

V. Informational Items

1. Updates from Commissioner Brown's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area

VI. Planning and Zoning

09/15/20 PC

09/15/20 PC

1. **AR-20-400086 (UC-19-0499)-SUNNY PROPERTIES II, LLC: USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** allow accessory structures prior to a principal use; and **2)** allow a watchman's manufactured home. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a single family residence to access an arterial street; **2)** reduce separation between accessory structures; **3)** waive architectural compatibility and design requirements for accessory structures; and **4)** allow alternative driveway access and geometrics for a single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Washburn Road and the east side of Buffalo Drive within Lone Mountain. LB/bb/jd (For possible action)

VII. General Business

1. Discuss suggestions for additional input and/or changes to the text of the Lone Mountain Land Use Plan (for possible action)

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

IX. Next Meeting Date: September 8, 2020

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129
Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130
Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

August 11, 2020

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	Chris Darling – PRESENT Dr. Sharon Stover – PRESENT
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Pamela Dittmar, Pamela.Dittmar@clarkcountynv.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of July 28, 2020 Meeting Minutes
Action: Approved with as submitted
Moved By: KIM
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for August 11, 2020
Moved by: CHRIS
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Items
 1. None
- VI. Planning & Zoning

09/01/20 PC

1. **WS-20-0325-SCHNEIDER, BRIAN & SCHNEIDER, COLLIN: WAIVER OF DEVELOPMENT STANDARDS** to waive the requirement for a proposed development within 1,250 feet of a public waterline to have water service provided by a public system in conjunction with a proposed single family residential development on 2.3 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Eula Street and La Madre Way within Lone Mountain. LB/al/jd (For possible action)

Action: APPROVED as submitted, subject to NRS statues regarding hooking up to municipal water supply

Moved by: CHRIS

Vote: 5/0 – Unanimous

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be August 25, 2020

X. Adjournment

The meeting was adjourned at 7:41 p.m.

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair–LAWRENCE WEEKLY, Vice-Chair

LARRY BROWN–JAMES GIBSON–JUSTIN JONES–MICHAEL NAFT – TICK SEGERBLOM

YOLANDA KING, County Manager

09/15/20 PC AGENDA SHEET

SINGLE FAMILY DETACHED RESIDENTIAL
(TITLE 30)

BUFFALO DR/WASHBURN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400086 (UC-19-0499)-SUNNY PROPERTIES II, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** allow accessory structures prior to a principal use; and **2)** allow a watchman's manufactured home.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a single family residence to access an arterial street; **2)** reduce separation between accessory structures; **3)** waive architectural compatibility and design requirements for accessory structures; and **4)** allow alternative driveway access and geometrics for a single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Washburn Road and the east side of Buffalo Drive within Lone Mountain. LB/bb/jd (For possible action)

RELATED INFORMATION:

APN:

125-34-310-001

USE PERMITS:

1. a. Allow accessory structures (3 shipping containers and shed) prior to a principal use where not allowed per Table 30.44-1.
- b. Allow an accessory structure (perimeter wall) prior to a principal use where not allowed per Table 30.44-1.
- c. Allow an accessory structure prior to a principal use where not allowed per Table 30.44-1.
2. a. Allow a watchman's manufactured home that is not within an approved recreational vehicle or boat storage area within a residential subdivision where required per Table 30.44-1.
- b. Allow a watchman's manufactured home that is visible from a public right-of-way where not allowed per Table 30.44-1.
- c. Allow a watchman's manufactured home not located within a common area controlled by a homeowner's association where required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a single family residence to access an arterial street (Buffalo Drive) where prohibited per Section 30.56.080.
2. Reduce the separation between accessory structures to zero feet where a minimum of 6 feet is required per Table 30.40-1 (a 100% reduction).

3. Waive architectural compatibility and design requirements for accessory structures.
4. Waive residential driveway geometrics to allow circular access drives closer than 30 feet, and distance to street corner to be less than 6 feet, and allow an additional curb cut at Washburn Road.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7535 Washburn Road
- Site Acreage: 1
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 5,400

Site Plan

The approved site plan depicted a 40 foot by 9 foot (360 square feet) temporary living quarters trailer, three 40 foot by 9 foot (1,080 square foot) storage containers, a 30 foot by 16 foot (480 square foot) accessory structure, a perimeter 6 foot chain-link fence with mesh, a circular driveway at Buffalo Drive, gated access at Washburn Road, a well house, a perimeter block wall, and an under construction 19 foot high, 5,400 square foot single family home, with a 3 car garage facing Buffalo Drive.

Landscaping

The property has about 15 trees planted along the west, north, and east property lines ranging from 15 feet to 60 feet separations.

Elevations

The applicant provided elevations of all 4 sides of the proposed single story home showing smooth stucco finishes, concrete tile roof, and wood tile finishes on the Buffalo Drive side of the future home.

Floor Plans

The floor plans depicted a large 4 bedroom, 4 bath home with approximately 5,400 square feet of floor area.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0499:

Current Planning

- Until August 20, 2020 to review as a public hearing;
- Cargo containers to be painted to match the house when built.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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;
- Applicant to work with Clark County Public Works to dedicate the correct spandrel.

Applicant's Justification

The applicant is working to complete the home prior to the end of 2020. The storage containers have not been painted to match the house since the house is not completed. The applicant dedicated a spandrel as required by Public Works, completed an inter-local agreement for sewer service, and obtained fire prevention sign-off for a fire hydrant. The applicant is requesting to have the application review requirement removed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0499	Accessory structures and watchman's manufactured home prior to a principal use	Approved by PC	August 2019
ZC-0296-01	Reclassified to RNP-I Overlay	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Planned Development (City of Las Vegas)	R-PD5	Single family residential
South, East, & West	Rural Neighborhood Preservation (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

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since approval of the original use permit the applicant has made substantial progress toward completion of the project. The permit (BD19-44454) for the primary residence has been issued and the house is under construction. The permits (BD19-29616 & BD19-29612) for the conex boxes have been issued. Sewer service has been obtained from the

City of Las Vegas and the permits for the perimeter block walls have been issued. Since there has been substantial progress, staff can support this application and will not require any further reviews.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JIMMIE L. MCKEE

CONTACT: JIMMIE MCKEE, 7495 W. AZURE DR., #110, LAS VEGAS, NV 89130

New to "Remove" Aug 20, 2020 public review



LAND USE APPLICATION

"SEE Attached"

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

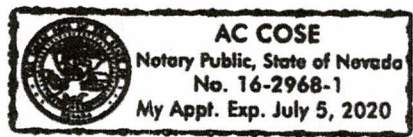
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-19-0499</u> (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>7-22-2020</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>475</u> CHECK #: <u>- Invoiced</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>---</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>AR-20-400086</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>8-25</u> TIME: <u>6:30</u> PC MEETING DATE: <u>9-15</u> 7 p.m. BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>Sunny Properties II LLC</u> ADDRESS: <u>7535 W. Washburn Rd / 5190 N. Buffalo</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-969-4389</u> CELL: <u>702-969-4389</u> E-MAIL: <u>Jimmi CMS LV@gmail.com</u>	APPLICANT NAME: _____ ADDRESS: _____ CITY: <u>SAME</u> STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: <u>SAME</u> STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>195873</u>

ASSESSOR'S PARCEL NUMBER(S): 125-34-310-001
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo / Washburn
 PROJECT DESCRIPTION: Single Family Detached Residential

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

[Signature] Property Owner (Signature)*
Jimmi McKee Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON (Time) 11th, 2020 (DATE)
 By JIMMI MCKEE
 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.

ADR-20-100143

July 15, 2020

To Whom It May Concern:

Since I guess I'm supposed to write this justification letter, let me say this is silly. We have already been through this process before. We are asking for the removal of the conditions for the UC19-0499 final action letter. Attached you will find all conditions met. The cargo containers have been permitted and signed off, even though we will be moving them to another property (which is not in the County) at a later date. The cargo containers are not painted the color of the house (off white) as the house is not yet finished – See attached pictures and permit approvals for BD19-44454 to see the process.

We have completed the dedication of the Spandrel which is also attached. Even though we were told it was an internal process, I guess they fibbed and we now get to foot the bill again.

I have completed the inter-local agreement for sewer (see attached); Fire and Prevention have signed off on the hydrant. See FP20-04091.

We want the stipulation for review of "August 20, 2020 to be reviewed at public hearing" removed.

Our hope is the property will be completed before the end of the year (the COVID has obviously slowed us a bit), and obtain Building Final.

We have been constantly harassed by both the neighbors in Painted Desert and Lamplight Estates. They did NOT want this lot to be built on. (I hope someday they want to build and are treated the same way). If the harassment continues, we WILL seek legal advice. We just want to be done with all this and finish our house. We never, in a million years, thought we would learn to hate the very property on which we are trying to build, but six months of the Building Department process and Planning Department, along with the above-mentioned neighbors, have made that a reality. Hopefully, we will change our minds once we actually get into our house.

If you think we are angry – you are correct. Two other properties in close proximity are being built. Neither has had to deal with what we have had to endure. For some reason, we are being targeted. I thought all were to be treated equally – I guess not. It is whoever the County decided to pick on.

Please see the attached paperwork to prove what I am telling you, and let us pay our fee and be done with this. If we must go to the Lone Mountain Town Council and Planning Meeting (for what, I am not sure), I will respectfully request a recording of the meeting.

Sincerely,



Jimmi Mckee

AR-20-400086
PLANNER
COPY