



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

August 31, 2021

6:30pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at 702-289-0196.
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Chris Darling, Chairperson  
Dr. Sharon Stover, Vice Chairperson  
Kimberly Burton  
Carol Peck  
Bradley Burns

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Jennifer Damico, 702-219-0374, [Jennifer.Damico@clarkcountynv.gov](mailto:Jennifer.Damico@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.Covington@clarkcountynv.gov](mailto:William.Covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for August 10, 2021. (For possible action)
- IV. Approval of the Agenda for August 31, 2021, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
  - 2. Review that the Transform Clark County Land Use Plan accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For Discussion Only)
- VI. Planning and Zoning
  - 1. **ET-21-400119 (VS-19-0355)-PARAGON EQUUS, LLC: VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being La Madre Way located between Conough Lane and Buffalo Drive and a portion of Miller Lane located between La Madre Way (alignment) and Lone Mountain Road within Lone Mountain (description on file). LB/bb/jo (For possible action) **9/21/21 PC**
  - 2. **UC-21-0316-BALICOM TRUST & COMSTOCK KENNETH KYLE & AMBER SAMANTHA TRS: USE PERMITS** for the following: **1)** allow an accessory building to exceed one-half the footprint of the principal dwelling; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards for an accessory structure on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jvm/jo (For possible action) **9/21/21 PC**
  - 3. **WS-21-0401-VITA ROSE NEVADA TRUST ETAL & MURPHY SHANE A TRS: WAIVER OF DEVELOPMENT STANDARDS** to allow direct access to a collector street (Farm Road) from a residential home on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Farm Road and the west side of Sisk Road within Lone Mountain. MK/bb/jo (For possible action) **9/21/21 PC**
  - 4. **WS-21-0386-Z S K S A I Z M FAMILY TRUST, ET AL: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; and **2)** off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving). **DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** single family residential subdivision on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action) **9/22/21 BCC**

5. **TM-21-500117-Z S K S A I Z M FAMILY TRUST, ET AL: TENTATIVE MAP** consisting of 16 lots and common lots on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action) **9/22/21 BCC**

VII. General Business

1. Take public input and finalize requests for the next fiscal year budget (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 14, 2021.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129.  
<https://notice.nv.gov>



# Lone Mountain Citizens Advisory Council

August 10, 2021

## MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of July 27, 2021 Minutes  
**Moved by: KIM**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for August 10, 2021  
**Moved by: KIM**  
**Action: Approved agenda as submitted**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **UC-21-0363-JOLLEY TYSON & RABITO JACLYN: USE PERMITS** for the following: **1)** allow customers to the residence; **2)** allow employees to the residence; and **3)** allow a home occupation to be conducted outside in conjunction with a proposed home occupation on 2.0 acres in an R-A (Residential Agricultural) (RNP-II) Zone. Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/sd/jo (For possible action)

**Action: APPROVED as submitted, subject to staff conditions**

**Moved By: Kim**

**Vote: 3/0**

VII. General Business

None

VIII. Public Comment

Kyle Iverson provided update regarding squatters on Juliano Road

IX. Next Meeting Date

The next regular meeting will be August 31, 2021.

X. Adjournment

The meeting was adjourned at 6:41 p.m.

09/21/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

CONOUGH LN/LA MADRE WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400119 (VS-19-0355)-PARAGON EQUUS, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being La Madre Way located between Conough Lane and Buffalo Drive and a portion of Miller Lane located between La Madre Way (alignment) and Lone Mountain Road within Lone Mountain (description on file). LB/bb/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
125-33-707-004

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of portions of right-of-way being La Madre Way and Miller Lane that are no longer needed for right-of-way purposes. The applicant states the right-of-way at the intersection of La Madre Way and Miller Lane was originally dedicated as a knuckle by the Conough Estates final map, document number 20070607-0002426, and has been determined to be unnecessary. The proposed vacation will allow both La Madre Way and Miller Lane to consist of a 60 foot wide right-of-way that turns at an elbow in lieu of a knuckle.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0355:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Drainage study and compliance;

- Right-of-way dedication to include 30 feet for La Madre Way, 30 feet for Conough Lane, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Applicant's Justification**

The applicant is requesting an extension of time for the vacation of a part of Miller Lane and a portion of La Madre Way. The applicant is submitting this request to keep the original application active.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0355	Vacated and abandoned right-of-way for La Madre Way	Approved by PC	June 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Horse riding/rental facility & single family residential
West	City of Las Vegas	R-E	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application 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. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. However, the applicant has made steady progress toward commencement of the project, therefore staff has no objection to this request.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- Until September 21, 2023 to record.
- 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 re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

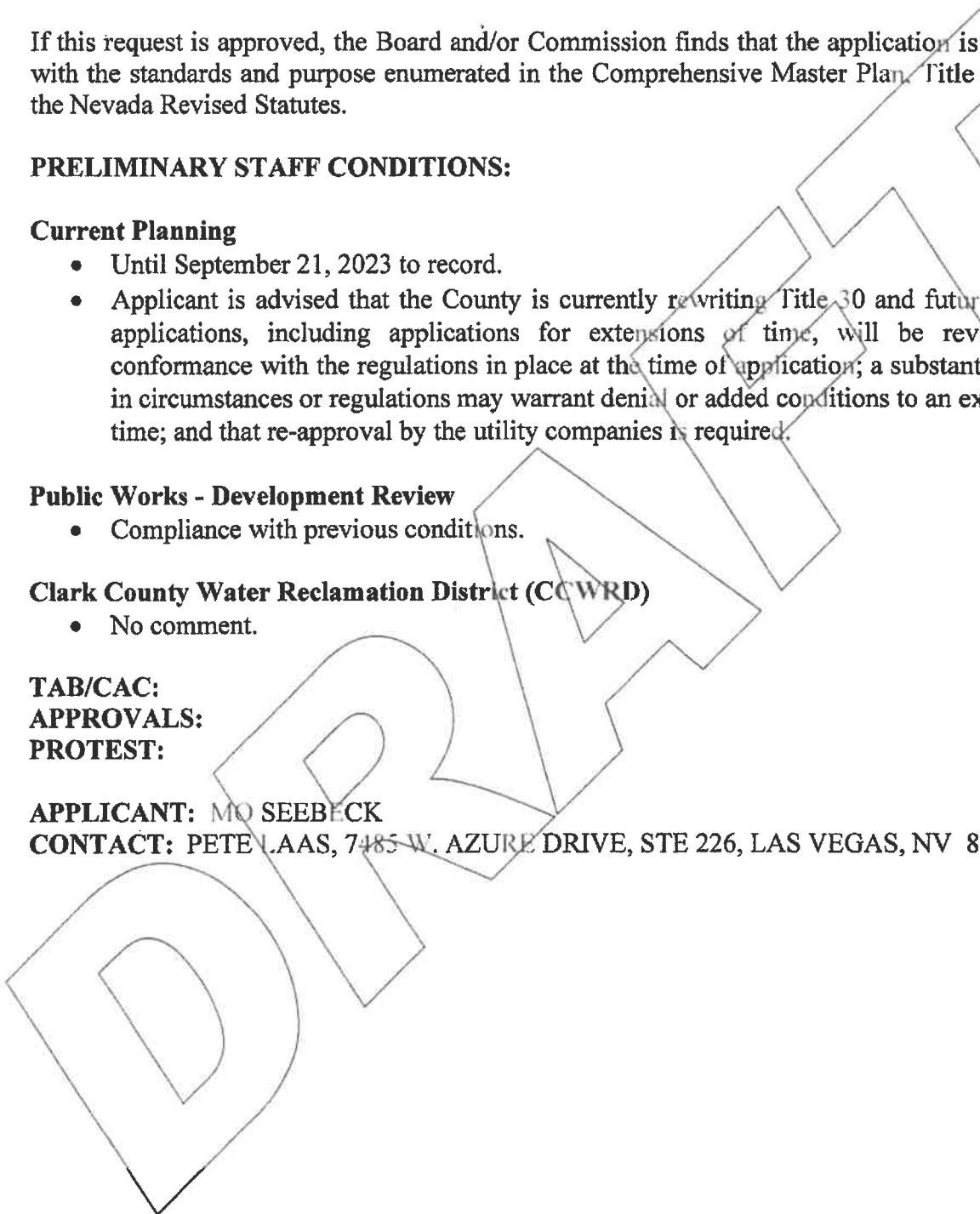
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MO SEEBECK

**CONTACT:** PETE LAAS, 7485 W. AZURE DRIVE, STE 226, LAS VEGAS, NV 89130







# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-19-0355</u>	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>ET-21-400119</u>	<b>DATE FILED:</b> <u>7-24-2021</u>
		<b>PLANNER ASSIGNED:</b> <u>BB</u>	<b>TAB/CAC DATE:</b> <u>8-31-2021</u>
		<b>TAB/CAC:</b> <u>Lone Mountain</u>	<b>PC MEETING DATE:</b> <u>9-21-2021 7 a.m.</u>
		<b>BCC MEETING DATE:</b> _____	<u>6:30 p.m.</u>
		<b>FEE:</b> <u>\$ 300</u>	

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>PARAGON EQUUS, LLC</u>
	<b>ADDRESS:</b> <u>6402 McLeod Drive, Suite 5</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89120</u>
	<b>TELEPHONE:</b> <u>702-988-0978</u> <b>CELL:</b> <u>702-277-0097</u>
	<b>E-MAIL:</b> <u>Mo.Seebeck@Paragon.Life</u>

<b>APPLICANT</b>	<b>NAME:</b> <u>PARAGON EQUUS, LLC</u>
	<b>ADDRESS:</b> <u>6402 McLeod Drive, Suite 5</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89120</u>
	<b>TELEPHONE:</b> <u>702-988-0978</u> <b>CELL:</b> <u>702-277-0097</u>
	<b>E-MAIL:</b> <u>Mo.Seebeck@Paragon.Life</u>
	<b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>IMPULSE CIVIL ENGINEERING</u>
	<b>ADDRESS:</b> <u>7485 West Azure Drive, Suite 226</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89130</u>
	<b>TELEPHONE:</b> <u>702-815-0720</u> <b>CELL:</b> <u>702-308-7115</u>
	<b>E-MAIL:</b> <u>PLaas@ImpulseCivil.net</u>
	<b>REF CONTACT ID #:</b> _____

**ASSESSOR'S PARCEL NUMBER(S):** 125-33-707-004

**PROPERTY ADDRESS and/or CROSS STREETS:** W. La Madre Way & Conough Lane

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] Manager

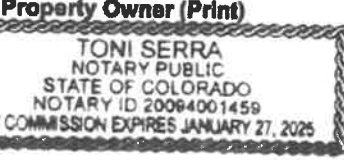
**Property Owner (Signature)\***

STATE OF NEVADA COLORADO  
 COUNTY OF Arapahoe

SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2021 (DATE)  
 By Joel H. Farkas

NOTARY PUBLIC: [Signature]

Joel H. Farkas



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

June 14, 2021

Clark County Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-1744

**Re: Letter of Justification for  
La Madre – Extension of Time of Vacation of Patent Easements (VS-19-0355)  
Impulse Reference Number PL1901**

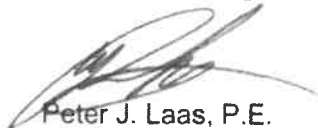
To Whom It May Concern:

The proposed La Madre project by Paragon Life is generally located at the northeast corner of Conough Lane and La Madre Way, in Section 33, of Township 19 South, Range 60 East, M.D.M. Clark County, Nevada. The site consists of parcel APN 125-33-707-004. The purpose of this letter is to provide justification for a vacation of patent easements.

We are respectfully requesting an extension of time for the vacation of part of Miller Lane at the intersection of La Madre Way as per the request of Clark County Public Works. The dedicated right-of-way at Miller Lane and La Madre has been originally dedicated by the Conough Estates final map, document number 20070607-02426, and is currently unnecessary. The vacation request was approved by Clark County Planning Commissioners on June 18, 2019. We respectfully request to extend the application and keep it current.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,  
Impulse Civil Engineering



Peter J. Laas, P.E.  
Principal

Cc: Mo Seebeck, Paragon Equus, LLC

ET-21-400119  
PLANNER  
COPY

$$I = \int F \cdot dt$$

09/21/21 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

HELENA AVE/KEVIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0316-BALICOM TRUST & COMSTOCK KENNETH KYLE & AMBER SAMANTHA TRS:

**USE PERMITS** for the following: 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards for an accessory structure on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jvm/jo (For possible action)

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RELATED INFORMATION:

**APN:**

138-05-302-023

**USE PERMITS:**

1. Increase the area of a proposed accessory building (detached garage) to 4,000 square feet where an accessory building with a maximum area of 2,400 square feet (one-half the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 67 % increase).
2. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4280 Kevin Way
- Site Acreage: 1.1
- Project Type: Accessory structure (detached garage)
- Number of Stories: 1
- Building Height (feet): up to 18
- Square Feet: 4,000

### Site Plans

The plans depict a proposed 4,800 square foot single family residence located on the southeast corner of Kevin Way and Helena Avenue. Access to the property is proposed from 2 gated entries off of Helena Avenue. The proposed principal residence is shown facing Kevin Way and located on the western half of the property. The applicant is proposing to install a metal accessory structure in the eastern portion of the site, 5 feet from the east property line.

### Landscaping

Landscaping is not required or part of this application.

### Elevations

The plans depict a single story accessory structure (detached garage) that is 18 feet in height, 80 feet in length and 50 feet in width. The total square footage is 4,000 square feet. The proposed accessory structure (detached garage) will be constructed of metal siding. Three roll-up garage doors are located on the north face of the building with 2 pedestrian doors located on the west face of the building.

### Floor Plans

According to the applicant the accessory structure (detached garage) will have an open floor plan, with 1 interior wall dividing the space into 2 sections, the larger side will be used for storage of vehicles, motor home, and boat.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that this proposed accessory structure (detached garage) is needed to store a boat and trailers, as well as a recreational vehicle. The proposed location was chosen because all setbacks are being met and the structure will be painted to match the existing house.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0391	Vacated and abandoned patent easements	Approved by PC	November 2020
XC-0296-01	Reclassified to create the RNP-I designation	Approved by BCC	September 2001

### Surrounding Land Use

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

### **STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The design of the accessory structure incorporates proper building placement on the site with all required setbacks being met. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. This property is located in a large lot RNP area in Lone Mountain where large accessory buildings have previously been approved; therefore, staff can support this application.

### **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**

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

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

- Drainage study and compliance.

#### **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, 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: KENNETH COMSTOCK**

**CONTACT: KENNETH COMSTOCK, 11021 RUSTY RAY DR, LAS VEGAS, NV 89135**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0316</u> DATE FILED: <u>7/15/21</u> PLANNER ASSIGNED: <u>JLT</u> TAB/CAC: <u>LOWE MOUNTAIN</u> TAB/CAC DATE: <u>8/31/21</u> PC MEETING DATE: <u>9/21/21</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1,350</u>
	<b>PROPERTY OWNER</b>  NAME: <u>The Balicom Trust</u> ADDRESS: <u>11021 Rusty Ray Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-497-6134</u> CELL: <u>702-755-7449</u> E-MAIL: <u>comstock.kyle@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Kenneth Comstock, co-Trustee of The Balicom Trust</u> ADDRESS: <u>11021 Rusty Ray Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-497-6134</u> CELL: <u>702-755-7449</u> E-MAIL: <u>comstock.kyle@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Kenneth Comstock, co-Trustee of The Balicom Trust</u> ADDRESS: <u>11021 Rusty Ray Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-497-6134</u> CELL: <u>702-755-7449</u> E-MAIL: <u>comstock.kyle@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-05-302-023  
 PROPERTY ADDRESS and/or CROSS STREETS: Helena Ave and Kevin Way  
 PROJECT DESCRIPTION: Accessory structure construction for storage

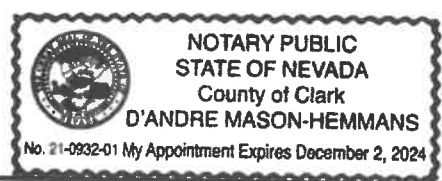
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 2, 2021 (DATE)  
 By D'Andre Mason-Hemmans

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.

# Use Permit Justification Letter

We are building a new 4800sqft custom home on the lot and are also proposing to build a 4,000sqft metal building that will be fully contained in the backyard of the property. The building will be color matched to coordinate with the new house and match the general look of our property. The building will be used for storage of RV, boat and trailers. We are requesting use permits for the following reasons: the structure will be over ½ the footprint of the main residence, the accessory structure will not be architecturally compatible as it is metal, and for use of non-decorative metal siding on the structure.

Thank you,



Kenneth Comstock

Co-Trustee The Balicom Trust; Parcel owner



09/21/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

FARM RD SISK RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0401-VITA ROSE NEVADA TRUST ETAL & MURPHY SHANE A TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow direct access to a collector street (Farm Road) from a residential home on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Farm Road and the west side of Sisk Road within Lone Mountain. MK/bb/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-14-302-008

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow access to a collector street (Farm Road) where not permitted per Section 30.56.080 (f).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.7
- Project Type: Single family residence with private stables

**Site Plan**

The site plan depicts a single family residential home, casita, and private stables with accessory agricultural structures, corrals, and hay storage. The proposed access will be from a primary driveway accessing the single family home on the south side of Sisk Road. The applicant is proposing a one-way road from the northwest corner of the property at Farm Road and exiting on Sisk Road at the eastern midpoint of the property. The proposed 16 foot wide access driveway on the south side of a collector street (Farm Road) approximately 270 feet west of Sisk Road is not permitted and requires a waiver.

**Landscaping**

Landscaping is not a part of this request.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant is proposing to develop 4.7 acres as a private residential equestrian estate that will include an 8,155 square foot single story residential home, 1,170 square foot casita, 6,000 square foot, 13 stall equestrian housing, turnout pastures, tack room, grooming bays, 100 foot by 220 foot riding arena with shade structure, 1,575 square foot hay storage structure, and a 400 square foot well house. The equestrian area will be for private use and includes a proposed driveway entrance from a collector road (Farm Road) that requires the waiver. A single driveway will access the single family home from Sisk Road about 150 feet north of the south property line. A one-way driveway will provide through access to the equestrian areas, including access to the casita, and exiting onto Sisk Road at the middle of the property. The property has many mature trees and will include additional trees identified on the site plan.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0014-11	Increase cul-de-sac length (Sisk Road)	Approved by PC	March 2011
WS-1247-06	Increased height of accessory structure	Approved by PC	October 2006
UC-1461-04	Accessory structures including horse barn, shade covers, and riding arena	Approved by PC	September 2004
WS-1742-04	Waived public water requirement	Approved by PC	December 2004

### **Surrounding Land Use**

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

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

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

which mitigate the impact of the relaxed standard, may justify an alternative. The applicant has more than adequate space for two-way access from Sisk Road. Having ingress and egress access from Sisk Road at the Casita will limit the need for one-way access to the Casita. Site access from Farm Road negatively impacts the roadway and traveling public since it is only 2 lanes and there is no deceleration lane for the proposed driveway. The applicant has not sufficiently addressed the reason a one-way road is needed and why Sisk Road access is not adequate for private use.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- No comment

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

- 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: JAMI TEER-MURPHY**

**CONTACT: PURVIS ARCHITECTS, 2545 QUAIL WOOD CT., HENDERSON, NV 89074**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>WS-21-0401</u> DATE FILED: <u>7-26-2021</u> PLANNER ASSIGNED: <u>ZSA</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>8-31-2021</u> PC MEETING DATE: <u>9-21-2021 7pm</u> <u>6:30 p.m.</u> BCC MEETING DATE: <u>      </u> FEE: <u>475</u>
	<b>PROPERTY OWNER</b> NAME: <u>The Vita Rose Nevada Trust</u> ADDRESS: <u>10930 Iris Canyon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-296-4987</u> CELL: <u>702-370-1906</u> E-MAIL: <u>shane@vfire.com</u>
	<b>APPLICANT</b> NAME: <u>Shane Murphy</u> ADDRESS: <u>10930 Iris Canyon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-296-4987</u> CELL: <u>702-370-1906</u> E-MAIL: <u>shane@vfire.com</u> REF CONTACT ID #: <u>      </u>
	<b>CORRESPONDENT</b> NAME: <u>Doug Purvis</u> ADDRESS: <u>2545 Quail Wood Court</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-876-9690</u> CELL: <u>702-286-2240</u> E-MAIL: <u>doug@purvisarchitects.com</u> REF CONTACT ID #: <u>      </u>

ASSESSOR'S PARCEL NUMBER(S): 125-14-302-008

PROPERTY ADDRESS and/or CROSS STREETS: Farm Road and Sisk Road

PROJECT DESCRIPTION: Primary Residence and various structures

(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.

Shane A. Murphy      Shane A Murphy, Member  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 04-13-2021 (DATE)  
 By SHANE A. MURPHY

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 - 21 - 2021

Dear Planning Staff Members,

July 16, 2021

We, as property owners of parcel 125-14-302-008, are seeking your approval to develop this 4.75-acre parcel into a luxuriously appointed, private residential equestrian estate that will include the below-highlighted amenities:

- An 8,155 sq. ft. single-story custom home with attached workshop and drive-through RV garage and 1,170 sq.ft. separate casita
- A 6,000 sq. ft. 13-stall equestrian housing structure with attached XL turnout pastures, a tack room, and grooming/wash bays
- A 100' x 220' equestrian shade structure and riding arena
- A 1,575 sq. ft. hay and equipment storage structure
- A 400 sq. ft. well-house

PLANNER  
COPY

We intend to develop a serene, eco-friendly equestrian living environment that will allow us to cohabitate in harmony while promoting a happy, healthy, and safe living environment for our beloved equine partners.

Careful thought and consideration have gone into our proposed site design and use request to enable us to enhance this peaceful, tree-lined rural environment to the fullest extent.

After walking its four corners, we immediately fell in love with this parcel. We could not believe we had found the perfect Nevada location to develop the "retirement" dream home we thought we would have to relocate to Montana or Colorado to attain. With its proximity to an abundance of single-family residential horse properties, our private use development will only boost neighboring properties' value even more so upon completion.

We have strategically located a single one-way entrance and exit, and a single residential driveway to mitigate activity or traffic concerns for adjacent neighbors should we decide to offer a limited amount of horse boarding to select friends. Our horse stable will be used for personal equestrian training pursuits, riding pleasure and private social events. We do not intend on applying for a business license. Furthermore, the stable stall floors will be permeable, and we will not exceed a 25 horse maximum herd count on the property.

With the proposed combination of structures, building materials we will incorporate, and desert friendly landscaping, our completed development will render a UV/heat-tolerant, low to no-dust outdoor mecca for us to share fellowship and philanthropic pursuits with friends and family. We intend to permit all structures outlined above at the time of this application. And, we have engaged a Nevada licensed architect to work with us to design our primary residence and each additional accessory structure listed to ensure a coherent, aesthetically appealing architectural flavor is delivered.

We are seeking your approval to move forward with our intended use and development of this property. Thank you for your consideration in this matter.

Respectfully Yours,



Jami Teer-Murphy & Shane Murphy

WS-21-0401

SINGLE FAMILY  
RESIDENTIAL SUBDIVISION  
(TITLE 30)

TORREY PINES DR/FARM RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0386-Z S K S A I Z M FAMILY TRUST, ET AL:**

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

**DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family residential subdivision on 8.1 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-14-305-001; 125-14-305-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall height to 10 feet (4 foot retaining wall and 6 foot screen wall) where 9 feet (3 foot retaining wall and 6 foot screen wall) is the maximum per Section 30.64.050 (an 11% increase).
2. Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Torrey Pines Drive where required per Chapter 30.52.

**DESIGN REVIEWS:**

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

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 8.1
- Number of Lots: 16
- Density (du/ac): 1.9

- Minimum/Maximum Lot Size (gross square feet): 20,018/25,038
- Minimum/Maximum Lot Size (net square feet): 18,000/20,646
- Project Type: Single family residential subdivision
- Number of Stories: 1
- Building Height: 20 feet, 6 inches
- Square Feet: 2,440/2,580/2,747

### History

A previous application (WS-19-0567) was approved on this site for an 18 lot single family subdivision with a companion tentative map (TM-19-500149). However, those applications included the entire 9.4 acre site. This application excludes a 1.3 acre portion of the site, which will remain with an existing single family residence and accessory structure. If approved this application will expunge WS-19-0567, and the current companion application, TM-21-500117, will expunge the previous tentative map, TM-19-500149.

### Site Plan

The site plan depicts a 16 lot single family residential subdivision with access from Torrey Pines Drive. The internal private streets are 39 feet wide with no sidewalks, and the internal street network includes 2 cul-de-sacs and a stub street. Existing structures on the site will be removed; however, a residence and an accessory structure will remain in the southeast portion of the site. A portion of the accessory structure will be removed to maintain a 6 foot side setback from the future property line.

A waiver of development standards is necessary to not provide off-site improvements along Torrey Pines Drive, and a design review is necessary to increase the finished grade up to 60 inches, which will occur along the southern lots.

### Landscaping

Landscaping includes a 15 foot wide landscape strip along Torrey Pines Drive on the east side of the site and a 6 foot wide landscape strip along Sisk Road in the northwest portion of the site. An access gate will allow a future homeowner to maintain the landscaping along Sisk Road.

Retaining walls up to 4 feet in height with a 6 foot block wall will be located along the southern property line and a portion of the east property line. A waiver of development standards is necessary to allow retaining walls over 3 feet in height.

### Elevations

Elevations of the single story homes extend up to 21 feet in height, and 3 elevation types are provided for each of the 3 floor plans. Exterior features include pitched tile roofs, painted stucco, architectural features such as faux shutters and stucco pop-outs, a standard garage, and an attached recreational vehicle garage.

### Floor Plans

The floor plans are 2,440 square feet, 2,580 square feet, and 2,747 square feet. The largest model also includes an additional optional bedroom, an optional club room, and an optional

second master bedroom. All the models include attached recreational vehicle garages in addition to the standard garages.

**Applicant's Justification**

The applicant indicates that the single family subdivision is compatible with the rural characteristics of the area, and the alternatives to Title 30 standards are necessary. For example, the increased retaining wall heights will be located along the southern and eastern boundaries, and the increased wall height is necessary to accommodate the 5 feet of elevation change from northwest to southeast across the site. Likewise, the increased finished grade will also occur on the southern lots to accommodate the elevation change on the site. Impacts to the surrounding properties should be minimal since the adjacent parcel to the west is undeveloped, and the subdivisions to the north and south are similarly developed. Lastly, the waiver of development standards for off-site improvements on Torrey Pines Drive will maintain the rural character of the area and match the existing rural street standards along Torrey Pines Drive.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-19-0567	Single family residential subdivision	Approved by BCC	September 2019
TM-19-500149	18 lot single family residential subdivision	Approved by BCC	September 2019
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road between Eisner Drive (alignment) and Solar Avenue (alignment) – recorded	Approved by PC	March 2011
WS-0014-11	Allowed an over-length cul-de-sac	Approved by PC	March 2011
UC-1106-08	Request for a communication tower with increased height, and reduced separation from a residential development	Denied by PC	February 2009
VS-0929-05	Vacated and abandoned a portion of right-of-way being Sovereance Lane located between Torrey Pines Drive and Sisk Lane – re-recorded	Approved by PC	July 2005
WS-0791-03	Allowed accessory structures in the front yard, reduced setbacks, increased height, and allow a chain link fence in the front yard	Approved by PC	June 2003
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and 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	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

### Related Applications

Application Number	Request
TM-21-500117	A tentative map for a 16 lot single family subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Increasing the retaining wall height should not create any negative impacts on the adjacent properties since the adjacent property to the west is undeveloped, the remaining single family home to the east is part of this development, and the subdivision to the south is similarly developed to this proposed subdivision. Also, the increased retaining wall height is necessary to accommodate the approximately 5 feet of elevation change across the site. As a result, staff can support the request.

##### Design Review #1

Urban Specific Policy 4 in the Comprehensive Master Plan encourages vacant lots to develop at similar densities to the surrounding area. Here, the proposed subdivision will maintain a similar density and lot size with the adjacent subdivisions. The subdivision is also consistent with Urban Specific Policy 37, which discourages gated communities in the estate residential areas. Although the streets will be private, the entrance to the subdivision is not gated, which is consistent with Policy 37. Lastly, the design of the houses includes architectural features on all sides of the houses, and the designs are aesthetically pleasing. Therefore, staff can support design review #1.

## **Public Works - Development Review**

### Waiver of Developmental Standards #2

Staff cannot support the request to not install full off-sites on Torrey Pines Drive, an 80 foot collector street. Historical events have demonstrated how important off-site improvements are for drainage control. Full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Additionally, other subdivisions in the area are improved with full off-site improvements.

### Design Review #1

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

### **Staff Recommendation**

Approval of waiver of development standards #1 and the design reviews; denial of waiver of development standards #2.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Expunge WS-19-0567;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works for improvements on Torrey Pines Drive;

- 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.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there are active septic permits on APNs 125-14-305-001 and -004; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

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



# LAND USE APPLICATION

(10FZ)

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0386</u> DATE FILED: <u>7/21/21</u> PLANNER ASSIGNED: <u>JET</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>8/31/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/22/21</u> FEE: <u>1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Shahid Mukhtar</u> ADDRESS: <u>1073 Oak Fair Street.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>shahidmuk@hotmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>n/a</u> E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-14-305-004

PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Dr. & Farm Rd.

PROJECT DESCRIPTION: Single Family Residential Subdivision

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

\_\_\_\_\_  
 Property Owner (Signature)\*      Shahid Mukhtar  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 19, 2021 (DATE)  
 By Shahid Mukhtar  
 NOTARY PUBLIC: Elisha Scrogum



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



# LAND USE APPLICATION

( 2 of 2 )

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0386</u> DATE FILED: <u>7/21/21</u> PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>ZSKSAIZM Family Trust</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>n/a</u> E-MAIL: <u>umerzmalik1@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>n/a</u> E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-14-305-001

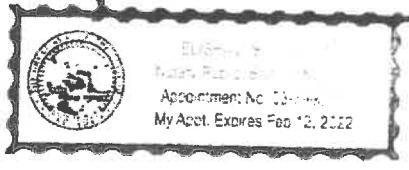
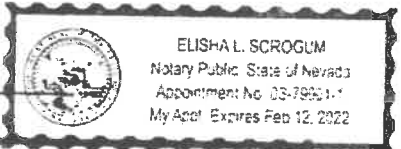
PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Dr. & Farm Rd.

PROJECT DESCRIPTION: Single Family Residential Subdivision

I, We, the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or that I am, we are, the owner(s) of record on the Tax Rolls of the property involved in this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements made herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application may be subject to public hearing can be conducted. I, We also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises of the property involved in this application for the purpose of advising the public of the proposed application.

Umer Zohr Malik      Umer MALIK  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON April 19, 2021 (DATE)  
 By Umer Malik  
 NOTARY PUBLIC: Elisha Scrogum



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



**TANEY ENGINEERING**

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

July 20, 2021

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

**Re: Torrey Pines & Farm – Justification Letter**  
**APN: 125-14-35-001 & 125-14-305-004**

To whom it may concern:

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Design Review, and Waiver of Standards for a proposed 8.15 gross acre, 16 lot residential subdivision.

**Project Description:**

The project consists of an 8.15 gross-acre, 16 lot residential subdivision with 1.96 lots per acre located to the west of Torrey Pines Drive, approximately 500-ft south of Farm Road. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use RNP – Rural Neighborhood Preservation. We are requesting the site to remain zoned R-E.

Our project will consist of high-end estate homes. All public streets abutting the development will remain in the existing rural road conditions and the private cul-de-sac, 39-ft in width, will have 30" modified roll curb. In addition to stylish exteriors, the homes will include full length 20' driveways with multi-car garages.

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

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

All lots will have access from a private cul-de-sac off of Torrey Pines Drive. There will be multi-car garages provided for each unit for a minimum of 32 parking spaces provided, in addition to full length driveways that can park at a minimum 2 vehicles each. Perimeter landscaping is being provided in excess of code requirements by a 15-ft landscape area on Torrey Pines & 6-ft landscape on Sisk Rd adjacent to the right of way and a decorative cmu wall.

The subdivision proposes to use standard crown streets with 2% minimum cross slopes. This cul-de-sac street will drain east toward Torrey Pines Drive.

**Design Review - Architecture**

The houses will range in size from approximately 2,440 square feet to 2,747 square feet and will consist of one-story homes (height of one-story homes will not exceed 21') with multi-car garages. There are 3 model plans and 3 elevation types. All plans (shown in the floor/elevation plans) are chosen, these structures will meet accessory structure setbacks for R-E zoning.



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PHONE: (702) 362-8844 | FAX: (702) 362-5233  
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**Waiver of Standards – Wall Height**

On behalf of our client, we would like to request waiver of standards for retaining walls up to the heights of 4-ft, in combination of 6-ft cmu wall on top of the 4-ft retaining wall, resulting in up to 10-ft high combination wall height where code allows 9-ft. These walls would be located along the southern boundary and portion of eastern boundary on lots 10 through 14. The site has approximately 5-ft of elevation change from northwest to southeast.

**Waiver of Standards – Offsite Street Improvements (Torrey Pines)**

On behalf of our client, we would like to request waiver of title 30 development standards requiring full offsite street improvements for Torrey Pines Dr (80-ft) right-of-way. The proposed development is located in the RNP – Rural Neighborhood Preservation Area where typically rural standard street improvements exist. Rural street standards exist to the south and west of the site in Torrey Pines, we are requesting to keep the same standards, with no curb, gutter, sidewalk, street lights and a minimum paved roadway section of 32-ft in width.

**Design Review – Excess Fill**

On behalf of our client, we would like to apply for a design review for the excess fill along our southern lots. We believe that the difference in elevation between the proposed and existing grade is 5-ft (60") max. of fill above the existing elevations on the site. The impact to the adjacent properties should be minimal. The adjacent property to the west is currently undeveloped. Adjacent properties to the north, south and east are similarly developed so there should be little to no impact to the existing homes.

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

Respectfully,  
Taney Engineering

Elina Prajapati  
Designer I

TORREY PINES & FARM  
(TITLE 30)

TORREY PINES DR/FARM RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500117-Z S K S A I Z M FAMILY TRUST, ET AL:**

**TENTATIVE MAP** consisting of 16 lots and common lots on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-14-305-001; 125-14-305-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 8.1
- Number of Lots/Units: 16
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (gross square feet): 20,018/25,038
- Minimum/Maximum Lot Size (net square feet): 18,000/20,646
- Project Type: Single family residential subdivision

The tentative map depicts a 16 lot single family residential subdivision with access from Torrey Pines Drive. The internal private streets are 39 feet wide with no sidewalks, and the internal street network includes 2 cul-de-sacs and a stub street. Existing structures on the site will be removed; however, a residence and an accessory structure will remain in the southeast portion of the site. A portion of the accessory structure will be removed to maintain a 6 foot side setback from the future property line.

Landscaping includes a 15 foot wide landscape strip along Torrey Pines Drive on the east side of the site and a 6 foot wide landscape strip along Sisk Road in the northwest portion of the site. An access gate will allow a future homeowner to maintain the landscaping along Sisk Road.



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0567	Single family residential subdivision	Approved by BCC	September 2019
TM-19-500149	18 lot single family residential subdivision	Approved by BCC	September 2019
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road between Eisner Drive (alignment) and Solar Avenue (alignment) – recorded	Approved by PC	March 2011
WS-0014-11	Allowed an over-length cul-de-sac	Approved by PC	March 2011
UC-1106-08	Request for a communication tower with increased height, and reduced separation from a residential development	Denied by PC	February 2009
VS-0929-05	Vacated and abandoned a portion of right-of-way being Severance Lane located between Torrey Pines Drive and Sisk Lane – re-recorded	Approved by PC	July 2005
WS-0791-03	Allowed accessory structures in the front yard, reduced setbacks, increased height, and allow a chain link fence in the front yard	Approved by PC	June 2003
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and 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	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

Application Number	Request
WS-21-0386	A waiver of development standards to increase wall height and waive off-site improvements with a design review to increase finished grade 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**

### **Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Expunge TM-19-500149.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works for improvements on Torrey Pines Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Current Planning Division - Addressing**

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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

DRAFT



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500117</u>	DATE FILED: <u>7/21/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC DATE: <u>8/31/21</u>
		TAB/CAC: <u>LOVE MOUNTAIN</u>	
		PC MEETING DATE: <u>          </u>	
		BCC MEETING DATE: <u>9/22/21</u>	
		FEE: <u>\$ 750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>ZSKSAIZM Family Trust</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>          </u> E-MAIL: <u>umerzmalik1@gmail.com</u>
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<b>APPLICANT</b>	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>n/a</u> E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: <u>          </u>
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<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>          </u>
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ASSESSOR'S PARCEL NUMBER(S): 125-14-305-001

PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Dr. & Farm Rd.

TENTATIVE MAP NAME: Torrey Pines & Farm

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. I, We, are the initiator(s) of this application under Clark County Code; that the information on the attached legal description, all plans and drawings attached hereto, and all the information contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application will be reviewed before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the proposed application on said property for the purpose of advising the public of the proposed application.

[Signature] Property Owner (Signature)\*      Umer MALIK Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON April 19, 2021 (DATE)  
 By Umer Malik  
 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.