



**Lone Mountain Citizens Advisory Council**  
**Mountain Crest Neighborhood Services Center**  
**4701 N Durango Drive**  
**Las Vegas, NV 89129**  
September 28, 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

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 September 14, 2021. (For possible action)
- IV. Approval of the Agenda for September 28, 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)
- VI. Planning and Zoning

**10/05/21 PC**

- 1. **WS-21-0429-THEODORE JAMASON & MILTON K: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.6 acres in an R-E (RNP-I) Zone. Generally located on the east side of Riley Street, 187 feet south of La Madre Way within Lone Mountain. RM/nr/jo (For possible action) **10/05/21 P**

**10/19/21 PC**

- 2. **WS-21-0461-PLASTER DEVELOPMENT COMPANY INC: WAIVER OF DEVELOPMENT STANDARDS** for alternative yards. **DESIGN REVIEW** for a single family development on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the east side of Juliano Road and the north side of Ann Road within Lone Mountain. RM/nr/jo (For possible action) **10/19/21**

**10/20/21 BCC**

- 3. **DR-21-0470-OCEANFRONT HOLDINGS, LLC & RPH INVESTMENT GROUP, LLC: DESIGN REVIEW** for finished grade in conjunction with a single family residential development on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Wittig Avenue and the west side of Conquistador Street within Lone Mountain. RM/jvm/jd (For possible action) **10/20/21 BCC**
- 4. **WS-21-0447-GILBERT, DAN & CLAUDIA: WAIVER OF DEVELOPMENT STANDARDS** to increase the proposed retaining wall height. **DESIGN REVIEW** for increase finished grade in conjunction with a proposed single family residence on 2.5 acres in an R-E Zone. Generally located on the southeast corner of Verde Way and Jensen Street within Lone Mountain. RM/jor/jo (For possible action) **10/20/21 BCC**

VII. General Business

1. None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: October 12, 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

September 14, 2021

## MINUTES

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Board Members:	Chris Darling – Chair – <b>PRESENT</b> Dr. Sharon Stover – Vice Chair – <b>PRESENT</b> Kimberly Burton – <b>PRESENT</b>	Carol Peck – <b>EXCUSED</b> Bradley Burns – <b>EXCUSED</b>
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 6:31 p.m.
  - II. Public Comment  
None
  - III. Approval of August 31, 2021 Minutes  
  
**Moved by: KIM**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
  - IV. Approval of Agenda for September 14, 2021  
  
**Moved by: SHARON**  
**Action: Approved agenda as submitted, with items 3, 4 & 5 heard together**  
**Vote: 3/0 - Unanimous**
  - V. Informational Item(s)  
None

VI. Planning & Zoning

1. **WS-21-0429-THEODORE JAMASON & MILTON K: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.6 acres in an R-E (RNP-I) Zone. Generally located on the east side of Riley Street, 187 feet south of La Madre Way within Lone Mountain. RM/nr/jo (For possible action) 10/05/21 PC

**Action: HELD to give applicant's homebuilder an opportunity to speak to Southern neighbors about project**

**Moved By: Chris**

**Vote: 3/0**

2. **DR-21-0446-HAMMER PROPERTIES, LLC: DESIGN REVIEW** for finished grade on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Hammer Lane and Dapple Gray Road within Lone Mountain. RM/sd/ja (For possible action) 10/6/21 BCC

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

**Moved By: Kim**

**Vote: 3/0**

3. **ZC-21-0437-BOYER, TERRY A & CHERYL:ZONE CHANGE** to reclassify 3.1 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) eliminate street landscaping; and 3) allow non-standard improvements within the right-of-way. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Corbett Street and the west side of Durango Drive within Lone Mountain. RM/md/jd (For possible action) 10/6/21 BCC

**Action: DENIED based on opinion that the increased density of lots/houses is not conforming with the area (Companion item to VS-21-0438 and TM-21-500130)**

**Moved By: Chris**

**Vote: 3/0**

4. **VS-21-0438-BOYER, TERRY A & CHERYL: VACATE AND ABANDON** easements of interest to Clark County located between Corbett Street and El Campo Grande Avenue, and between Bonita Vista Street and Durango Drive within Lone Mountain. RM/md/jd (For possible action) 10/6/21 BCC

**Action: APPROVED as submitted, subject to staff conditions (Companion item to ZC-21-0437 and TM-021-500130)**

**Moved By: Chris**

**Vote: 3/0**

5. **TM-21-500130-BOYER, TERRY A & CHERYL: TENTATIVE MAP** consisting of 9 residential lots and common lots on 3.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Corbett Street and the west side of Durango Drive within Lone Mountain. RM/md/jd (For possible action) 10/6/21 BCC

**Action: DENIED based on opinion that the increased density of lots/houses is not conforming with the area (Companion item to ZC-21-0437 and VS-21-0438)**

**Moved By: Chris**

**Vote: 3/0**

**VII. General Business**

None

**VIII. Public Comment**

None

**IX. Next Meeting Date**

The next regular meeting will be September 28, 2021.

**X. Adjournment**

The meeting was adjourned at 8:39 p.m.

10/05/21 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

RILEY ST/LA MADRE WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0429-THEODORE JAMASON & MILTON K:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Riley Street, 187 feet south of La Madre Way within Lone Mountain. RM/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
125-32-803-032

**WAIVER OF DEVELOPMENT STANDARDS.**  
Reduce the rear yard setback to 20 feet where 30 feet is the minimum setback allowed per Table 30.40-1 (a 33.3% reduction).

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 0.6
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 22.5
- Square Feet: 8,359

**Site Plan**

The plan shows a proposed 8,359 square foot single family residence facing north onto a private street with a cul-du-sac. A 6 foot high wall is shown on the western side and eastern side of the property, with an existing 6 foot high wall along the southern property line. Access to the property is from the private cul-du-sac.

Landscaping

The plan depicts 2 trees in the front yard.

Elevation

The plan indicates that the proposed 22 foot, 5 inch tall single story home has a stucco exterior and a tile roof. A 4 car garage is located on the east side of the home.

Floor Plans

The plans show an 8,359 square foot 5 bedroom, 7 bathroom, single family residence with ancillary rooms, game room, storage, and laundry room. A covered entry way is located in the front of the residence and a covered patio area is located in the rear of the residence.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the encroachment into the setbacks is due to the custom design of the home and states that the home will be compatible with the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified a portion of the Lone Mountain area with the RNP-I Overlay District	Approved by BCC	June 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation	R-E (RNP I)	Single family residential
East	Rural Neighborhood Preservation	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.



Staff reviews waiver requests to ensure compatibility with existing development in the area. Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The applicant indicates that the proposed reduction is due to the custom design of the house. The proposed reduction in setbacks is not common in the surrounding area. The common size of single family residences in this area are about 3,000 to 4,000 square feet. The proposed residence is 8,359 square feet and covers 44% of the lot where 50% is the maximum lot coverage allowed in the R-E zoning district. The existing house to the south is oriented so that the southern property line for the project site is the side yard for the existing single family residence. The proposed reduction in setback is a self-imposed hardship and the applicant has not provided any alternatives to mitigate negative impacts on the existing property to the south. Since the proposed encroachment is not in keeping with the area and the applicant has not provided justification as to why the setback should be reduced, staff cannot support the request.

### **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 lot coverage for the site is currently at 44% of the allowed 50% lot coverage, and any additional structures may require a future land use application; 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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JAMASON THEODORE**

**CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input 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-21-0429</u> DATE FILED: <u>8/10/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>9/14/21</u> PC MEETING DATE: <u>10/05/21</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Jamason Theodore</u> ADDRESS: <u>8414 W. Farm Rd., #180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Jamason Theodore</u> ADDRESS: <u>8414 W. Farm Rd., #180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Taylor Consulting Group, Inc.</u> ADDRESS: <u>8414 W. Farm Rd., #180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-483-7045</u> CELL: <u>702-994-3844</u> E-MAIL: <u>info@thetaylorconsultinggroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-803-032

PROPERTY ADDRESS and/or CROSS STREETS: N. Riley St. & W. La Madre Way

PROJECT DESCRIPTION: Waiver of Development Standards request to allow for a 20 ft. rear yard setback where 30 ft. is required

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

[Signature]  
Property Owner (Signature)\*

Jamason Theodore  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 15, 2021 (DATE)

By Jamason Theodore  
NOTARY PUBLIC: Seth Coase



\*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.



Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

June 20, 2021

**PLANNER  
COPY**  
WS-21-0429

Clark County Current Planning Department  
500 Grand Central Pkwy.  
Las Vegas, NV 89155

Re: 125-32-803-032

To Whom It May Concern:

We represent the applicant related to their request for a waiver of development standards to allow a 20 ft. rear yard setback where Title 30 requires a 30 ft. setback. This request is related to building a custom home on the subject site. It's our belief that this request does not impact any other property owners negatively and is harmonious and compatible.

We believe this to be harmonious and compatible with the adjacent properties in the area. This will allow for the property owner to construct the design of their home and make the footprint work for the positioning of their home.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

*Nathaniel Taylor*

Nathaniel Taylor  
President

10/19/21 PC AGENDA SHEET

ALTERNATIVE YARDS  
(TITLE 30)

ANN RD/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0461-PLASTER DEVELOPMENT COMPANY INC:**

**WAIVER OF DEVELOPMENT STANDARDS** for alternative yards.

**DESIGN REVIEW** for a single family development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Juliano Road and the north side of Ann Road within Lone Mountain. RM/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**

125-29-806-011 through 125-29-806-014

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow alternative yards where Figure 30.56-6 is required for irregular lots.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5610, 5620, 5630, 5640 N. Juliano Road
- Site Acreage: 2.2
- Number of Lots/Units: 4
- Density (du/ac): 2
- Project Type: Alternative yards
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,565 to 4,000

**Site Plans**

The plans show a 4 lot single family residential subdivision with a cul-du-sac bulb. Lot 1 and lot 4 are proposed to have the front, garage, and front door face lot 2 and lot 3 (east), instead of towards the street as depicted in Figure 30.56-6.

Elevations

The plans depict 2 models. Both models incorporate a stone veneer with stucco exterior and a tile roof. The overall height of the proposed 1 story homes is 22 feet.

Floor Plans

The plans show 2 models ranging from 3,565 square feet to 4,000 square feet. Each model includes an attached accessory apartment that meets Table 30.44-1.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed waiver of development standards is requested to meet the setbacks on the lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0927-17	Single family residential development with access onto an arterial street and waiver of off-site improvements - expired	Approved by BCC	January 2018
VS-0928-17	Vacated and abandoned patent easements	Approved by BCC	January 2017
ZC-0296-01	Established the RNP-I Overlay District within the Lone Mountain Planning Area	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/ae)	R-E (RNP-I)	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards & Design Review

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

Staff reviews waiver requests to ensure compatibility with existing development in the area. Yards and setbacks help to preserve separations and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The change in orientation appears not to be common in the area; however, all of the setbacks and separations are maintained. The change in orientation of the homes on lots 1 and 4 would allow for the proposed attached accessory apartments shown on the plans to meet Table 30.44-1 requirements without negatively impacting the area. The proposed change in yard orientation would not have a negative impact on the area and the design of the homes are in keeping with the area; therefore, staff can support the waiver of development standards and the design review.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input 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-21-0461</u> DATE FILED: <u>8/24</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>9/28/21</u> PC MEETING DATE: <u>10/19/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Plaster Development Company Inc.</u> ADDRESS: <u>801 S. Rancho Dr., Suite E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6011</u> CELL: _____ E-MAIL: <u>rickbarron@signaturehomes.com</u>
	<b>APPLICANT</b>	NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W. Russell Rd., Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4603</u> CELL: _____ E-MAIL: <u>Robert.Flaxa@Lennar.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-29-806-011, -012, -013, & -014

PROPERTY ADDRESS and/or CROSS STREETS: Ann Rd. and Juliano Rd.

PROJECT DESCRIPTION: 4-lot single family development

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

[Signature]  
 Property Owner (Signature)\*

RICK BARRON  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 07-01-21 (DATE)

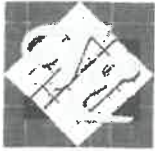
By Rick Barron

NOTARY PUBLIC: Cindy Bauer



CINDY BAUER

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



## TANEY ENGINEERING

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

PLANNER  
COPY

WS-21-0461

August 11, 2021  
Job No: LEN-21-030

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

### RE: Compelling Justification & Project Description ANN & JULIANO

This compelling justification and project description letter are being submitted for the project described above on behalf of our client, Lennar.

Development Type: **SINGLE FAMILY DEVELOPMENT**  
APN(s): 125-29-806-011 to 014  
Land Use Plan: RNP

Generally located on the north side of Ann Road and the west side(s) of Juliano Ave.

#### Applications being submitted:

#### DESIGN REVIEW

For Architecture of a single-family subdivision.

#### WAIVER OF DEVELOPMENT STANDARDS

1. Waiver of Title 30 Figure 30.56-6 to change the orientation of the home so the front door and garage faces a the side of the lot and not directly toward the street.  
Please see justification for waivers below.

#### Project Description Summary:

- Number of Lots: 4
- Number of Stories: 1
- Building Height: 22'
- Building Square Foot Range: 3565 sf – 4000 sf

#### Site Plan

The 4-lot residential subdivision is an approved residential subdivision currently completing construction. The property is under new ownership; therefore, new residential home plans are being submitted for review.

#### Elevations

The plans being submitted with this application shows 2 single family detached residential models, with a maximum height less than 22'. Each model has variations including differing covered porches, building pop-outs, façade treatments, etc. All elevations on plan depict fenestration on facades, elevations, and have enhanced architectural elements.

#### Floor Plans:

The plans being submitted with this application shows 2 single family detached residential models, ranging in size from 3565 sf to 4000 sf. The two home plans are both single story and vary in features. The 3565 includes a 4 car garage, large covered patio, and exterior architectural features. The 4000 includes a 2 car garage with tandem space, large covered entryways, separate entry for multi-generational living, and exterior architectural features.

The development is also requesting the following waivers:

1. Waiver of Title Figure 30.56-6 to allow...
  - a. This waiver is requesting the orientation of the house to be rotated for lots 1 and 4. The portion of the lot fronting the interior cul-de-sac will become the front yard. The east side of the lots will be the front yard. All required setbacks will still be met. The conventional front and rear yard setbacks will be in place (40ft to front/ 20ft to curb / 30 ft to rear). Additionally, the east side setback will still have a minimum of 20ft to ensure proper turning movements into the garage.

We are hopeful that this letter clearly describes the proposed development. If you have any questions or require additional information, please do not hesitate to call our offices.

Sincerely,

Shristy Maharjan

10/20/21 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

WITTIG AVE/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0470-OCEANFRONT HOLDINGS, LLC & RPH INVESTMENT GROUP, LLC:**

**DESIGN REVIEW** for finished grade in conjunction with a single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the south side of Wittig Avenue and the west side of Conquistador Street within Lone Mountain. RM/jvm/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

125-19-103-002

**DESIGN REVIEW:**

To allow an increase in finished grade to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 433 % increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9821 Wittig Avenue
- Site Acreage: 2.1
- Number of Lots/Units: 4
- Density (du/ac): 2
- Project Type: Increase finished grade

**Site Plans**

The plans depict a 4 lot subdivision located at the southwest corner of Wittig Avenue and Conquistador Street. One of the lots will directly access onto Wittig Avenue, while the other 3 lots directly access onto Conquistador Street. The applicant is requesting to increase the finished grade to 96 inches where 18 inches is the standard.

**Landscaping**

No landscaping is proposed along the street frontages as the front yards of the homes face the street.

Applicant's Justification

The applicant states that the site slopes approximately 15 feet from the west property line to the southeast corner property line with the maximum required fill along the east property line. The site will combine areas of cut with other areas of fill and the result will be a site that drains properly.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0296-01	Reclassified site from R-U and R-E 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, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- 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.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

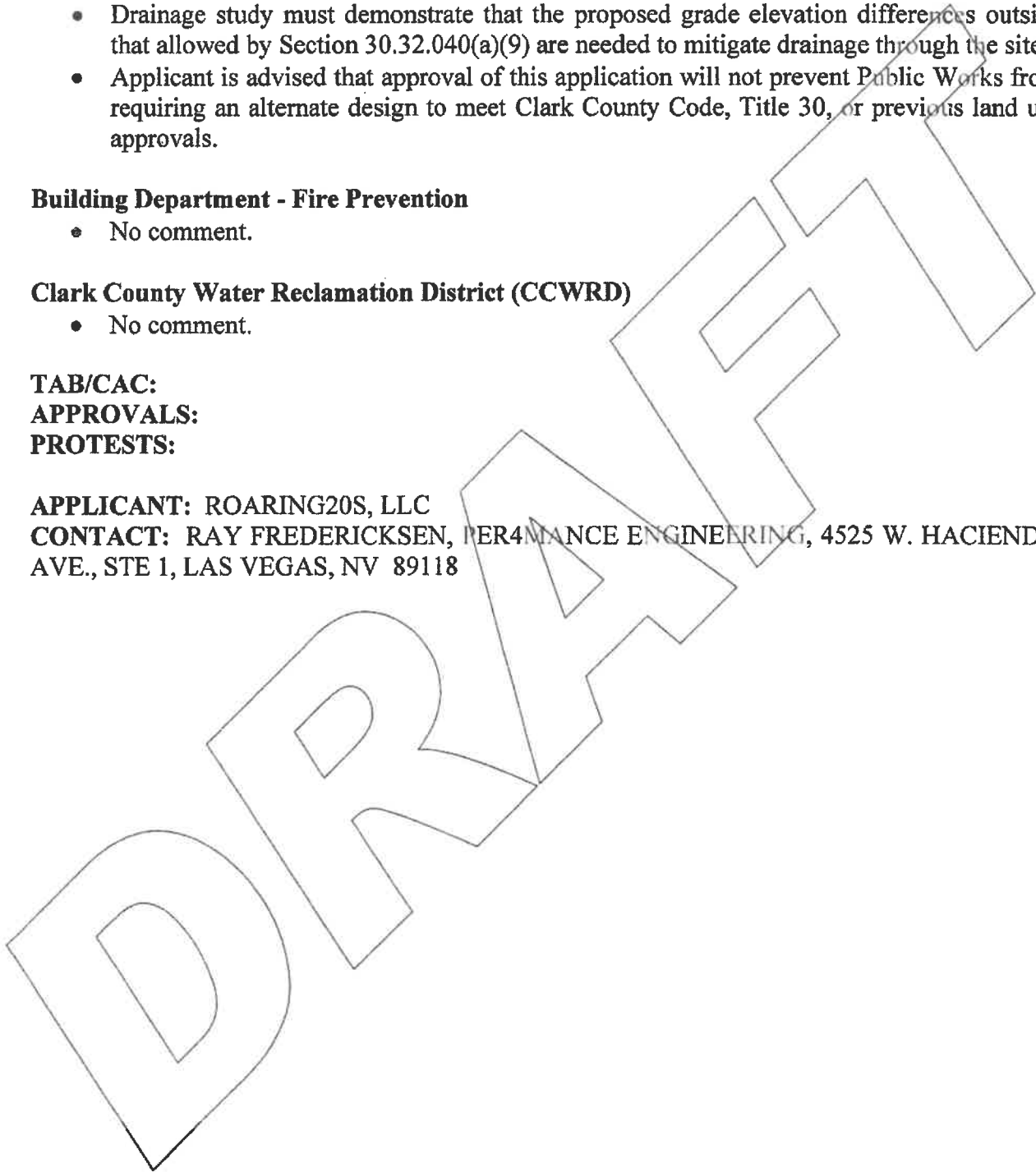
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROARING20S, LLC

**CONTACT:** RAY FREDERICKSEN, PERFORMANCE ENGINEERING, 4525 W. HACIENDA AVE., STE 1, LAS VEGAS, NV 89118





# LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

PLANNER  
COST

<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 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>DR-21-0470</u> DATE FILED: <u>8/25/21</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>LOVE MT</u> TAB/CAC DATE: <u>9/28/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/20/21</u> FEE: <u>\$675</u> <u>APR-21-100984</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Pushing30, llc.</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: <u>702-281-6609</u> E-MAIL: <u>andy@pinnaclelv.com</u>
	<b>APPLICANT</b>  NAME: <u>Pushing30, llc.</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: <u>702-768-0433</u> E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Per4mance Engineering, llc. c/o Ray Fredericksen</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-19-103-002

PROPERTY ADDRESS and/or CROSS STREETS: 9821 Wittig Ave

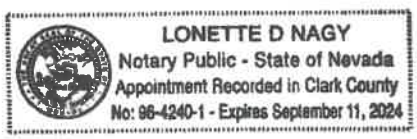
PROJECT DESCRIPTION: A 4 lot single family residential development - DR for grading 18" above ex. grade

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

[Signature]  
**Property Owner (Signature)\***      Andrew Wyatt  
**Property Owner (Print)**

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON AUG. 19, 2021 (DATE)  
 By ANDREW WYATT  
 NOTARY PUBLIC: Lorette D Nagy



\*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

## 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 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>DR-21-0470</u> PLANNER ASSIGNED: <u>JYM</u> TAB/CAC: <u>LONE MT</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/20/21</u> FEE: <u>\$675</u>	DATE FILED: <u>8/25/21</u>  TAB/CAC DATE: <u>9/28/21</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Roaring20's, llc</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: <u>702-281-6609</u> E-MAIL: <u>andy@pinnaclelv.com</u>	<b>APPLICANT</b>  NAME: <u>Roaring20's, llc.</u> ADDRESS: <u>9225 W. Flamingo Road, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: <u>702-768-0433</u> E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Per4mance Engineering, llc. c/o Ray Fredericksen</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-19-103-002  
 PROPERTY ADDRESS and/or CROSS STREETS: 9821 Wittig Ave  
 PROJECT DESCRIPTION: A 4 lot single family residential development - DR for grading 18" above ex. grade

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

  
 Property Owner (Signature)\* Andrew Wyatt  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON AUG. 19, 2021 (DATE)  
 By ANDREW WYATT  
 NOTARY PUBLIC: Lorette D Naggy



\*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.



DR-21-470

**UNANIMOUS CONSENT OF DIRECTORS IN LIEU OF MEETING AND  
RESOLUTIONS**

**OF**

**PINNACLE NEVADA CORP.**

Pursuant to the Articles of Incorporation, Bylaws, and other governing documents of Pinnacle Nevada Corp., a Nevada corporation ("Corporation"), the undersigned, being the sole director of the Corporation (the "Board"), hereby consents and subscribes to the following preambles, takes the following actions, and the following resolutions are hereby approved, adopted, and ratified by written consent effective for all purposes.

WHEREAS, the Board deems it to be in the best interest of the Corporation to appoint Daniel Martter and Andrew Wyatt as Vice Presidents of the Corporation and that it enter into these resolutions pursuant to the terms and conditions contained therein, which terms and conditions are considered to be reasonable and equitable and ought to be approved and ratified.

**NOW, THEREFORE, IT IS RESOLVED** that Daniel Martter and Andrew Wyatt are hereby elected and appointed as Vice Presidents of the Corporation and are authorized, acting alone, to execute and deliver on behalf of the Corporation any and all documents, instruments, and/or agreements as may be required in the Corporation's normal course of business, including, without limitation, executing and delivering any such documents, instruments, and/or agreements on behalf of the Corporation acting as the manager or officer of any other entity; and be it further

**RESOLVED**, that the Board hereby approves that any officer and/or any director of the Corporation, acting alone, be and hereby is, authorized to execute and deliver on behalf of the Corporation, any and all documents and or instruments related to these resolutions, as it shall deem necessary or proper to carry out fully the intent and purposes of the foregoing resolutions; and be it further

**RESOLVED**, that any and all acts of the Corporation to date, including, without limitation, any contracts or agreements regarding the foregoing or otherwise in connection with the election, appointment, and direction of the Vice Presidents by and/or on behalf of the Corporation and all acts of Corporation and/or any agent of the Corporation in connection with said election, appointment, and direction; or as may be necessary or advisable in order to carry out fully the intent and purposes of the foregoing resolutions, are hereby ratified and confirmed.

IN WITNESS WHEREOF, the undersigned, being the sole director of the Corporation, hereby executes this Unanimous Consent as of the 11 day of Feb, 2020.

By:   
Name: Frank Wyatt  
Title: Director



July 13, 2021

Clark County  
Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, NV 89050

DR-21-0770

**Re: Justification Letter Conquistador & Wittig – Design Review  
(APN(s): 125-19-103-002)**

Dear Planner,

Per4mance Engineering, llc. on behalf of the applicant, Roaring20s, llc. respectfully submits this justification letter in support of the Design Review application for the subject development. The proposed project requires a Design Review as follows:

- 1) Finish grade of the subdivision is greater than 18-inches above existing grade

**Design Review #1 – Finish Grade 18-inches above existing grade**

The proposed finish grade of the proposed development exceeds 18-inches above the existing grade as the site slopes from west to east. The existing site contours show the site slopes 15-ft from west property line to the southeast corner property line over approximately 350-feet. By using minimum design criteria for grading of being 18-inches above the adjacent street centerline elevation and/or of 1.0% minimum to set the lot(s) high point from the street flowline the result is a pad elevation that requires the above-mentioned grading design review. The minimum pad design criteria mentioned above along with the fact that the existing site slopes to the east requires the pads to be in fill condition which exceeds the maximum fill amount. Lot 1 is primarily in fill as it faces Wittig Avenue and most of the lot drains to Wittig. The remaining 3 lots are a combination of cut and fill. Lot 1 has been designed with a terraced rear yard to help accommodate the slope issue and will require a drainage easement to drain the rear yard out to Conquistador Street through Lot 4. The lots have been designed such that there is a maximum of approximately 7.8 feet of fill at a maximum along the east property line of Lot 1. Note the site is a balanced site as currently graded.

Therefore, the design review request is for an increase in finish grade up to 96-inches where 18-inches is the standard.

If you have any questions, please contact our office.

Thank You,

Ray Fredericksen, P.E.  
President

10/20/21 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

VERDE WAY/JENSEN ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0447-GILBERT, DAN & CLAUDIA:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the proposed retaining wall height.

**DESIGN REVIEW** for increase finished grade in conjunction with a proposed single family residence on 2.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southeast corner of Verde Way and Jensen Street within Lone Mountain. RM/jor/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
125-31-403-004

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the proposed retaining wall height to 9 feet where 3 feet is the maximum allowed per Section 30.64.050(4).

**DESIGN REVIEW:**  
Increase finished grade to 136 inches (11.3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 655% increase).

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 4870 N. Jensen Street
- Site Acreage: 2.5
- Project Type: Increased retaining wall height and finished grade

Site Plan

The site plan depicts a proposed single family residence on the southern portion of the subject parcel and a detached garage on the northeast corner of the site. The main driveway is located along the west property line adjacent to Jensen Street. A secondary driveway adjacent to the detached garage is located along the north property line adjacent to Verde Way. Per the

submitted plans the increase finished grade is located along the eastern portion of the site. The applicant is requesting to increase the finished grade to 136 inches where 18 inches is the maximum allowed per Title 30. Secondly, due to the increase in finished grade, the applicant is also requesting to increase the retaining wall height to 9 feet, where 3 feet is the maximum allowed per Code.

#### Site Plans

The submitted plans show that there is an 18 foot slope transition starting from the west property line to the east property line. The rear yard will be terraced on the east side of the site. There is existing single family residences to the east, which contain finished grade elevations that are approximately 18 feet lower than the applicant's property. The proposed finished grade for the proposed residence requires 136 inches (11.3 feet) of fill to accommodate proper drainage on-site, to allow the finished floor pad of the proposed residence to be at the proper elevation adjacent to Jensen Street and so that the applicant can utilize the 10 foot wide drainage easement along the south and east property lines. The plans show that there is a proposed 8 foot high retaining wall along the south property line with a 5 foot high wrought iron fence on top. Along the east property line, there is an existing 6 foot high screen wall utilized by the residential parcels to the east, the applicant will be installing a redundant wall along the east property line (9 foot high retaining wall with a 5 foot high wrought iron fence on top), and a 2 inch cap will be placed to cover the gap between the existing wall and the proposed retaining wall/wrought iron fence combination screen wall.

#### Applicant's Justification

Per the applicant, the finished grade of the proposed development exceeds 18 inches above the existing grade as the site slopes from west to east. The existing site contours show the site slopes 18 feet from west property line to the east property line (6.4% existing site slope). By using the Clark County standard design criteria, the proposed finished floor for the proposed residence needs to be at an elevation as currently designed. In addition, the proposed principal residence finished floor elevation has been placed at an elevation that is 18 inches above the adjacent centerline grade. The entire site slopes north towards the existing drainage easement located along the east property line. A 10 foot wide private drainage easement is located on-site along the south and east property lines. The storm drain will pick-up the off-site water from the west which is captured at the low point in Jensen Street. The minimum pad design criteria mentioned above along with the existing site slopes to the east requires the pad in most areas especially the east side of the parcel to be greater than 18 inches above the existing grade. The lot has been designed so that there is a maximum of approximately 136 inches (11.3 feet) of fill in the center of the property. Along the east property line there will be a retaining wall at a maximum height of 9 feet, thus requiring a waiver since the maximum height of a retaining wall is 3 feet. Lastly, a design review request is required for an increase in finished grade to 136 inches (11.3 feet) where 18 inches (1.5 feet) is the standard.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E zoning to R-E (RNP-I) zoning, and from R-A zoning to R-A (RNP-I and RNP-II) zoning	Approved by BCC	September 2001

### Surrounding Land Use

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

##### Waiver of Development Standards

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

The plans show that there is a proposed 8 foot high retaining wall along the south property line with a 5 foot high wrought iron fence on top, and there is a 9 foot high retaining wall along the east property line also with a 5 foot high wrought iron fence on top. The proposed wrought-iron on top of the retaining wall creates a terraced design and breaks-up the visual mass of the wall. Staff finds that due to the significant amount of grade difference and the need to increase the finished grade to properly elevate the pad site for the proposed residence, staff can support the increase in retaining wall height.

##### Public Works - Development Review

##### Design Review

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

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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**

- Comply with approved drainage study IW21-10872;
- Right-of-way dedication to include 30 feet for Verde Way, 30 feet for Jensen Street, and the associated spandrel.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DAN GILBERT

**CONTACT:** PER4MANCE ENGINEERING, 4525 W. HACIENDA AVE., STE 1, LAS VEGAS, NV 89118



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

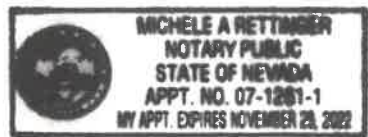
<b>APPLICATION TYPE</b> <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>WS-21-0447</u> DATE FILED: <u>8/17/21</u> PLANNER ASSIGNED: <u>102</u> TAB/CAC: <u>LOVE MT.</u> TAB/CAC DATE: <u>9/28/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/20/21</u> FEE: <u>\$1075 (DR) / \$475 (WS)</u>
	<b>PROPERTY OWNER</b> NAME: <u>Dan &amp; Claudia Gilbert</u> ADDRESS: <u>4265 Kevin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-236-5235</u> CELL: <u>702-236-5235</u> E-MAIL: <u>dan@vtconstruction.org</u>
	<b>APPLICANT</b> NAME: <u>Dan &amp; Claudia Gilbert</u> ADDRESS: <u>4265 Kevin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-236-5235</u> CELL: <u>702-236-5235</u> E-MAIL: <u>dan@vtconstruction.org</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Per4mance Engineering, llc. c/o Ray Fredericksen</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-31-403-004  
 PROPERTY ADDRESS and/or CROSS STREETS: SEC Jensen St. & Verde Way  
 PROJECT DESCRIPTION: A single custom home development - DR for grading 18" above ex. grade

(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]      Dan Gilbert / CLAUDIA GILBERT  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 13, 2021 (DATE)  
 By DAN GILBERT, CLAUDIA GILBERT  
 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.



WS-21-0447

PLANNER  
COPY

June 10, 2021

Clark County  
Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, NV 89050

**Re: Justification Letter SEC – Jensen & Verde SFR – Design Review  
(APN(s): 125-31-403-004)**

Dear Planner,

Per4mance Engineering, llc. on behalf of the applicant, Dan and Claudia Gilbert, respectfully submits this justification letter in support of the Design Review and Waiver of Development Standards applications for the subject development. The proposed project requires a Design Review as follows:

- 1) Finish grade of the subdivision is greater than 18-inches above existing grade

**Design Review #1 – Finish Grade 18-inches above existing grade**

The proposed finish grade of the proposed development exceeds 18-inches above the existing grade as the site slopes from west to east. The existing site contours show the site slopes 18-ft from west property line to the east property line over approximately 280-feet (2610-ft – 2603-ft = 18-ft elevation change over 280 feet = 6.4% existing site slope). By using standard Clark County design criteria the proposed building finish floor needs to be at an elevation as currently designed. The proposed main house finish floor elevation has been placed at an elevation that is 18-inches above the adjacent centerline grade. We have also used minimum design criteria of 1.0% minimum to set the lot(s) high point from the street flowline the result is a pad elevation that requires the above-mentioned grading design review. The entire site slopes north to the existing drainage easement located along the east property line which is at an existing grade elevation of 2603.14-feet. We have included a 10-ft private drainage easement through the site along the south property line and east property line to the existing discharge point. The storm drain will pick up the offsite water from the west which is captured at the low point in Jensen Street. The minimum pad design criteria mentioned above along with the fact that the existing site slopes to the east requires the pad in most areas especially the east side of the lots to be greater than 18-inches above the existing grade. The lot has been designed such that there is a maximum of approximately 11.3 feet of fill in the center of the property. Along the east property line there will be a retaining wall at a maximum height of 9.0-feet. Therefore, the design review request is for an increase in finish grade up to 11.3 feet where 18-inches is the standard.

**Waiver:**

- 1) Max Retaining wall height up to 9.0-ft tall where 3-ft max is required per Clark County development code 30.64.050

**Waiver #1 – Max retaining wall height 9-ft max.**

The proposed finish grade of the proposed development exceeds 3-ft max retaining wall height. The max retaining wall height along the east property line for the proposed development is 9-ft max height. The minimum pad design criteria mentioned above along with the fact that the existing site slopes to the east to an existing drainage easement which has a flow line elevation approximately 17-ft lower than the grades to the west in Jensen St. The proposed house finish floor needs to be elevated 18-inches above the centerline grade in Jensen St to meet Clark County Public Works design criteria therefore requires the pad of the house to be at an elevation of 2622.00-feet. The rear yard will be terraced to help alleviate the grade difference back to existing grade. There will be a terrace with a storm drain running through it to discharge offsite flows from the west. The design will incorporate a 9-ft retaining wall at the east



property line with a generally flat area for the drainage easement then a slope back up to the house pad. Refer to the enclosed grading plan and details. Therefore, the waiver request is for an increase in retaining wall height up to 9.0-ft where 3-ft is the standard.

If you have any questions, please contact our office.

Thank You.

A handwritten signature in black ink, appearing to read "Ray Fredericksen". The signature is written in a cursive style with a horizontal line extending to the right.

Ray Fredericksen, P.E.  
President