DESIGN REVIEW:**  
Increase the finished grade for a single family residential development to 47 inches (4 feet) where 36 inches (3 feet) is the standard per Section 30.32.040 (a 31% increase).

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

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 4925 N. Jensen Street
- Site Acreage: 2.1
- Number of Lots/Units: 4
- Minimum/Maximum Lot Size (square feet): 21,464 (minimum gross)/22,678 (maximum gross)
- Project Type: Finished grade for a single family residential development

Site Plans

The plans depict a proposed 4 lot single family residential development that has access to a private cul-de-sac street from Jensen Street. The proposed project currently consists of a 4 lot minor subdivision; no development plans have been submitted to the County for review. The plans depict the finished grade of the site will be increased to 4 feet along portions of the site to fill in an existing wash.

Applicant's Justification

The applicant indicates the finished grade of the proposed development exceeds what is required by Code. Therefore, the design review request is for an increase in finished grade up to 47 inches where 36 inches is the standard, due to an existing wash.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-22-0660	Vacated and abandoned patent easements	Approved by PC	February 2023
ZC-0296-01	Reclassified various parcels within Lone Mountain to Residential Neighborhood Preservation Districts intended to preserve the residential character of the Lone Mountain area	Approved by BCC	September 2001

**Surrounding Land Use**

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

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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



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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- 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.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is greater than 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs, to contact the City of Las Vegas.

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

**APPLICANT: ANDREW WEIST**

**CONTACT: KEN KRAEMER, 800 N. RAINBOW BOULEVARD, SUITE 144, LAS VEGAS,  
NV 89107**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>DR-23-0379</u>      DATE FILED: <u>6/21/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>LOVE MOUNTAIN</u>      TAB/CAC DATE: <u>8/8/23</u></p> <p>PC MEETING DATE: _____      <u>6:30pm</u></p> <p>BCC MEETING DATE: <u>9/6/23</u></p> <p>FEE: <u>\$675</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>ANDREW J. WIEST</u></p> <p>ADDRESS: <u>4925 N. JENSEN ST</u></p> <p>CITY: <u>LV</u>      STATE: <u>NV</u>      ZIP: <u>89149</u></p> <p>TELEPHONE: _____      CELL: <u>702-326-3277</u></p> <p>E-MAIL: <u>ANDREW.WIEST@GMAIL.COM</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>SAME</u></p> <p>ADDRESS: _____</p> <p>CITY: _____      STATE: _____      ZIP: _____</p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>KEN KRAPER (KLO SURVEYING)</u></p> <p>ADDRESS: <u>800 N. RAINBOW #104</u></p> <p>CITY: <u>LV</u>      STATE: <u>NV</u>      ZIP: <u>89107</u></p> <p>TELEPHONE: _____      CELL: <u>702-713-3967</u></p> <p>E-MAIL: <u>KEN.KRAPER@KLO.COM</u>      REF CONTACT ID #: _____</p> <p style="text-align: center;"><u>570@GMAIL.COM</u></p>

ASSESSOR'S PARCEL NUMBER(S): 125-31-201-005

PROPERTY ADDRESS and/or CROSS STREETS: 4925 N. JENSEN ST

PROJECT DESCRIPTION: \_\_\_\_\_

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

\_\_\_\_\_  
Property Owner (Signature)\*

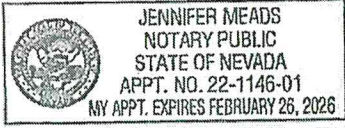
Andrew Wiest  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Feb 9, 2023 (DATE)

By Andrew Wiest

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.





800 North Rainbow Boulevard, Suite #144  
Las Vegas, Nevada 89107-1190  
Phone: (702) 219-5785

May 30, 2023

**Clark County, Department of Comprehensive Planning**  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

Attn: MSM 23-600036 Jensen St & Verde Way (APN 12531-401-005)

Subject: Site Design Review

Dear Sir or madam,

This letter is provided as a justification for a Site Design Review for Fill exceeding 3.0 feet (36").

Due to the existence on the site of an old inactive wash, it is necessary to fill in a portion of the wash to create the pads for the two northerly lots (Lots 1 and 2). Per Title 30 section 30.32.040 (9) (b) no fill in excess of 36" is allowable.

Specifically, in the northeast corner of Lot 2, we are proposing fill from a natural grade of 2627.00 to a finished pad grade of 2630.90 for a maximum fill of 3.90 feet (46.8 inches) in area of 300 square feet more or less..

Hauntec and the property owner are requesting that Clark County Development Department approve the excess fill on the site.

If additional information is required, please contact me.

Sincerely,

Joe Alvin Haun, PE, MSE  
HAUNTEC Civil Engineering Services



**PLANNED  
COPY**

EASEMENTS  
(TITLE 30)

FORT APACHE RD/CRAIG RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0359-RODRIGUEZ MANUEL & ELVA:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Dapple Gray Road (alignment), and between Stange Avenue and Craig Road within Lone Mountain (description on file). RM/al/syp (For possible action)

RELATED INFORMATION:

**APN:**  
138-05-203-013; 138-05-203-014

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

**BACKGROUND:**  
**Project Description**

The applicant is proposing to develop the site as a single family residential subdivision for custom homes. The request is to vacate government patent easements the applicant indicates are no needed for development in the area. Any required right-of-way dedications or utility easements will be provided with the recording of a future subdivision map.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish an RNP-I Overlay District for portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residence & undeveloped
South & East	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residences
West	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Undeveloped



### Related Applications

Application Number	Request
WS-23-0358	A waiver of development standards for a single family residential development is a companion item on this agenda.
TM-23-500079	A tentative map for a 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

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 50 feet for Fort Apache Road, 40 feet for Craig Road, 30 feet for Dapple Gray Road and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HORIZONTE HOMES LLC

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

**DRAFT**





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0359</u>	DATE FILED: <u>6-15-23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):			PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>8-8-23</u>
			TAB/CAC: <u>Lone Mountain</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>9-6-2023</u>	
			FEE: <u>\$ 875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Manuel &amp; Elva Rodriguez</u>
	ADDRESS: <u>7975 Helena Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-234-9355</u> CELL: _____
	E-MAIL: <u>manny@desertplastering.com</u>

<b>APPLICANT</b>	NAME: <u>Horizonte Home LLC</u>
	ADDRESS: <u>7975 Helena Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-234-9355</u> CELL: _____
	E-MAIL: <u>manny@desertplastering.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>702-362-8844</u> CELL: _____
	E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-05-203-013 & -014

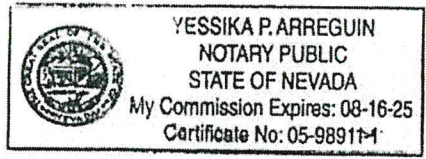
PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache Rd & Craig Rd

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)\*

Manuel Rodriguez / Elva Rodriguez  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON Dec. 28th, 2022 (DATE)  
By Manuel & Elva Rodriguez  
NOTARY PUBLIC: [Signature]



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

APR-23-100083



## TANEY ENGINEERING

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

January 24, 2023

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

**Re: Craig & Fort Apache**  
**APN: 138-05-20-013 & 138-05-20-014**  
**Justification Letter**

To whom it may concern:

On behalf of our client, Horizonte Home, LLC, Taney Engineering is respectfully submitting justification for the vacation of a patent easement.

**Patent Easement Vacation:**

We are requesting to vacate the north 10 feet of the south 50 feet of a patent easement.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

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

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Johnson  
Land Planner



09/06/23 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

FORT APACHE RD/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0358-RODRIGUEZ MANUEL & ELVA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; 2) wall height; 3) street intersection off-set; 4) street width; and 5) off-site improvements.

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

Generally located on the northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

138-05-203-013; 138-05-203-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Permit an alternative landscaping along Fort Apache Road where a 15 foot wide landscape area is required behind an existing attached sidewalk per Section 30.64.030.
- b. Permit an alternative landscaping along Craig Road and Dapple Gray Road where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.
2. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where a maximum 9 foot high wall (6 foot screen wall with a 3 foot retaining wall) is permitted (an 83.3% increase).
3. Reduce street intersection off-set to 119 feet where a minimum of 125 feet as required per Section 30.52.52 (a 4.8% reduction).
4. Reduce the width of a private street to 39 feet where a minimum of 40 feet is required per Uniform Standard Drawing 212 (a 2.5% reduction).
5. Waive off-site improvements (curbs, gutters, sidewalks, streetlights, full width paving) where required per Sections 30.52.040 and 30.52.50.

**DESIGN REVIEWS:**

1. A single family residential development.
2. Increase finished grade to 60 inches where an increase to 36 inches is standard per Section 30.32.040 (a 68.6% increase).

## **LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (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
- Net Minimum/Maximum Lot Size (square feet): 16,982/18,009
- Gross Minimum/Maximum Lot Size (square feet): 20,002/23,177
- Project Type: Single family residential development for custom homes

#### Site Plan

The plan depicts a single family residential development consisting of 8 lots with a density of 1.6 dwelling units per acre. The development has frontage along Fort Apache Road, Craig Road, and Dapple Gray Road; however, none of the proposed lots will take direct access from these streets. Access to the development will be from a private cul-de-sac that intersects with Dapple Gray Road that will be 39 feet in width with no sidewalks. The plans show that 5 of the proposed lots are adjacent to Craig Road and/or Fort Apache Road, which are collector and arterial streets. These 5 lots will have net lot areas between 16,982 square feet and 17,826 square feet, which is allowed per Table 30.40-1 since the lots are adjacent to collector and arterial streets. The request for increased finished grade is for 3 lots adjacent to Craig Road in the southwestern portion of the site. The applicant will provide the minimum width of pavement for the streets but is requesting to waive all other off-site improvements to develop the site with rural street standards. The waiver for the increased retaining wall height is to the area located along the north property line. The waiver for reduced street intersection off-set is for the entrance to the development to Craig Road. The development is for custom homes, so no floor plans or elevations were submitted for this application.

#### Landscaping

The plan depicts a 6 foot wide landscape areas adjacent to the public streets and the north and south sides of the entrance to the development will consists of trees, shrubs, and groundcover.

#### Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with the existing and planned land uses in the area. The requests for waivers for off-site improvements and to allow alternative street landscaping will allow the project to develop with rural street standards, which will match the existing developments in the area creating a uniform streetscape. The increases in finished grade and retaining wall height will allow the site to maintain adequate drainage based on the established grade for existing improvements adjacent to the site. The requests to reduce the width of the private street and reduce the street intersection off-set are minor deviations from the required standards and traffic generated from this development will have minimum impacts on the public rights-of-way. Similar requests have been approved for other development in the County and will not have a negative impact on adjacent developments.



### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish an RNP-I Overlay District for portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

### Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residence & undeveloped
South & East	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residences
West	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

### Related Applications

Application Number	Request
VS-23-0359	A request for a vacation and abandonment of easements is a companion item on this agenda
TM-23-500079	A tentative map for a 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

#### Comprehensive 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

The landscaping proposed by the applicant matches landscaping provided for the existing single family residential development to the south along Craig Road and for another single family residential development farther north along Fort Apache Road. The applicant's proposed landscaping is more intense than what has been provide for other older residential developments abutting this site. Staff finds the landscaping proposed by the applicant is consistent and compatible with existing developments in this area and will provide for a more uniform streetscape. Therefore, staff supports this request.

Waiver of Development Standards #2

The existing topography of the site may be a unique or special circumstance to warrant approval of the request to increase the heights of retaining walls. Additionally, the design constraints to match established grades for existing improvements in this area can limit options to provide and maintain adequate drainage for the development. Therefore, staff can support this request.

Design Review #1

The proposed development is for custom homes which is similar to several of the existing single family residential developments in the area. The layout of the development with access from a local street is also similar to other developments in the area. The proposed lots are of comparable size to the adjacent developments. Therefore, staff can support the design review for the project.

**Public Works - Development Review**

Waiver of Development Standards #3

Staff has no objection to the reduction in street intersection off-set for the distance from Mountain Sage Court to Craig Road. The landscape buffer adjacent to the entry street visibility will be improved for those entering the site.

Waiver of Development Standards #4

Staff has no objection to the reduction of street width for the private street Mountain Sage Court. The applicant is only reducing the width by 1 foot.

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements on Craig Road.

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 of waivers of development standards #1 through #4 and the design reviews; denial of waiver of development standards #5.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- 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 50 feet for Fort Apache Road, 40 feet for Craig Road, 30 feet for Dapple Gray Road and associated spandrels;
- Clark County Fire Prevention approval of reduced street width.
- 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.

### **Fire Prevention Bureau**

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

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

**APPLICANT:** HORIZONTE HOMES LLC

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





# 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 (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <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 23-0358</u> DATE FILED: <u>6-15-23</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Lore Mankon</u> TAB/CAC DATE: <u>8-8-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-6-23</u> FEE: <u>\$1150<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>Manuel &amp; Elva Rodriguez</u> ADDRESS: <u>7975 Helena Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-234-9355</u> CELL: _____ E-MAIL: <u>manny@desertplastering.com</u>
	<b>APPLICANT</b>  NAME: <u>Horizonte Home LLC</u> ADDRESS: <u>7975 Helena Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-234-9355</u> CELL: _____ E-MAIL: <u>manny@desertplastering.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>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-05-203-013 & -014

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache Rd & Craig Rd

PROJECT DESCRIPTION: Single-family residential subdivision

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



  
 Property Owner (Signature)\*      Manuel Rodriguez / Elva Rodriguez  
 Property Owner (Print)

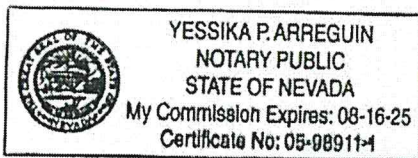
STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Dec. 28th, 2022 (DATE)

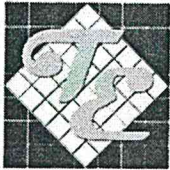
By Manuel + Elva Rodriguez

NOTARY PUBLIC: Elisha Scrogum



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





## TANEY ENGINEERING

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

April 3, 2023

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

**Re: Craig & Fort Apache  
APN: 138-05-20-013 & 138-05-20-014  
Justification Letter (Revised)**

WS-23-0358

To whom it may concern:

On behalf of our client, Horizonte Home, LLC, Taney Engineering is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and Design Review for a proposed single-family residential subdivision.

### **Project Description:**

This project is a 5.10 gross-acre, 8 lot single-family residential subdivision with 1.57 lots per acre located to the north of Craig Road and east of Fort Apache Road. The site is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estates Neighborhood), within a RNP-I (Rural Neighborhood Preservation) Overlay District. We are not requesting any modifications to the current zoning or planned land use.

Craig Road and Fort Apache Road will remain in their existing conditions. Dapple Gray Road will receive rural street improvements that include 32-feet of asphalt concrete pavement.

All lots will be accessed from Dapple Gray Road via a 39-foot private street with 30" modified roll curb and gutter, which terminates in a cul-de-sac. The homes will be custom-built and have not yet been designed.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North, East, South, and West: R-E (Rural Estates Residential); RN (Ranch Estate Neighborhood); developed and undeveloped

Perimeter landscaping is provided in accordance with Section 30.64-8. A 6-foot landscape buffer will be located along Craig Road, Fort Apache Road, and Dapple Gray Road.

### **Waiver of Development Standards – Wall Height**

We are requesting to waive Section 30.64-50 (a)(4) to allow for a total 11-foot-high combination 6-foot screen wall and 5-foot maximum retaining wall along the north property line. The increase in height is necessary so that the site maintains adequate drainage while matching the existing grade of Fort Apache Road. As the property adjacent to the proposed 11-foot wall is currently undeveloped, we expect the impact to be negligible.

09/06/23 BCC AGENDA SHEET

CRAIG & FORT APACHE  
(TITLE 30)

FORT APACHE RD/CRAIG RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500079-RODRIGUEZ MANUEL & ELVA:**

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

Generally located on the northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
138-05-203-013; 138-05-203-014

**LAND USE PLAN:**  
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (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
- Net Minimum/Maximum Lot Size (square feet): 16,982/18,009
- Gross Minimum/Maximum Lot Size (square feet): 20,002/23,177
- Project Type: Single family residential development for custom homes

The plan depicts a single family residential development consisting of 8 lots with a density of 1.6 dwelling units per acre. The development has frontage along Fort Apache Road, Craig Road, and Dapple Gray Road; however, none of the proposed lots will take direct access from these streets. Access to the development will be from a private cul-de-sac that intersects with Dapple Gray Road that will be 39 feet in width with no sidewalks. The plans show that 5 of the proposed lots are adjacent to Craig Road and/or Fort Apache Road, which are collector and arterial streets. These 5 lots will have net lot areas between 16,982 square feet and 17,826 square feet, which is allowed per Table 30.40-1 since the lots are adjacent to collector and arterial streets.



**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish an RNP-I Overlay District for portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residence & undeveloped
South & East	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residences
West	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

Application Number	Request
WS-23-0358	Waiver of development standards for a single family residential development is a companion item on this agenda.
VS-23-0359	A request for a vacation and abandonment of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive 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 Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive 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 50 feet for Fort Apache Road, 40 feet for Craig Road, 30 feet for Dapple Gray Road and associated spandrels;
- Clark County Fire Prevention approval of reduced street width.
- 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.

**Comprehensive Planning - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

**APPLICANT:** HORIZONTE HOMES LLC

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





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-23-500679</u>	DATE FILED: <u>6-15-23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>A</u>	TAB/CAC DATE: <u>8-8-23</u>
		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: <u>          </u>	
		BCC MEETING DATE: <u>9-6-23</u>	
		FEE: <u>\$ 750.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Manuel &amp; Elva Rodriguez</u>
	ADDRESS: <u>7975 Helena Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-234-9355</u> CELL: <u>          </u>
	E-MAIL: <u>manny@desertplastering.com</u>

<b>APPLICANT</b>	NAME: <u>Horizonte Home LLC</u>
	ADDRESS: <u>7975 Helena Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-234-9355</u> CELL: <u>          </u>
	E-MAIL: <u>manny@desertplastering.com</u> REF CONTACT ID #: <u>          </u>

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

ASSESSOR'S PARCEL NUMBER(S): 138-05-203-013 & -014

---

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache Rd & Craig Rd

TENTATIVE MAP NAME: Craig & Fort Apache

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)
 

Manuel Rodriguez / Elva Rodriguez  
 Property Owner (Print)

STATE OF NV  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Dec. 28th, 2022 (DATE)  
 By Manuel & Elva Rodriguez

NOTARY PUBLIC:

YESSIKA P. ARREGUIN  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 08-16-25  
 Certificate No: 05-98911-1

\*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 23 10083