



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

October 12, 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
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
William Covington, 702-455-2540, William.Covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for September 28, 2021. (For possible action)
- IV. Approval of the Agenda for October 12, 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

10/20/21 BCC

- 1. **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**

11/02/21 PC

- 2. **UC-21-0521-THOMPSON SHAWN MICHAEL & WENDY S: USE PERMITS** for the following: **1)** allow an accessory building to exceed one-half the footprint of the principal dwelling; and **2)** allow the combination of all accessory structures to exceed the footprint of the principal dwelling. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce the setback for a proposed driveway to a property line; **3)** reduce the setback for an existing driveway to a property line; and **4)** reduce the setback from a driveway to an above ground electrical transformer on 0.52 acres in an R-E (RNP-I) Zone. Generally located 145 feet east of Park Street and 151 feet south of La Mancha Avenue within Lone Mountain. RM/jvm/jd (For possible action) **11/02/21 PC**

11/03/21 BCC

- 3. **VS-21-0489-HOOPER INDUSTRIES, LTD: VACATE AND ABANDON** easements of interest to Clark County located between Lone Mountain Road and Kraft Avenue, and between Tee Pee Lane and Fort Apache Road within Lone Mountain. RM/nr/jo (For possible action)

4. **WS-21-0488-HOOPER INDUSTRIES, LTD: WAIVER OF DEVELOPMENT STANDARDS** for intersection off-sets. **DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** single family residential on 4.7 acres in an R-E (RNP-I) Zone. Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street within Lone Mountain. RM/nr/jo (For possible action)
5. **TM-21-500140-HOOPER INDUSTRIES, LTD: TENTATIVE MAP** consisting of 8 lots on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street within Lone Mountain. RM/nr/jo (For possible action)

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 26, 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 28, 2021

MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

- 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 September 14, 2021 Minutes

Moved by: Chris
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for September 28, 2021

Moved by: SHARON
Action: Approved agenda as submitted
Vote: 4/0 - 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: DENIED in agreement with staff comments. Self-imposed hardship – applicant has not provided any alternatives to mitigate negative impacts to existing property to South.

Moved By: Brad

Vote: 5/0

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**

Action: APPROVED as submitted, subject to staff conditions

Moved By: Carol

Vote: 5/0

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**

Action: APPROVED as submitted, subject to staff conditions

Moved By: Kim

Vote: 5/0

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**

Action: HELD to 10-12-21 CAC meeting so applicant can have neighborhood meeting to show neighbors heights of wall and finished grade

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be October 12, 2021.

X. Adjournment

The meeting was adjourned at 8:16 p.m.

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 PW21-10872;
- 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

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" 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 #)	STAFF APP. NUMBER: <u>WS-21-0447</u> DATE FILED: <u>8/17/21</u> PLANNER ASSIGNED: <u>JR2</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>
	PROPERTY OWNER NAME: <u>Dan & 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>
	APPLICANT NAME: <u>Dan & 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 #: _____
	CORRESPONDENT 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

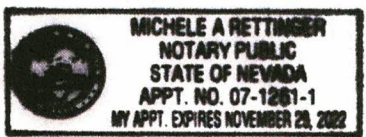
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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



*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 cursive script, appearing to read "Ray Fredericksen".

Ray Fredericksen, P.E.
President

ACCESSORY STRUCTURE
(TITLE 30)

PARK ST/LA MANCHA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0521-THOMPSON SHAWN MICHAEL & WENDY S:

USE PERMITS for the following: 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; and 2) allow the combination of all accessory structures to exceed the footprint of the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce the setback for a proposed driveway to a property line; 3) reduce the setback for an existing driveway to a property line; and 4) reduce the setback from a driveway to an above ground electrical transformer on 0.52 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 145 feet east of Park Street and 151 feet south of La Mancha Avenue within Lone Mountain. RM/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

125-30-806-004

USE PERMITS:

1. Increase the area of a proposed accessory building (detached garage) to 1,608 square feet where an accessory building with a maximum area of 1,114 square feet (one half the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 44.3% increase).
2. Increase the area of all accessory structures to 2,598 square feet where 2,228 square feet (footprint of principal dwelling) is allowed per Table 30.44-1 (a 16.6% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side yard setback to 3 feet where 5 feet is required per Table 30.40-1 (a 40% reduction).
2. Reduce the setback from a driveway to the west property line to 3 feet where 6 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
3. Reduce the setback for an existing driveway to the north property line to zero feet where 6 feet is required per Uniform Standard Drawing 222 (a 100% reduction).
4. Reduce the setback from a driveway to an above ground electrical transformer to 1 foot where 6 feet is required per Uniform Standard Drawing 222 (an 83.3% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5670 Park Street
- Site Acreage: 0.52
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 1,608

Site Plan

The existing principal structure is centrally located and faces in a northwesterly direction toward a private cul-de-sac bulb. An existing 990 square foot accessory structure is located behind the principal dwelling. The proposed detached garage is located in the southwest corner of the property which takes access from a private cul-de-sac for Park Street.

Landscaping

Landscaping is not required with this application.

Elevations

The plans depict a 25 foot tall, 1 story with mezzanine, accessory building composed of materials that will correspond to the principal dwelling. Two overhead doors are depicted on the north elevation.

Floor Plans

The plan shows an open area for storage of recreational vehicles.

Applicant's Justification

The applicant states that many other properties in this area have multiple accessory structures and since this structure will match the principal dwelling in terms of materials it will be compatible with the character of the area.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Staff finds that the requested increase for square footage of accessory structures to be minimal and that many of these type of requests have been approved in the vicinity of this property and throughout the County as a whole; therefore, staff can support these requests.

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

Staff reviews waiver of development standards to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. Staff finds that the proposed reduction on the side will not have any negative impacts on the adjacent residences; therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds the reduction in the distance from the residential driveway to the property line may cause safety issues. Although the residence is located at the end of a private cul-de-sac this reduction will have an effect on public facilities; therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff has no objection to the reduced setback for the residential driveway to the north property line since it is located at the end of a private cul-de-sac.

Waiver of development standards #4

The reduction in the distance from the residential driveway to an above ground electrical transformer may create a dangerous situation. If vehicles trying to access or exit the property using the driveway were to contact the electrical transformer it could lead to loss of electricity for the surrounding area, property damage, or even the loss of life; therefore, staff cannot support this request.

Staff Recommendation

Approval of waivers of development standards #1 and #3; denial of waivers of development standards #2 and #4.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Applicant shall provide written approval from Nevada Power Company (NV Energy).

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: SHAWN THOMPSON

**CONTACT: JAM RESIDENTIAL DESIGN & DRAFTING, 652 MIDDLEGATE ROAD,
SUITE B, HENDERSON, NV 89011**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

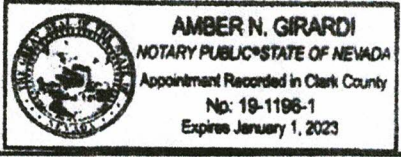
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-21-0521</u> DATE FILED: <u>9/14/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LOWE MTN</u> TAB/CAC DATE: <u>10/12/21</u> PC MEETING DATE: <u>11/2/2021</u> BCC MEETING DATE: _____ FEE: <u>\$ 1150</u>
	PROPERTY OWNER	NAME: THOMPSON SHAWN MICHAEL & WENDY S ADDRESS: 5670 N. PARK ST. CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>702-378-3571</u> E-MAIL: <u>THOMPSONDRYWALL@msn.com</u>
	APPLICANT	NAME: <u>SHAWN THOMPSON</u> ADDRESS: 5670 N. PARK ST. CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>702-378-3571</u> E-MAIL: <u>THOMPSONDRYWALL@msn.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>JASON MAHEU</u> ADDRESS: <u>652 MIDDLEGATE RD #B</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89011</u> TELEPHONE: <u>702-262-7955</u> CELL: _____ E-MAIL: <u>JAMDESIGN2@GMAIL.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-30-806-004
 PROPERTY ADDRESS and/or CROSS STREETS: 5670 N PARK ST
 PROJECT DESCRIPTION: 4 WS & 1 UC FOR ACCESSORY BUILDING

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 the property for the purpose of advising the public of the proposed application.

Shawn Thompson Shawn Thompson
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 09th 2021 (DATE)
 by Shawn M. Thompson
 NOTARY PUBLIC: Amber N. Girardi



*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.

SEP 14 21 PM 02:04



JAM Residential Design & Drafting

JASON MAHEU R.D. LIC # 249-P

JUSTIFICATION LETTER:

Shawn Thompson
5670 N. Park St.
Las Vegas, NV 89149
8-25-2021

U (21-0521

To whom it may concern,

This letter is support of 4 waiver of development standards:

WS#1 to allow the reduction of the side setback to be 3'-0" where 5'-0" is required,

WS#2 to allow for the reduction in setback for the driveway from 6'-0" to 3'-0" on the West property line,

WS#3 to allow for the reduction in setback for the existing driveway from 6'-0" to 0'-0" on the North property line,

WS#4 to allow a reduction in setback from the above ground electrical transformer from 6'-0" to 1'-0" for the existing driveway.

And 2 special use permits

UC#1 to allow an accessory building larger than the allowed 50% of the footprint of the main dwelling and Proposed area 1,608 s.f. where 1,114 s.f. is allowed per Table 30.44 (accessory uses and structures).

UC#2 to allow the combination of accessory buildings to be larger than the footprint of the existing dwelling proposed area 2,598 s.f. where 2,228 s.f. is allowed Table 30.44 (accessory uses and structures).

This is for an accessory building on the property at APN# 125-30-806-004. The lot size is 0.52 acres. The existing dwelling unit footprint is 2,228 S.F. There is an existing accessory building in the rear yard that is 990 S.F. The proposed garage will be located on the Southwest corner of the lot approx 29'-11" from the primary residence and be 1,608 S.F. The new total of the accessory buildings on the property would be 2,598 S.F. This new accessory building would match the existing materials and colors of the existing dwelling. The location of this building is dictated by the existing location of the septic tank and leach field on the property.

There are many other properties in this area with multiple accessory buildings. This structure will match the main structure and we feel this is compatible with the character of the community being rural.

It is the opinion of this office that the granting of these requests is appropriate and would have no ill effect.

Respectfully requested,
Jason Maheu R.D.

652 MIDDLEGATE RD. #B

HENDERSON, NEVADA 89011

JAMDESIGN2@GMAIL.COM

PHONE: (702) 262-7955

FAX: (702) 253-1182

PATENT EASEMENTS
(TITLE 30)

LONE MOUNTAIN RD/CHIEFTAIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0489-HOOPER INDUSTRIES, LTD:

VACATE AND ABANDON easements of interest to Clark County, located between Lone Mountain Road and Kraft Avenue, and between Tee Pee Lane and Fort Apache Road within Lone Mountain (description on file). RM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

138-06-503-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The application is a request to vacate and abandon patent easements. The plans depict the vacation and abandonment of a 33 foot wide patent easement located on the west boundary, with a 3 foot wide portion of the patent easement extending east along the southern boundary line and extending north along the eastern boundary.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-21-0488	A waiver of development standards for a residential subdivision with increased finish grade is a companion application on this agenda.
TM-21-500140	A tentative map for an 8 lot residential subdivision is a companion application 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 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Chieftain Street, 30 feet for Kraft Avenue, and associated spandrels;
- 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: PINNACLE HOMES

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

APR 21-100975



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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-21-0489</u>	DATE FILED: <u>8/31/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>10/12/21</u>
		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>11/3/21</u>	
		FEE: <u>875</u>	

PROPERTY OWNER	NAME: <u>Hooper Industries, LTD</u>
	ADDRESS: <u>2503 Mapleberry Court</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-595-6213</u> CELL: <u>Same</u>
	E-MAIL: <u>slhooper440@gmail.com</u>

APPLICANT	NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u>
	ADDRESS: <u>9225 W. Flamingo Road Ste. 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720 x23</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	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>89147</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-503-002

PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain & Chieftain

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.

Steven Hooper
 Property Owner (Signature)*

Steven Hooper, President
 Property Owner (Print)

STATE OF ~~NEVADA~~ ^{Utah}
 COUNTY OF Washington
 SUBSCRIBED AND SWORN BEFORE ME ON 7/8/2021 (DATE)
 By Steven Hooper
 NOTARY PUBLIC: Denise Weekes Nelson



*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**

VS-21-0489

July 1, 2021

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

**RE: Lone Mountain & Chieftain: Vacate Patent Easement
APN 138-06-503-002**

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Patent Easement Vacation with our concurrent submittal of a Tentative Map, Design Review, and a Waiver of Development Standards for a residential subdivision.

Patent Vacation:

The purpose is to vacate 33-ft of the patent easement along the west boundary and 3' of patent easement along east and south boundary, patent number 1209358, as shown in Vacation Patent Exhibit provided with this submittal.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Elisha Scrogum
Project Coordinator

11/03/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

LONE MOUNTAIN RD/CHIEFTAIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0488-HOOPER INDUSTRIES, LTD:

WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets.

DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street (alignment) within Lone Mountain. RM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

138-06-503-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the intersection off-set to 121 feet where 125 feet is required per Chapter 30.52.052 (a 3.2% reduction).

DESIGN REVIEWS:

1. Increase finished grade up to 84 inches (7 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 366.7% increase).
2. Single family residential.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots/Units: 8
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 17,712/18,047
- Project Type: Single family residential
- Number of Stories: 1
- Building Height: 18 feet, 1 inch
- Square Feet: 3,638 to 4,211

Site Plans

The plans submitted depict an 8 lot single family residential development on 4.7 acres for a density of 1.7 units per acre. The minimum net lot size is 17,712 and the maximum is 18,047. The lots are accessed from a private cul-du-sac with gated entry from Kraft Avenue.

Landscaping

A 6 foot wide landscape area is shown along Lone Mountain Road behind the existing sidewalk. A 4 foot wide landscape strip is proposed along Chieftain Street and a 4 foot wide landscape area along Kraft Avenue. A 7 foot wide landscape strip will be located on each side of the entrance to the subdivision from Kraft Avenue. No sidewalks are proposed along Chieftain Street or Kraft Avenue as the roadway will be developed to rural street standards.

Elevations

Three distinct elevation options are offered for each of the 8 single story home floor plans. Exterior elements will include pitched tiles roofs, stucco exteriors with stone veneer.

Floor Plan

The proposed homes range from 3,638 square feet to 4,211 square feet and are composed of typical room types within the size of the home. Each home type has a casita option.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the increase in finish grade would predominately be for the eastern lots. The applicant also states that the low traffic volume in the area and with the intersection offset there will be no safety issues. The applicant indicates that these requests should have little to no impact on adjacent properties.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-21-500140	A tentative map for an 8 lot residential subdivision is a companion item on this agenda.
VS-21-0489	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

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.

Design Review #2

The proposed 8 lot single family subdivision has 2 lots that are below 18,000 square feet net lot size. The R-E (Rural Estate Residential) zone allows for the net lot size to be decreased by 10% when the lot is adjacent to a collector or arterial street per Table 30.40-1 without requesting a waiver of development standards. However the 2020 Lone Mountain Land Use Plan states in Policy 2.8, "*When lot size variation is needed to subdivide a parcel that is larger than ½ acre, a minimum lot size of 19,000 net square feet or larger, is encouraged.*" The Lone Mountain Interlocal Agreement states for Planning Area A1 that, "*each lot will maintain a minimum buildable net lot size area of at least 18,000 square feet with a goal of at least 18,500 square feet.*" Although the proposed development meets the allowance of Table 30.40-1 the proposal is not cohesive with the Lone Mountain Land Use Plan and the Lone Mountain Interlocal Agreement; therefore, staff cannot support the request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to reduce the street intersection off set between Chieftain Street and Capriana Court. The proposed 8 lot subdivision should see a low volume of traffic because of the limited number of lots, similar to the developed site to the west. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #1

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Chieftain Street, 30 feet for Kraft Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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 #)	STAFF	APP. NUMBER: <u>WS-21-0488</u> DATE FILED: <u>8/31/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>10/12/21</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>11/3/21</u> FEE: <u>\$1150</u>
	PROPERTY OWNER	NAME: <u>Hooper Industries, LTD</u> ADDRESS: <u>2503 Mapleberry Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.595.6213</u> CELL: _____ E-MAIL: <u>slhooper440@gmail.com</u>
	APPLICANT	NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u> ADDRESS: <u>9225 W. Flamingo Road Ste. 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720 x23</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>	

ASSESSOR'S PARCEL NUMBER(S): 138-06-503-002

PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain & Chieftain

PROJECT DESCRIPTION: Single family residential subdivision

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

Steven Hooper *President* Steven Hooper, President
Property Owner (Signature)* Property Owner (Print)

STATE OF Utah
COUNTY OF Washington
SUBSCRIBED AND SWORN BEFORE ME ON 6/17/21 (DATE)
By Steven Hooper
NOTARY PUBLIC: Denine Weekes-Nelson



*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-21-0488

August 3, 2021

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

**Re: Lone Mountain & Chieftain – Justification Letter
APN: 138-06-503-002**

To whom it may concern:

On behalf of our client, Pinnacle Homes, Taney Engineering is respectfully submitting a project description letter for a Design Review and Waiver of Standards, for a proposed 4.7 gross acre, 8 lot residential subdivision.

Project Description:

The project consists of a 4.7 gross-acre, 8 lot residential subdivision with 1.7 lots per acre located south of Lone Mountain Road and west of Chieftain Street. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use RNP – Rural Neighborhood Preservation. We are requesting the site to remain zoned R-E.

Our project will consist of high-end estate homes. All public streets abutting the development will remain in the existing rural road conditions and the private cul-de-sac will have 24" L-type curb. In addition to stylish exteriors, the homes will include full length 20' driveways with multi-car garages.

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

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

All lots in the subdivision will have access to the site from gated entrance off of Kraft Ave. There will be multi-car garages provided for each unit for a minimum of 16 parking spaces provided, in addition to full length driveways that can park at a minimum 2 vehicles each. Perimeter landscaping is being provided in excess of code requirements by a 6-ft landscape area in Lone Mountain and 4-ft landscape area in Kraft Ave and Chieftain St between the right of way limits and a decorative cmu wall. Home Owner's Association (HOA) will maintain the perimeter landscaping.

The subdivision proposes to use cross fall street with a 2% minimum cross-slope from west to east. This cross-slope street will aid in reducing the amount of retaining walls needed in the proposed development, by allowing the elevations of the lots across the street from one another to have about a foot of difference in elevation.

As per the title 30 development standards, a 60-ft public right-of-way in an R-E (RNP-Rural Neighborhood Preservation Area) is allowed to improve offsite street to non-urban standards. Therefore, we are keeping the same standards for Chieftain Street and Kraft Avenue, which are both 60-ft right-of-way, with no curb, gutter, sidewalk, street lights and install a paved roadway section of 32-ft width per uniform standard drawing 209.



TANEY **E**NGINEERING

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

**PLANNER
COPY**

WS-21-0488

The lots will range in size from approximately 17,678-sf to 18,026-sf net and 20,089-sf to 24,022-sf gross. The proposed homes will consist of one-story homes (height of one-story homes will not exceed 19') with multi-car garages. There are 3 model plans casita option and 3 elevation types. All casita plans (shown in the Floor/Elevation Plans) are chosen, these structures will meet accessory structure setbacks for R-E zoning.

Waiver of Standards – Street Intersection Offset

On behalf of our client, we would like to request waiver of Title 30.52.052.a.1, street intersection offset requirement of 125-ft between Covered Bridge Court and Chieftain Street, along Kraft Ave. There is street intersection offset of 121.29-ft which is a reduction of 2.9%. Due to low volume of traffic, this should not be a safety issue.

Design Review – Excess Fill

We would like to apply for a design review for the excess fill along our eastern lots. We believe that the difference in elevation between the proposed and existing grade will be up to 7-ft (84") of fill above the existing elevations on the site. The fill area above 18" is on eastern lots 1 through 4. The impact to the adjacent properties should be minimal. The adjacent property to the north and east is currently undeveloped. Adjacent properties to the west and south are similarly developed with a large wall abutting the project property and Kraft Ave respectively, so there should be little to no impact to the existing homes.

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

Respectfully,
Taney Engineering

Elina Prajapati,
Designer I

LONE MOUNTAIN & CHIEFTAN
(TITLE 30)

LONE MOUNTAIN RD/CHIEFTAN ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500140-HOOPER INDUSTRIES, LTD:

TENTATIVE MAP consisting of 8 lots on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street (alignment) within Lone Mountain. RM/nr/jo (For possible action)

RELATED INFORMATION:

APN:
138-06-503-002

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.7
- Number of Lots/Units: 8
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 17,712/18,047
- Project Type: Single family residential

The plans submitted depict an 8 lot single family residential development on 4.7 acres for a density of 1.7 units per acre. The minimum net lot size is 17,712 and the maximum is 18,047. The lots are accessed from a private cul-du-sac with gated entry from Kraft Avenue.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0489	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-21-0488	A waiver of development standards for a residential subdivision with increased finish grade is a companion application on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff is not in support of the design review, staff cannot support the tentative map.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Chieftain Street, 30 feet for Kraft Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; 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 to contact the City of Las Vegas for any sanitary sewer needs.

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

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

APR 21-100975



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500140</u>	DATE FILED: <u>8/31/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>10/12/21</u>
TENTATIVE MAP (TM)		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>11/3/21</u>	
		FEE: <u>\$750</u>	

PROPERTY OWNER	NAME: <u>Hooper Industries, LTD</u>
	ADDRESS: <u>2503 Mapleberry Court</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702.595.6213</u> CELL: _____
	E-MAIL: <u>slhoopr440@gmail.com</u>

APPLICANT	NAME: <u>Pinnacle Homes Attn: Frank Wyatt</u>
	ADDRESS: <u>9225 W. Flamingo Road Ste. 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720 x23</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u>
	REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u>
	E-MAIL: <u>ElishaS@taneycorp</u>
	REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 138-06-503-002

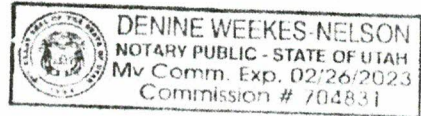
PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain & Chieftain

TENTATIVE MAP NAME: Lone Mountain & Chieftain

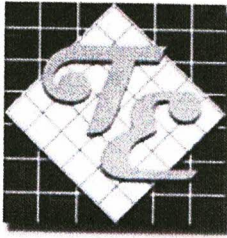
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Steven Hooper *President* Steven Hooper, President
 Property Owner (Signature)* Property Owner (Print)

STATE OF Utah
 COUNTY OF Washington
 SUBSCRIBED AND SWORN BEFORE ME ON 6/17/21 (DATE)
 By Steven Hooper
 NOTARY PUBLIC Denise Weekes-Nelson



*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 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

June 24, 2021

DBL-21-005

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

**PLANNER
COPY**

TM-21-500140

Re: Lone Mountain & Chieftain – Tentative Map

To Whom it May Concern:

Taney Engineering, on behalf of our client, Pinnacle Homes, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Waiver, Vacation, and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

Elisha Scrougm
Project Coordinator