



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

August 29, 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.
 - 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
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
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, 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

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for August 8, 2023. (For possible action)
- IV. Approval of the Agenda for August 29, 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** to 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)

09/19/23 PC

- 3. **WS-23-0466-MUIR WILLIAM & LORRETTA: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a single-family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the south side of Verde Park Circle, 440 feet west of Durango Drive within Lone Mountain. RM/mh/syp (For possible action)

09/20/23 BCC

- 4. **VS-23-0448-RODRIGUEZ, MANUEL & ELVA:**
VACATE AND ABANDON easements of interest to Clark County located between Al Carrison Street and Tomsik Street, and between Helena Avenue and Craig Road within Lone Mountain. RM/al/syp (For possible action)

5. **WS-23-0447-RODRIGUEZ, MANUEL & ELVA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and allow alternative landscaping; and 2) street width.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Helena Avenue and Al Carrison Steet within Lone Mountain. RM/al/syp (For
6. **TM-23-500093-RODRIGUEZ, MANUEL & ELVA: TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.1 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Helena Avenue and Al Carrison Steet 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: September 12, 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

August 8, 2023

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **PRESENT**
Carol Peck – **PRESENT**
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 6:30 p.m.
- II. Public Comment
None
- III. Approval of July 25, 2023, Minutes
Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for August 8, 2023
Moved by: CHRIS
Action: Approved agenda as submitted with item # 2 held & items # 5-7 to be heard together
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

08/15/23 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)

Action: HELD to August 29th CAC meeting to give applicant an opportunity to work with staff to clarify write-up.

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)

Action: HELD to August 29th CAC meeting per applicant request.

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)

Action: APPROVED as submitted subject to staff conditions

Moved By: CHRIS

Vote: 5/0 Unanimous

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)

Action: APPROVED as submitted subject to staff conditions

Moved By: CAROL

Vote: 5/0 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. **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)

Action: APPROVED subject to staff conditions and conditions that a thorough drainage study will be completed, increase in landscape intensity to 24" box trees ever 20 feet on three sides of the development and that the homes will be compatible to the existing area.

Moved By: DON

Vote: 5/0

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)

Action: APPROVED subject to staff conditions and conditions that a thorough drainage study will be completed, increase in landscape intensity to 24" box trees ever 20 feet on three sides of the development and that the homes will be compatible to the existing area.

Moved By: DON

Vote: 5/0

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)

Action: APPROVED subject to staff conditions and conditions that a thorough drainage study will be completed, increase in landscape intensity to 24" box trees ever 20 feet on three sides of the development and that the homes will be compatible to the existing area.

Moved By: DON

Vote: 5/0

- VII. General Business

None

- VIII. Public Comment

None

- IX.. Next Meeting Date

The next regular meeting will be August 29, 2023

- X. Adjournment

The meeting was adjourned at 8:22 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

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 to 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-1) 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 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 and is 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 (2,000 square feet) 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-1)	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

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>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>
	PROPERTY OWNER 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>
	APPLICANT 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 #: _____
CORRESPONDENT 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>CFO@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.

[Signature] Maricela Salcido
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 9/27/2023 (DATE)
 By Maricela Salcido
 NOTARY PUBLIC: [Signature]

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 1st floor layout and 2nd 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

A handwritten signature in black ink, appearing to read "Coltyn Simmons", is written over the typed name.

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

APPLICATION TYPE <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 #)	STAFF APP. NUMBER: <u>UC-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>
	PROPERTY OWNER 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>
	APPLICANT 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>
	CORRESPONDENT 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

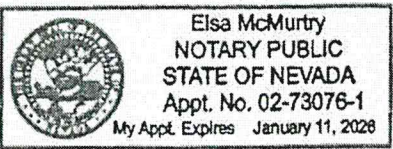
PROPERTY ADDRESS and/or CROSS STREETS: 4891 N. Grand Canyon Drive

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.

William 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 McMurtry



*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.

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.

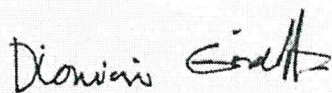
The fourth waiver of standards request is to reduce the required separation between an existing accessory structure (carport) and the principal residence to one (1) foot where a minimum of six (6) feet is required.

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,



ATTACHED GARAGE
(TITLE 30)

VERDE PARK CIR/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0466-MUIR WILLIAM & LORRETTA:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Verde Park Circle, 440 feet west of Durango Drive within Lone Mountain. RM/mh/syp (For possible action)

RELATED INFORMATION:

APN:

138-05-613-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 22 feet, 3 inches where a minimum of 30 feet is required per Table 30.40-1 (a 26% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8556 Verde Park Circle
- Site Acreage: 0.5
- Project Type: Addition of an attached garage to a single family residence
- Number of Stories: 2 (residence)/1 (proposed garage)
- Building Height (feet): 29 (residence)/14 feet, 8 inches (proposed garage)
- Square Feet: 8,380 (residence)/455 (proposed garage)

Site Plans & Background

There is an existing single family residence on the site that was constructed in 2007. A previous application (WS-0573-06) was approved which allowed the interior side setback on the west side of the lot to be reduced to 5 feet where 10 feet is required per Table 30.40-1. The applicant is proposing to add an attached garage on the southeast corner of the property, which requires a waiver of development standards to reduce the rear setback. The proposed garage will be set back 22 feet, 3 inches from the rear property line. A drainage easement is located on the east side of the property, within the subject parcel.

Landscaping

There are no proposed changes to the existing landscaping on the property. Mature landscaping exists along the rear property line.

Elevations

The existing residence is 2 stories with a height of approximately 29 feet, and will not be modified according to the plans. The proposed garage will be 1 story and attached to the east side of the residence, measuring 14 feet, 8 inches to the peak of the pitched roof. The garage will be architecturally compatible with the existing residence, with the stucco and roof both matching the residence.

Floor Plans

The existing residence is approximately 8,380 square feet and the existing garage is an additional 1,111 square feet. The proposed garage is 1 story, measures 455 square feet, and will consist of 2 parking spaces. The proposed garage features a roll-up garage door that matches the door on the existing garage. The floor plan of the proposed garage is open to allow room for the parking of vehicles and storage of other personal items.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that an additional garage is needed to store personal vehicles on the property. Similar requests on surrounding properties have been approved in the past so this addition will be consistent with neighborhood development and architecturally compatible with the existing residence.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0573-06	Waived reduced setbacks in conjunction with a single family residence	Approved by BCC	June 2006
VS-1172-04	Vacated and abandoned easements of interest to Clark County	Approved by PC	September 2004
TM-500521-02	24 single family residential lots	Approved by PC	January 2003
VS-1691-02	Vacated and abandoned easements of interest to Clark County	Approved by PC	January 2003
VS-1403-01	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	December 2001
TM-500344-01	17 single family residential lots	Approved by PC	December 2001
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II) zoning	Approved by BCC	September 2001

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

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.

The property closely resembles other properties in the neighborhood in terms of lot size and the square footage of the home. The proposed attached garage is architecturally compatible with the existing home and would be consistent with surrounding development. The neighboring property located on the west side of the subject site was approved for reduced setbacks (AV-900376-07) and this has not resulted in an adverse impact on the neighborhood. The existing landscaping in the rear yard will serve as a buffer for the proposed garage and limit the potential for an adverse impact on the adjacent properties; 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 has adopted a rewrite of Title 30 effective January 1, 2024, 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRYAN CONSTRUCTION INC

CONTACT: BRYAN CONSTRUCTION INC., 4485 WEST SUNSET ROAD, LAS VEGAS,
NV 89118

DRAFT



LAND USE APPLICATION PLANNER COPY

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UG) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0466</u> DATE FILED: <u>7/24/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>8/29/23</u> PC MEETING DATE: <u>9/19/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>5475</u>
	PROPERTY OWNER NAME: <u>William Muir and Loretta Muir</u> ADDRESS: <u>8556 Verde Park Circle</u> CITY: <u>Lav Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>7023799866</u> CELL: <u>7023799866</u> E-MAIL: <u>dean@bryanconst.com</u>
	APPLICANT NAME: <u>William Muir</u> ADDRESS: <u>556 Verde Park Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>7023799866</u> CELL: <u>7023799866</u> E-MAIL: <u>dean@bryanconst.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Dean Bryan</u> ADDRESS: <u>4485 West Sunset Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: <u>7023799866</u> E-MAIL: <u>dean@bryanconst.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-05-613-007

PROPERTY ADDRESS and/or CROSS STREETS: 8556 Verde Park Circle

PROJECT DESCRIPTION: Build 2-car attached garage 5' AWAY FROM THE SIDE OF PROPERTY WHERE 10' IS PERMITTED.

(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.

William Muir
Property Owner (Signature)*

William Muir
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6-13-2023 (DATE)

By William Muir
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.

Justification Letter

8556 Verde Park Circle Muir residence

We are requesting a waiver to add a 2-car attached garage 5' away from the side of the property where 10' is required and 22'-3" from the rear property line where 30' is required. Similar requests have been approved in the past, so this will be consistent with neighborhood development. The garage will be 455 square feet, 14'-8" tall at the peak and will be architecturally compatible with the existing home.

EASEMENTS
(TITLE 30)

HELENA AVE/AL CARRISON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0448-RODRIGUEZ, MANUEL & ELVA:

VACATE AND ABANDON easements of interest to Clark County located between Al Carrison Street and Tomsik Street, and between Helena Avenue and Craig Road within Lone Mountain (description on file). RM/al/syp (For possible action)

RELATED INFORMATION:

APN:
138-04-302-006; 138-04-302-007

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 development for custom homes. The request is to vacate government patent easements that the applicant indicates are not needed for development in this area. Any required right-of-way dedications or utility easements will be provided with the recording of a future subdivision map for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Established 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 & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-23-0447	A waiver of development standards for a sidewalk, landscaping, and street width for a single family residential development is a companion item on this agenda.
TM-23-500093	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 has adopted a rewrite to Title 30 effective January 1, 2024, 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 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 HOME, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0448</u>	DATE FILED: <u>7-19-2023</u>
		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>8-29-2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>Love Mountain</u>	
<input checked="" type="checkbox"/> EASEMENT(S)		PC MEETING DATE: _____	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>9-20-2023</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		FEE: <u>\$ 875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Manuel & 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>

APPLICANT	NAME: <u>Horizonte Home LLC Attn: Manuel Rodriquez</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 #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 South Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-04-302-006 & 138-04-302-007

PROPERTY ADDRESS and/or CROSS STREETS: Helena & Al Carrison

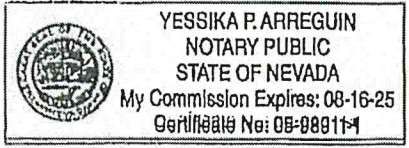
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 21st of Dec. 2022 (DATE)

By Manuel 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 100199



TANEY ENGINEERING

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

January 30, 2023

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

Re: Helena & Al Carrison
APN: 138-04-302-006 & 138-04-302-007
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 patent easements.

Patent Easement Vacations:

This request is to vacate portions of two patent easements reserved by the United States of America.

Due to the subject parcels being developed into a single-family residential subdivision, portions of the existing patent easements are no longer necessary.

A legal description, exhibit, and supporting documents for each vacation has 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

RESIDENTIAL DEVELOPMENT
(TITLE 30)

HELENA AVE/AL CARRISON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0447-RODRIGUEZ, MANUEL & ELVA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow alternative landscaping; and 2) street width.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Helena Avenue and Al Carrison Steet within Lone Mountain. RM/al/syp (For possible action)

RELATED INFORMATION:

APN:

138-04-302-006; 138-04-302-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit an alternative landscape design with no sidewalks along public streets where a 15 foot wide landscape area with detached sidewalks is required per Figure 30.64-17.
2. Reduce street width to 39 feet where a minimum of 40 feet is required per Uniform Standard Drawing 212 (a 2.5% reduction).

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade by 48 inches where a maximum of 36 inches is standard per Section 30.32.040 (a 33.3% 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: 4.1
- Number of Lots: 8
- Density (du/ac): 2
- Gross Minimum/Maximum Lot Size (square feet): 22,528/25,510

- Net Minimum/Maximum Lot Size (square feet): 18,024/23,324
- Project Type: Single family residential development

Site Plan

The plan depicts a single family residential development consisting of 8 lots with a density of 2 dwelling units per acre. This will be a subdivision for custom homes and no floor plans or elevations were submitted with this request. The site has frontage along Al Carrison Street, Helena Avenue, and Tomsik Street; however, none of the proposed lots will take direct access from these streets. Access to the development will be provided by a 39 foot wide private street with no sidewalks that intersect with Tomsik Street along the eastern boundary of the site and terminates in a cul-de-sac in the western portion of the site.

Landscaping

The plan depicts a minimum 6 foot wide landscape easement located along each of the public streets and along the entrance to the development. These landscape easements will consist of trees, shrubs, and groundcover.

Applicant's Justification

The applicant indicates that the proposed residential development is for custom homes and will be consistent and compatible with the existing development in the area. The proposed development is located within a rural area. The existing developments abutting the site were developed before current Code requirements for 1 foot of landscaping with detached sidewalks adjacent to street. The existing developments abutting the site do not have sidewalks and limited landscaping adjacent to the streets. To develop this site to current Code standards would be out of character with the community. The increase in finished grade is needed to ensure adequate drainage of the site while matching the existing grade of Al Carrison Street to the west and should not have a negative impact on the abutting developments. Similar requests have been approved in the area to reduce street widths and the proposed street width is acceptable to the Clark County Fire Department.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Established 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 & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
VS-23-0448	A vacation and abandonment of easements is a companion item on this agenda.
TM-23-500093	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

This site is located in a rural area. The abutting developments do not have sidewalks and landscaping adjacent to the public streets is limited. To provide detached sidewalks with landscaping to current Code standards would be out of character with this community. The alternative proposed by the applicant will be in harmony with the existing community and provide a more uniform streetscape. Therefore, staff can support this request.

Design Review #1

The proposed development is a residential subdivision for custom home, which is consistent and compatible with the existing development abutting the site. This lots comply with the required net and gross lot areas and will be able to accommodate substantial sized homes within the required setbacks. Therefore, staff can support the design review for the subdivision.

Public Works - Development Review

Waiver of Development Standards #2

Staff had no objection to the reduction in street width for private street Prairie Sage Court. The reduction is only a foot and should not cause any conflict with vehicles on the site due to the reduction.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 spandrels.
- 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 count; 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 HOME, LLC
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION


DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

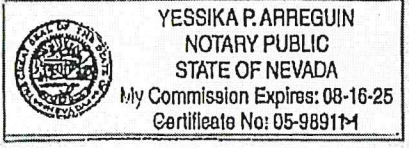
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475⁰⁰</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675⁰⁰</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 #)	STAFF APP. NUMBER: <u>WS-23-0447</u> DATE FILED: <u>7-19-2023</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Lore Martin</u> TAB/CAC DATE: <u>8-29-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-20-2023</u> FEE: <u>\$ 1,150⁰⁰</u>
	PROPERTY OWNER NAME: <u>Manuel & 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@desterplastering.com</u>
	APPLICANT NAME: <u>Horizonte Home LLC Attn: Manuel Rodriauez</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@desterplastering.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 South Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-04-302-006 & 138-04-302-007
 PROPERTY ADDRESS and/or CROSS STREETS: Helena & Al Carrison
 PROJECT DESCRIPTION: A 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.

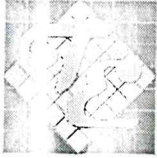

 Property Owner (Signature)
 Manuel Rodriguez
 Property Owner (Print)
 ELVA RODRIGUEZ

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 11th Dec. 2022 (DATE)
 By Manuel Rodriguez
 NOTARY PUBLIC: [Signature]



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

APP-23-10014



TANEY ENGINEERING

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

June 14, 2023

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

Re: Helena & Al Carrison
APN: 138-04-10-006 & 138-04-302-007
Justification Report (Revised)

Mr. Laird:

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

Project Description:

This project is a 4.12-acre, 8 lot single-family residential subdivision with 1.94 lots per acre located to the north of Helena Avenue, east of Al Carrison Street, and west of Tomsik Street. The site is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estates Neighborhood), within a RNP-1 (Rural Neighborhood Preservation) Overlay District. We are not requesting any modifications to the current zoning or planned land use.

Al Carrison Road, Helena Avenue, and Tomsik Street will remain in their existing rural conditions.

All lots will be accessed from Tomsik Street via a 54-foot private gated entry tapering to a 39-foot private street with a 30-inch curb and gutter, that terminates in a cul-de-sac. The homes will be custom-built and have not yet been designed.

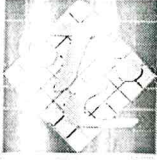
The project site is adjacent to properties with the following zoning categories and planned land use:

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

Perimeter landscaping is provided in accordance with Section 30.64-8. A 6-foot landscape buffer will be located along Al Carrison Road, Helena Avenue, and Tomsik Street.

Waiver of Development Standards – Detached Sidewalks and Landscape Buffer

This request is to waive Section 30.64.030 requiring detached sidewalks and a landscape buffer per Figure 30.64-17 along Al Carrison Road, Helena Avenue, and Tomsik Street. The proposed development is within an RNP-1 (Rural Neighborhood Preservation) Overlay District where rural street improvements (non-urban standards) have been previously accepted. Since there are no sidewalks or landscape buffers that comply with Figure 30.64-17 adjacent to the site, we believe it is appropriate to maintain similar standards.



Waiver of Development Standards – Street Width

This request is to waive the requirement for a minimum 40-foot-wide private street when terminating in a cul-de-sac per Uniform Standard Drawing 212. We are instead proposing a 39-foot-wide private residential street with 30" modified roll curbs. This request is appropriate because similar reductions have been approved south of the site and the modifications are acceptable to the Clark County Fire Department.

Design Review – Excess Fill

This request is for a design review to allow for an excess fill of 4-feet where a 3-foot maximum is allowed per Section 20.32.040-9. The excess fill is needed for lots 4 and 5 to ensure adequate drainage of the site while matching the existing grade of Al Carrison Street to the west. We expect the impact on the adjacent properties to be negligible.

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

Sincerely,

Jeremiah Delci-Johnson
Land Planner

HELENA & AL CARRISON
(TITLE 30)

HELENA AVE/AL CARRISON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500093-RODRIGUEZ, MANUEL & ELVA:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Helena Avenue and Al Carrison Steet within Lone Mountain. RM/al/syp (For possible action)

RELATED INFORMATION:

APN:

138-04-302-006; 138-04-302-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.1
- Number of Lots: 8
- Density (du/ac): 2
- Gross Minimum/Maximum Lot Size (square feet): 22,528/25,510
- Net Minimum/Maximum Lot Size (square feet): 18,024/23,324
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 8 lots with a density of 2 dwelling units per acre. The site has frontage along Al Carrison Street, Helena Avenue, and Tomsik Street; however, none of the proposed lots will take direct access from these streets. Access to the development will be provided by a 39 foot wide private street with no sidewalks that intersects with Tomsik Street along the eastern boundary of the site and terminates in a cul-de-sac in the western portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Established 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 & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-23-0447	A waiver of development standards for a sidewalk, landscaping, and street width for a single family residential development is a companion item on this agenda.
VS-23-0448	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 has adopted a rewrite to Title 30, effective January 1, 2024, 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 spandrels.
- 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 HOME, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500493</u>	DATE FILED: <u>7-19-2023</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>8-29-2023</u>
		TAB/CAC: <u>Lena Mountain</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>9-20-2023</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>Manuel & 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>

APPLICANT	NAME: <u>Horizonte Home LLC Attn: Manuel 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> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 South Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-04-302-006 & 138-04-302-007

PROPERTY ADDRESS and/or CROSS STREETS: Helena & Al Carrison

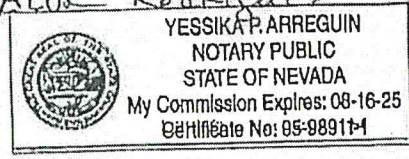
TENTATIVE MAP NAME: Helena & Al Carrison

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)*

Manuel Rodriguez
Property Owner (Print)

STATE OF NV
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 21st, Dec. 2022 (DATE)
By Manuel 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-23-100194