



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

October 10, 2023

6:30pm

### AGENDA

**Note:**

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

Board/Council Members: Don Cape, Chairperson  
Kim Burton, Vice Chairperson  
Chris Darling  
Carol Peck  
Allison Bonanno (excused)

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, 702-455-1900, [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, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

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

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

- III. Approval of Minutes for September 26, 2023. (For possible action)
- IV. Approval of the Agenda for October 10, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

#### 10/18/23 BCC

- 1. **VS-23-0512-TRIPLE TREE: VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Chieftain Street, and between Washburn Road and Fisher Avenue within Lone Mountain. RM/lm/syp (For possible action)
- 2. **WS-23-0511-TRIPLE TREE: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and allow alternative street landscaping; **2)** increase retaining wall height; and **3)** reduce street intersection off-set. **DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)
- 3. **TM-23-500107-TRIPLE TREE: TENTATIVE MAP** consisting of 7 single family residential lots on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

#### 11/07/23 PC

- 4. **VS-23-0645-GRUSHKOWSKY ELIRAN: VACATE AND ABANDON** easements of interest to Clark County located between Egan Crest Drive and Gray Horse Street and between Bath Drive and Deer Springs Way within Lone Mountain (description on file). RM/nai/syp (For possible action)

- VII. General Business
  - None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: November 14, 2023.
- X. Adjournment.

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



# Lone Mountain Citizens Advisory Council

September 26, 2023

## MINUTES

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Board Members: Don Cape– Chair – **PRESENT**  
Kimberly Burton – Vice Chair – **PRESENT**  
Chris Darling – **PRESENT**  
Carol Peck – **PRESENT**  
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:32 p.m.
- II. Public Comment  
None
- III. Approval of September 12, 2023, Minutes  
**Moved by: DON**  
**Action: Approved subject minutes as submitted**  
**Vote: 5/0 -Unanimous**
- IV. Approval of Agenda for September 26, 2023  
**Moved by: DON**  
**Action: Approved agenda as submitted with items #4-6 to be heard together**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None

### BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

VI. Planning & Zoning

10/3/23 PC

1. **WS-23-0495-HERNANDEZ PABLO ETAL & HERNANDEZ FRANCISCO: WAIVER OF DEVELOPMENT STANDARDS** to reduce the net lot size in conjunction with a minor subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Riley street and Lone Mountain Road within Lone Mountain. RM/jud/syp (For possible action)

**Action: DENIED as submitted, based on sizes of lots**

**Moved By: CHRIS**

**Vote: 5/0 Unanimous**

10/17/23 PC

2. **UC-23-0510-DICELLO DEAN A LIVING TRUST & DICELLO DEAN A TRS: USE PERMIT** to allow the storage of recreational vehicles (accessory use) on a property prior to the establishment of a principal use (single family dwelling) on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Verde Way, 150 feet east of Monte Cristo Way within Lone Mountain. RM/al/syp (For possible action)

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

**Moved By: DON**

**Vote: 5/0 Unanimous**

3. **UC-23-0596-CROTTS JODY R & DENISE O: USE PERMITS** for the following 1) allow an accessory structure not architecturally compatible with the principal dwelling; and 2) accessory structure size. **WAIVER OF DEVELOPMENT STANDARDS** to increase the height of an accessory structure in conjunction with a single family residence on 2.8 acres in an R-E (RNP-1) Zone. Generally located on the south side of Brent Lane and the west side of Mustang Street within Lone Mountain. MK/nai/syp (For possible action)

**Action: APPROVED as submitted, subject to staff condition and condition that applicant plant 4 medium trees on North side and 4 medium trees on West side -both 15' on center.**

**Moved By: CHRIS**

**Vote: 5/0 Unanimous**

VII. General Business  
None

VIII. Public Comment  
None

IX.. Next Meeting Date  
The next regular meeting will be October 10, 2023

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

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

EASEMENTS  
(TITLE 30)

TEE PEE LN/WASHBURN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0512-TRIPLE TREE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Chieftain Street, and between Washburn Road and Fisher Avenue within Lone Mountain (description on file). RM/lm/syp (For possible action)

RELATED INFORMATION:

**APN:**  
125-31-603-001; 125-31-603-004

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

**BACKGROUND:**  
**Project Description**

The plans depict the vacation of patent easements along the boundary of the parcel, 3 feet in width along the north, west, and south property lines and 33 feet in width along the east property line. The applicant indicates that the easements are no longer needed lying outside the previously dedicated rights-of-way for Fisher Avenue, Tee Pee Lane, and Washburn Road.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0511	A waiver of development standards to eliminate sidewalks, provide alternative street landscaping, increase retaining wall heights, and reduce street intersection off-set is a companion item on this agenda.
TM-23-500107	A tentative map for a 7 lot subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TRIPLE TREE

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV  
89102

DRAFT





# VACATION 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>VS-23-0512</u>	DATE FILED: <u>8/3/2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S) OF WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)			PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>9-26-23</u>
			TAB/CAC: <u>LOVE MOUNTAIN</u>	
			PC MEETING DATE: <u>      </u>	
			BCC MEETING DATE: <u>10-18-23</u>	
			FEE: <u>\$875-</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Triple Tree Corp</u>
	ADDRESS: <u>5820 St Laurent Dr.</u>
	CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u>
	TELEPHONE: <u>310-701-1000</u> CELL: <u>310-701-1000</u>
	E-MAIL: <u>parvzd123@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>Triple Tree Corp</u>
	ADDRESS: <u>5820 St Laurent Dr.</u>
	CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u>
	TELEPHONE: <u>310-701-1000</u> CELL: <u>310-701-1000</u>
	E-MAIL: <u>parvzd123@gmail.com</u>
	REF CONTACT ID #: <u>      </u>

<b>CORRESPONDENT</b>	NAME: <u>Baughman &amp; Turner, Inc</u>
	ADDRESS: <u>1210 Hinson St</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>
	TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8772</u>
	E-MAIL: <u>joshh@baughman-turner.com</u>
	REF CONTACT ID #: <u>137071</u>

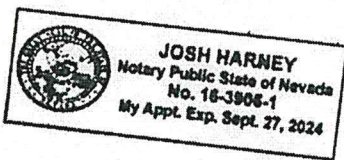
ASSESSOR'S PARCEL NUMBER(S): 125-31-603-001 & 125-31-603-004

PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee/Washburn

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 trust) and otherwise qualified to submit 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 approvals 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.

Parviz Damavandi  
 Property Owner (Signature)  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 14, 2023 (DATE)  
 BY PARVIZ DAMAVANDI  
 NOTARY PUBLIC: [Signature]

Parviz Damavandi, President  
 Property Owner (Print)



\*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

**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

July 26, 2023

**Clark County Current Planning**  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

VS-23-0518

Re: **APR 22-101439**  
**APNs 125-31-603-001 and -004**

**PLANNER  
COPY**

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for excessive fill as defined by Title 30.32.040 (9), Waiver of Development Standards, and a Vacation and Abandonment of Government Patent easements. The site is located at the northeast corner of W. Washburn Road and N. Tee Pee Lane, more specifically identified as APNs 125-31-603-001 and -004. The site is bordered by W Fisher Avenue to the north, W. Washburn Road to the south and N Tee Pee Lane to the west. There is existing rural residential development bordering the east property line and generally in all directions from the site. The two parcels will be developed as a seven-lot residential subdivision map on 3.94 acres.

**Design Review for Excess Fill:**

The northern parcel has been used as a dumping site for fill. Due to the undulating terrain, there are low spots within the undocumented spoil piles. This creates the points of "excess fill". Neither a Drainage study nor a Grading Plan has been prepared for the site, so the cross sections cut through the property are created as a best guess to the future development. Finished floors have not been established nor approved.

Section 1804.4 of the Clark County Building Code states that the graded swales around the house shall be sloped at 1 percent along the flow line where they are located within 10 ft of the building foundation. The site has been graded using this 1% slope from the proposed cul-de-sac to the high point of each lot. Then the finished floor was set 8" above this high point per Building Code 1804.3. Additionally, per the CCRFCD Design Manual, finished floors must be set a minimum of 18" above the centerline of the street or twice the depth of flow in the street, whichever is highest. The development review requirement is only necessary along the east property line, which is the low side of the site. In this area, there could be excess fill in the amount of 4.75-feet which is about 1.75 ft above the 3 ft maximum allowable requirement.

**Vacation and Abandonment of Government Patent Easements:**

Per the County's request we are vacating the unnecessary patent easement lying outside the proposed dedicated right-of-way to be recorded by separate document. Any utility and/or drainage easements required will be retained. A 3' Government Patent Easement lies along the westerly property line of both parcels, along the northerly property line of APN 125-31-603-001 and along the southerly property line of APN 125-31-603-004. These patent easements lie outside of the right-of-way of Fisher Avenue, Washburn Road and Tee Pee Lane. There is also a 33' Government Patent Easement along the east property line of both parcels.

**Waiver of Development Standards:**

In conjunction with the tentative map, we are requesting a Waiver of Development Standards for an increase in retaining wall height and for a detached sidewalk per Title 30.64. We are requesting the Waiver of Title 30.64 pertaining to a detached sidewalk since this development lies within the RNP. As this property lies within the RNP, no curb, gutter or sidewalk is being constructed on any of the perimeter streets nor the interior private drive. Additionally, there are no sidewalks on any development near or adjacent to this site. Therefore, no sidewalk is being proposed, detached or otherwise.

A waiver of Title 30, Section 30.64.050 to allow a 5 ft retaining wall with a 6-foot screen wall where a 3 ft retainer with a 6-ft screen all is allowed is being requested. The additional retaining wall height being requested at the low (east) side of the site. In order to raise the proposed finished floors high enough to meet criteria, the existing wall along the east property line will have too much fill place against it. To protect the existing wall, a retaining wall will be constructed to the necessary height (max. 5ft) and the required six ft screen wall placed above. Once the design of the grading plan and drainage study have begun, every attempt will be made to minimize the height of the retaining walls.

As discussed above, the site has many design constraints making it difficult to grade the property while meeting all the codes. The site grading will endeavor to comply with as many codes as possible.

A Waiver of Development Standards to decrease street intersection off-set to 114.68 ft where 125 ft is required per Section 30.52.052 is being requested. The 10% reduction in off-set is due to the widening of the 40 ft private drive to accommodate a gated entry. Otherwise, the offset right-of-way to private drive is 125 ft or more. Washburn is a 60-ft right-of-way in a RNP area, so traffic is light and speed limits are reduced. There should be no impact to the driving public as a result of the reduced offset.

We hope that this letter has provided the necessary justification to approve the requested Design Review for excessive fill as defined by Title 30.32.040 (9), Waiver of Development Standards, and a Vacation and Abandonment of Government Patent easements. The approval of these request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
*Baughman & Turner, Inc.*



David S. Turner  
President

DST/po

10/18/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(TITLE 30)

TEE PEE LN/WASHBURN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0511-TRIPLE TREE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and allow alternative street landscaping; 2) increase retaining wall height; and 3) reduce street intersection off-set.

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-31-603-001; 125-31-603-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate sidewalk and allow alternative street landscaping along Tee Pee Lane where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
- b. Eliminate sidewalk and allow alternative street landscaping along Washburn Road where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
- c. Eliminate sidewalk and allow alternative street landscaping along Fisher Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Increase the combined retaining wall height and screen wall to 11 feet (5 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 22% increase).
3. Reduce the street intersection off-set to 114 feet where 125 feet is required per Chapter 30.52 (a 9% decrease).

**DESIGN REVIEWS:**

1. Single family residential subdivision.
2. Increase finished grade to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 66% increase).

## LAND USE PLAN:

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

## BACKGROUND:

### Project Description

#### General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Number of Lots: 7
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,923 (minimum net)/23,068 (maximum net)/20,065 (minimum gross)/23,067 (maximum gross)
- Project Type: Single family residential

#### Site Plans

The plans depict a proposed gated 7 lot single family residential subdivision with a density of 1.8 dwelling units per acre. Access to the development is gated from Washburn Road, which leads to a 40 foot wide private street that terminates at a cul-de-sac bulb on the northern portion of the development. The gated entry is 62 feet wide and set back 50 feet from Washburn Road. Thirty feet will be dedicated for public right-of-way along Tee Pee Lane, Washburn Road, and Fisher Avenue. Along the east property line is a 10 foot drainage easement. Streets are developed per the non-urban street standards. The lots range in size from 18,923 square feet (minimum net) to 23,067 square feet (maximum gross).

#### Landscaping

The plans depict a 5 foot wide landscape area along all street frontages without sidewalks. Combination 6 foot high CMU block screen walls on top of varying height retaining walls are located at the back of the landscape areas along the street frontage and along the east property line. Retaining walls are proposed as follows: Tee Pee Lane up to 2 foot high, Washburn Road up to 2 foot high, Fisher Avenue up to 2.3 feet, and up to 5 feet on the east property line.

#### Applicant's Justification

The applicant indicates the proposed development is located within an existing Rural Residential Neighborhood (RNP) area with existing single family residential to the east. The northern parcel has been used as a dumping site for fill. Due to the undulating terrain, there are low spots within the site that create points of excess fill, which need to be mitigated with grading and the proposed retaining walls to meet the finished floor requirements for future residences. Additionally, the surrounding RNP has no curb, gutter, sidewalk, or street landscaping on the side or rear yards that face the street. The wider street entry is to allow for the gated development which creates the reduced street intersection off-set reduction, which should not impact the traffic on Washburn Road.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-23-500107	A tentative map for a 7 lot residential subdivision is a companion item on this agenda.
VS-23-0512	A vacation and abandonment of patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1

The site is located within a Rural Neighborhood Preservation (RNP-I) overlay where rural street standards remain prevalent. Staff finds that since the parcels to the north, west, and south are not developed, providing landscaping and detached sidewalks are precedents for this neighborhood and the surrounding rights-of-way. Additionally, street landscaping has been provided for a recent residential development 660 feet to the west along Fisher Avenue, within the City of Las Vegas. Staff finds that while similar residential subdivisions have been previously approved, the street landscaping standards were approved to provide improvements throughout the County. Therefore, staff cannot support the request as designed.

Waiver of Development Standards #2

The submitted cross sections show the unique and natural topography of the subject parcel. While staff could support a minimal increase to the retaining walls, there are other design options available to the developer, such as staggered walls along street frontages to reduce the increased grade. Additionally, staff is unable to support the request for reduced street landscaping, which could be designed to provide the required street landscaping with staggered retaining walls; therefore, staff is unable to support this request.

### Design Review #1

The subject parcel is located within the Lone Mountain Interlocal Agreement area, and staff does not object to the proposed single family residential development. The proposed development meets the required lot size per Table 30.40-1. However, staff is unable to support other portions of this request; therefore, cannot support this portion of the application.

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

#### Waiver of Development Standards #3

Staff has no objection to the reduction in street intersection off-set for Guthrie Circle and Tee Pee Lane. With landscaping adjacent to the entry streets, visibility will be improved for those entering the site. However, since Planning is recommending denial of the application in its entirety, staff cannot support this waiver.

### Design Review #2

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

### **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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

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

- Drainage study and compliance;

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

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TRIPLE TREE

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV  
89102





# 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 (ZC) <input type="checkbox"/> USE PERMIT (UL) <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-23-0511</u> DATE FILED: <u>8/3/2023</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC DATE: <u>9/12/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/2023</u> FEE: <u>\$975-</u>
	<b>PROPERTY OWNER</b> NAME: <u>Triple Tree Corp</u> ADDRESS: <u>5820 St Laurent Dr</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: <u>310-701-1000</u> CELL: <u>310-701-1000</u> E-MAIL: <u>parvzd123@gmail.com</u>
	<b>APPLICANT</b> NAME: <u>Triple Tree Corp</u> ADDRESS: <u>5820 St Laurent Dr</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: <u>310-701-1000</u> CELL: <u>310-701-1000</u> E-MAIL: <u>parvzd123@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Baughman &amp; Turner Inc</u> ADDRESS: <u>1210 Hinson St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8771</u> E-MAIL: <u>joshn@baughman-turner.com</u> REF CONTACT ID # <u>137071</u>

ASSESSOR'S PARCEL NUMBER(S): 125-31-603-001 & 125-31-603-004

PROPERTY ADDRESS and/or CROSS STREETS: Tea Pee/Washburn

PROJECT DESCRIPTION: 7 Lot Residential Sub-Division

I, 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, we otherwise qualify to make 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 if a application must be complete and accurate before 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.

Parviz Damavandi  
Property Owner (Signature)\*

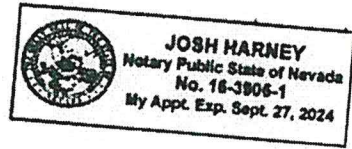
Parviz Damavandi, President  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JULY 14, 2023 (DATE)

By Parviz Damavandi

NOTARY PUBLIC [Signature]



\*NOTE: Corporate declaration of authenticity (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is not present at the time of filing.

**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

July 26, 2023

**Clark County Current Planning**  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

WS-23-0511

**Re: APR 22-101439**  
**APNs 125-31-603-001 and -004**

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for excessive fill as defined by Title 30.32.040 (9), Waiver of Development Standards, and a Vacation and Abandonment of Government Patent easements. The site is located at the northeast corner of W. Washburn Road and N. Tee Pee Lane, more specifically identified as APNs 125-31-603-001 and -004. The site is bordered by W Fisher Avenue to the north, W. Washburn Road to the south and N Tee Pee Lane to the west. There is existing rural residential development bordering the east property line and generally in all directions from the site. The two parcels will be developed as a seven-lot residential subdivision map on 3.94 acres.

**Design Review for Excess Fill:**

The northern parcel has been used as a dumping site for fill. Due to the undulating terrain, there are low spots within the undocumented spoil piles. This creates the points of "excess fill". Neither a Drainage study nor a Grading Plan has been prepared for the site, so the cross sections cut through the property are created as a best guess to the future development. Finished floors have not been established nor approved.

Section 1804.4 of the Clark County Building Code states that the graded swales around the house shall be sloped at 1 percent along the flow line where they are located within 10 ft of the building foundation. The site has been graded using this 1% slope from the proposed cul-de-sac to the high point of each lot. Then the finished floor was set 8" above this high point per Building Code 1804.3. Additionally, per the CCRFCD Design Manual, finished floors must be set a minimum of 18" above the centerline of the street or twice the depth of flow in the street, whichever is highest. The development review requirement is only necessary along the east property line, which is the low side of the site. In this area, there could be excess fill in the amount of 4.75-feet which is about 1.75 ft above the 3 ft maximum allowable requirement.

**Vacation and Abandonment of Government Patent Easements:**

Per the County's request we are vacating the unnecessary patent easement lying outside the proposed dedicated right-of-way to be recorded by separate document. Any utility and/or drainage easements required will be retained. A 3' Government Patent Easement lies along the westerly property line of both parcels, along the northerly property line of APN 125-31-603-001 and along the southerly property line of APN 125-31-603-004. These patent easements lie outside of the right-of-way of Fisher Avenue, Washburn Road and Tee Pee Lane. There is also a 33' Government Patent Easement along the east property line of both parcels.

**Waiver of Development Standards:**

In conjunction with the tentative map, we are requesting a Waiver of Development Standards for an increase in retaining wall height and for a detached sidewalk per Title 30.64. We are requesting the Waiver of Title 30.64 pertaining to a detached sidewalk since this development lies within the RNP. As this property lies within the RNP, no curb, gutter or sidewalk is being constructed on any of the perimeter streets nor the interior private drive. Additionally, there are no sidewalks on any development near or adjacent to this site. Therefore, no sidewalk is being proposed, detached or otherwise.

A waiver of Title 30, Section 30.64.050 to allow a 5 ft retaining wall with a 6-foot screen wall where a 3 ft retainer with a 6-ft screen all is allowed is being requested. The additional retaining wall height being requested at the low (east) side of the site. In order to raise the proposed finished floors high enough to meet criteria, the existing wall along the east property line will have too much fill place against it. To protect the existing wall, a retaining wall will be constructed to the necessary height (max. 5ft) and the required six ft screen wall placed above. Once the design of the grading plan and drainage study have begun, every attempt will be made to minimize the height of the retaining walls.

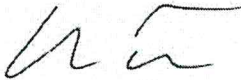
As discussed above, the site has many design constraints making it difficult to grade the property while meeting all the codes. The site grading will endeavor to comply with as many codes as possible.

A Waiver of Development Standards to decrease street intersection off-set to 114.68 ft where 125 ft is required per Section 30.52.052 is being requested. The 10% reduction in off-set is due to the widening of the 40 ft private drive to accommodate a gated entry. Otherwise, the offset right-of-way to private drive is 125 ft or more. Washburn is a 60-ft right-of-way in a RNP area, so traffic is light and speed limits are reduced. There should be no impact to the driving public as a result of the reduced offset.

We hope that this letter has provided the necessary justification to approve the requested Design Review for excessive fill as defined by Title 30.32.040 (9), Waiver of Development Standards, and a Vacation and Abandonment of Government Patent easements. The approval of these request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
*Baughman & Turner, Inc.*



David S. Turner  
President

DST/po

10/18/23 BCC AGENDA SHEET

TEE PEE ESTATES  
(TITLE 30)

TEE PEE LN/WASHBURN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500107-TRIPLE TREE:**

**TENTATIVE MAP** consisting of 7 single family residential lots on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

125-31-603-001; 125-31-603-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.9
- Number of Lots: 7
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,923 (minimum net)/23,068 (maximum net)/20,065 (minimum gross)/23,067 (maximum gross)
- Project Type: Single family residential

The plans depict a proposed gated 7 lot single family residential subdivision with a density of 1.8 dwelling units per acre. Access to the development is gated from Washburn Road, which leads to a 40 foot wide private street that terminates at a cul-de-sac bulb on the northern portion of the development. The gated entry is 62 feet wide and set back 50 feet from Washburn Road. Thirty feet will be dedicated for public right-of-way along Tee Pee Lane, Washburn Road, and Fisher Avenue. Along the east property line is a 10 foot drainage easement. A 5 foot wide landscape area is located along all street frontages. The lots range in size from 18,923 square feet (minimum net) to 23,067 square feet (maximum gross).

### Surrounding Land Use

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

### Related Applications

Application Number	Request
WS-23-0511	A waiver of development standards to eliminate sidewalks, provide alternative street landscaping, increase retaining wall heights, and reduce street-intersection off-set is a companion item on this agenda.
VS-23-0512	A vacation and abandonment of patent easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Traffic study and compliance.
- 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.

**Comprehensive Planning - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

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

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** TRIPLE TREE

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV  
89102



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500107</u> DATE FILED: <u>8/3/2023</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC DATE: <u>9-26-23</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>10-18-23</u> FEE: <u>\$750 -</u>

PROPERTY OWNER	NAME: <u>Triple Tree Corp.</u> ADDRESS: <u>5820 St Laurent Dr.</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: _____ CELL: <u>310-701-1000</u> E-MAIL: <u>parvzd123@gmail.com</u>
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APPLICANT	NAME: <u>Triple Tree Corp.</u> ADDRESS: <u>5820 St Laurent Dr.</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>parvzd123@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Baughman &amp; Turner, Inc.</u> ADDRESS: <u>1210 Hinson St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: _____ E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>
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ASSESSOR'S PARCEL NUMBER(S): 125-31-603-001 & 125-31-603-004

PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee/Washburn  
TENTATIVE MAP NAME: Tee Pee Estates

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.

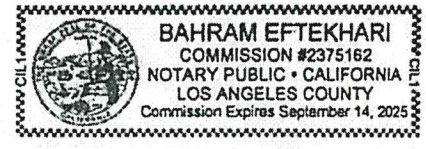
[Signature]  
Property Owner (Signature)\*

Parviz Damavandi, President  
Property Owner (Print)

STATE OF California  
COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON 5/31/2023 (DATE)

By Parviz Damavandi  
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.

**Baughman & Turner, Inc.**

*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

July 24, 2023

**Lorna Phegley**

Clark County Current Planning  
500 S Grand Central Pky  
Las Vegas, NV 89155

*TY-23-500107*

**Re: Tee Pee Estates Tentative Map**


Lorna,

Please let this letter serve as notification that we would like to hold the above-mentioned item from the tentative map meeting cycle. The owners are filing a Design Review, Waiver of Standards, and Vacation & Abandonment applications in conjunction with the tentative map application and would like them to be companion items.

If you should have any questions or require more information, please do not hesitate to call me at 702-870-8771.

Sincerely,

**Baughman & Turner, Inc.**

  
Josh Harney  
Project Coordinator



EASEMENT  
(TITLE 30)

BATH DR/EGAN CREST DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0645-GRUSHKOWSKY ELIRAN:**

**VACATE AND ABANDON** easements of interest to Clark County located between Egan Crest Drive and Gray Horse Street and between Bath Drive and Deer Springs Way within Lone Mountain (description on file). RM/nai/syp (For possible action)

RELATED INFORMATION:

**APN:**  
126-24-701-005

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

**BACKGROUND:**  
**Project Description**

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the west property lines. The patent easement is no longer needed and must be vacated in order to construct additions to primary residence.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0161-95	Height and materials for single family residential block wall	Approved by PC	May 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U & R-E	Undeveloped
West & East	City of Las Vegas	P-D	Undeveloped & single family residential development

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** TERRY MONTGOMERY

**CONTACT:** TERRY MONTGOMERY, 5132 COSTABELLA LN, LAS VEGAS, NV 89130



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS 29-0045</u>	DATE FILED: <u>9/19/23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>10/10</u>
		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: <u>11/1/23</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875.00</u>	

# PLANNER COPY

PROPERTY OWNER	NAME: <u>ELIRAN GRUSHKOWSKY</u>
	ADDRESS: <u>10240 BATH DRIVE</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89149</u>
	TELEPHONE: <u>1-818-448-1840</u> CELL: <u>SAME</u>
	E-MAIL: <u>ranmalibu@gmail.com</u>

APPLICANT	NAME: <u>TERRY MONTGOMERY</u>
	ADDRESS: <u>5132 COSTABELLA LANE</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89149</u>
	TELEPHONE: <u>702-340-7330</u> CELL: <u>SAME</u> <u>89130</u>
	E-MAIL: <u>terrygmonty@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>TERRY MONTGOMERY</u>
	ADDRESS: <u>5132 COSTABELLA LANE</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89149</u>
	TELEPHONE: <u>702-340-7330</u> CELL: <u>SAME</u> <u>89130</u>
	E-MAIL: <u>terrygmonty@gmail.com yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 126-24-701-005

PROPERTY ADDRESS and/or CROSS STREETS: 10240 BATH DRIVE, LAS VEGAS  
NEVADA 89149

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.

Property Owner (Signature)\*

Eliran Grushkowsky  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON 7/19/23 (DATE)  
By Eliran Grushkowsky  
NOTARY PUBLIC: EB

Erick Barahona  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 22-5183-01  
My Appt. Expires September 19, 2026

\*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.

**RR Consultants, Inc  
5132 COSTABELLA LANE  
Las Vegas, Nevada 89130**

23-0645

April 24, 2023

Clark County COMPREHENSIVE PLANNING DEPARTMENT  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**RE: VACATION OF PATENT EASEMENT  
RESIDENTIAL - SFR  
JUSTIFICATION REQUEST**

**ATTN: To Whom It May Concern**

We are requesting vacation of an existing patent easement (patent Number 1160056) located along the westerly boundary line, along the east right of way line and the south right of way line of 10240 Bath Drive, Las Vegas, Nevada, Assessor Parcel Number 126-24-701-005.

This easement services no purpose at this location. There is already an approved single family residence that is within this easement and my client is wishing to construct an addition to this structure.

Thank you for your help on this matter.

If you have any further questions or concerns with this vacation request please feel free to contact myself on this project, Terry Montgomery, project manager (702-340-7330)

Thank you.



Terry Montgomery  
Project Manager,  
RR Consultants, Inc.