



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

September 8, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Teresa Krolak-Owens, Chair
 Evan Wishengrad, Vice Chair
 Dr Sharon Stover

Chris Darling
 Kimberly Burton

Secretary: Dawn vonMendenhall, 702-289-0196, and clarkcountycac@hotmail.com

County Liaison(s): Pamela Dittmar, 702-455-5882, Pamela.Dittmar@Clarkcountynv.gov

- 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 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 25, 2020. (For possible action)
- IV. Approval of the Agenda for September 8, 2020 and Hold, Combine, or Delete any Items. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

V. Informational Items

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

VI. Planning and Zoning

10/10/20 BCC

1. **DR-20-0352-GOLD ROSE CONSTRUCTION, LLC: DESIGN REVIEW** to increase finished grade in conjunction with a single family residential subdivision on a portion of 4.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Conquistador Street, the south side of Severence Lane, and the north side of Solar Avenue within Lone Mountain. LB/jt/jd (For possible action)

VII. General Business

1. Review last year's budget request (s) and take public input regarding suggestions for the upcoming budget cycle. (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 29, 2020

X. Adjournment.

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



Lone Mountain Citizens Advisory Council

August 25, 2020

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of August 11, 2020 Meeting Minutes
Action: Approved with as submitted
Moved By: CHRIS
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for August 25, 2020
Moved by: EVAN
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Items
 1. None
- VI. Planning & Zoning

09/15/20 PC

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

Action: APPROVED as submitted, subject to staff conditions and condition that there not be any future reviews required

Moved by: EVAN

Vote: 4/0 – Unanimous

VII. General Business

1. Discussed suggestions for additional input and/or changes to the text of the Lone Mountain Land Use Plan

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be September 8, 2020

X. Adjournment
The meeting was adjourned at 7:22 p.m.

10/07/20 BCC AGENDA SHEET

INCREASE FINISHED GRADE
(TITLE 30)

SEVERENCE LN/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0352-GOLD ROSE CONSTRUCTION, LLC:

DESIGN REVIEW to increase finished grade in conjunction with a single family residential subdivision on a portion of 4.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Conquistador Street, the south side of Severence Lane, and the north side of Solar Avenue within Lone Mountain. (LB/jt/jd) (For possible action)

RELATED INFORMATION:

APN:

125-18-401-006 ptn

DESIGN REVIEW:

To increase finished grade up to 7 feet (84 inches) where 1.5 feet (18 inches) is the maximum per Section 30.32.040 (a 366% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9775 Severence Lane
- Site Acreage: 4.2 (portion)
- Number of Lots/Units: 4
- Minimum/Maximum Lot Size (square feet): 20,037/22,215
- Project Type: Single family residential

Request

This application is a request to increase finished grade up to 7 feet in conjunction with a 4 lot single family subdivision. Increasing finished grade will result in a 13 foot high wall along the east property line, and the 13 foot high wall will consist of 7 feet of retaining wall, 2 feet of CMU, and 4 feet of wrought iron.

Site Plan

The site plan depicts a 4 lot single family subdivision with a cul-de-sac on the southern portion of the site. The entrance to the subdivision is from Solar Avenue to the south. A single family residence is located on the north side of the parcel, which will remain.

Per the approved trails map for Clark County, the east side of Conquistador Street is designated for a multi-use equestrian trail. As a result, this application includes a condition to provide the multi-use equestrian trail, which will connect to the existing trail to the north along Severence Lane and extend the trail network to the south.

Applicant's Justification

According to the applicant, the increased fill is necessary due to the existing topography of the site, to allow for proper drainage, to conform with the drainage study, and to connect with the elevation of existing sewer that will service the site. More specifically, the total elevation fall across the site is 12 feet from west to east, and the location of the cul-de-sac on Solar Avenue will provide drainage to the south and connect to the existing sewer service in Solar Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0314	Vacate and abandon government patent easements	Approved by PC	August 2020
ZC-0296-01	Reclassified a variety of sites, including the subject parcel, to R-E (RNP-I) zoning	Approved by BCC	August 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 residential
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

Standards of approval for a design review include demonstrating that a development is compatible with adjacent development, building and landscape materials (including buffer walls) are appropriate for the area, and design characteristics are not unsightly, undesirable, or obnoxious in appearance. Staff finds that increasing the finished grade of the site up to 7 feet will create an undue burden on adjacent, existing residences to the east by necessitating a 13 foot high wall. A 9 foot high wall (7 foot retaining and 2 foot CMU) plus 4 feet of wrought iron will create a negative visual impact on adjacent properties. Although Title 30 allows up to a 9 foot high retaining wall with up to a 6 foot maximum 90% open decorative fence under certain

circumstances, this is intended for sites with dramatic existing grade differences. Existing grade of the subject site along the eastern boundary is approximately only 1 foot higher than the existing grade of the residences to the east. Therefore, adding 7 feet of fill is excessive and does not meet the intent of Title 30 nor the standards of approval of a design review. Staff recommends that the applicant explore design alternatives that are harmonious and compatible with adjacent development.

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:

- Developer shall construct trails and landscaped corridor (as per the trail policies and development standards) along the priority equestrian trail alignment on Conquistador Street, trails and landscaping must closely match existing/adjacent County or City of Las Vegas trail segments/profiles ensuring a consistent and continuous trail alignment.
- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located near the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WOOD ROGERS

CONTACT: GOLD ROSE CONSTRUCTION, LLC, 9775 SEVERENCE LANE, LAS VEGAS, NV 89149

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$500</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING \$175</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANK)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP NUMBER: <u>DR-20-0552</u> DATE FILED: <u>8/10/20</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>LORE MONTAN</u> TAB/CAC DATE: <u>9/8/20</u> 6:30 pm</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>10/7/20</u></p> <p>FEE: <u>\$675</u></p>
	PROPERTY OWNER	<p>NAME: <u>Gold Rose Construction LLC</u></p> <p>ADDRESS: <u>7025 Via Locanda Ave</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u></p> <p>TELEPHONE: <u>702-619-0509</u> CELL: _____</p> <p>E-MAIL: <u>gary@goldroseconstruction.com</u></p>
	APPLICANT	<p>NAME: <u>Gold Rose Construction LLC</u></p> <p>ADDRESS: <u>7025 Via Locanda Ave</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u></p> <p>TELEPHONE: <u>702-619-0509</u> CELL: _____</p> <p>E-MAIL: <u>gary@goldroseconstruction.com</u> REF CONTACT ID #: <u>202699</u></p>
	CORRESPONDENT	<p>NAME: <u>Tim S. Moreno, P E</u></p> <p>ADDRESS: <u>2190 E. Pebble Road Ste 200</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: <u>702-220-3680</u> CELL: <u>702-682-7041</u></p> <p>E-MAIL: <u>tmoreno@woodrogers.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 125-18-401-006

PROPERTY ADDRESS and/or CROSS STREETS: Conquistador Street and Solar Avenue

PROJECT DESCRIPTION: 4-Lot Minor 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 (I am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

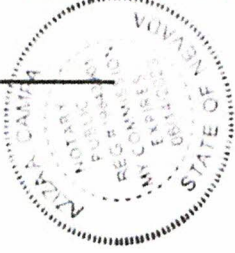
Gary Briggs Gary Briggs
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10 JULY 2020 (DATE)

By AZIZA A. CAMRA

NOTARY PUBLIC



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



WOOD RODGERS

July 16, 2020

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

**Subject: Justification Letter for a Waiver of Development Standards
(APN 125-18-401-006)**

Clark County Planning Staff:

On behalf of our client and property owner, Gold Rose Construction, LLC, we are applying for a waiver of development standards for the above-referenced parcel.

The subject property is located in Rural Neighborhood Preservation Area (RNP) of the Lone Mountain Community District 6 and is at the northeast corner of Conquistador Street and Solar Avenue.

Our client is proposing two minor subdivisions in order to divide the existing ~4.13-acre parcel into a 5-lot residential subdivision. The property has one residential structure located on the northern 2.1-acres of the parcel which our client currently occupies and will remain. The southern approximate 2-acres will be subdivided into four approximate half-acre lots.

This waiver request is specific to the proposed fill and retaining wall heights for the proposed Lots #3 and #4 of the proposed four-lot subdivision on the southern 2-acres of the parcel. Detailed information on the need for this waiver request is provided below.

Waiver Request: Allow up 7-feet of fill at specific areas of the project site, where 18 inches is the maximum.

Chapter 30.32.040 paragraph a.9 states:

"Unless the natural slope of the lot exceed 12%, the finished grade for the construction of any structure within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent to the structure (height to be measured at the highest elevation on the property line closest to the building) unless required to do so by any provision of the Clark County Code or condition of any land use approval, and then the maximum grade shall not exceed 18 inches above that required by this Title or condition of land use approval. Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing."

There are several factors that require fill in excess of 18-inches above the existing elevation for Lots #3 and #4. These factors include: existing topography/slopes across the site; balancing earthwork across the site; creating lots that drain per the Typical Lot Drainage Figure 302 in the Clark County Regional Flood Control Hydrologic Criteria and Drainage Design Manual; conformance with the approved drainage study for the project; and elevation of existing sewer services serving the site. Each of these is discussed in detail below.

1. Existing Topography/Slopes & Earthwork Balance

The total elevation fall across our client's property from west to east is approximately 12-feet. The grading approach for the site proposes cut on the west side of the site (Lots #1 & #2) and

fill on the east side of the site (Lots #3 & #4). This approach results in nearly balanced earthwork that doesn't require importing fill, nor exporting excess material.

2. Conformance with Typical Lot Drainage Criteria

The centrally-located cul-de-sac matches the existing grade at Solar and slopes up from Solar at a very flat slope of 0.6%. This allows the bulb of the cul-de-sac to be within 12-inches of the existing grade. From there, the typical lot grading with 1% slope to the rear lot flowline yields approximately a 2-foot rise above the TC. Adding 8-inches above the rear lot flowlines puts the FFEs at the elevations shown on the grading plan. This results in a rear-lot high point and FFE on Lot #3 & #4 that is approximately 5 to 6-feet above the existing grade on lot. The maximum fill heights of approximately 7-feet are located adjacent to the proposed wall on the east side of Lot #3 and #4 since the existing ground continues to drop to the east.

3. Conformance with the Approved Drainage Study

The southern portion of the site naturally drains to the east towards an existing block wall opening that drains to APN 125-18-401-021.

Maintaining the existing drainage patterns and the use of the existing block wall opening was reviewed as part of the design. However, due to field observations, it was determined that draining the site to Solar was the best approach. Specifically, the downstream owner has constructed out-buildings immediately adjacent to the block wall openings, and there doesn't appear to be a well-defined flow path from the existing block wall opening through APN 125-18-401-021. Additionally, the FFE of the residence on APN 125-18-401-021 does not appear to meet the criteria of being at least 18-inches above the water surface elevation in the easement.

Since our drainage analysis indicated that we could direct our site runoff to Solar Avenue without increasing the depth of flow in Solar Avenue, it was determined that this approach would reduce flood risk to the owner of APN 125-18-401-021, while not adversely impacting downstream properties along Solar Ave.

This approach was accepted in our approved drainage study (PW20-14254).

4. Existing Sewer Service

The four lots will connect to the existing sewer in Solar Avenue. The proposed sewer slopes up from the existing sewer to Lot #3 at a reasonable 1% slope. It is not possible to lower the FFE of Lot #3 without creating challenges with draining Lot #3 to the existing sewer to Solar Avenue.

The site topography and design criteria challenges associated with our fill height waiver requested on the previous pages are also requiring a retaining wall with a maximum height of 4-feet along the north boundary of the site; 7-feet of retaining along the east side of the site; and 3-feet along the south boundary of the site.

Due to the need to have fill heights of approximately 7-feet along the east sides of Lots #3 and #4 described above, we are requesting a waiver to allow maximum retaining heights of 7-feet with 6-foot screen wall on top for a total combined wall height of 13-feet. If staff or the Board object to the total wall height of 13-feet, the owner is agreeable to using an open decorative fence for proposed wall/retaining wall heights over 9-feet.

We believe these waiver requests are appropriate for the unique conditions existing on this site. We look forward to meeting and discussing our project and respectfully seek your approval.

Regards,



Tim S. Moreno, P.E.

Senior Engineer

Wood Rodgers, Inc.

2190 East Pebble Rd, Suite 200

Las Vegas, NV 89123

702.682.7041 Mobile

tmoreno@woodrogers.com