



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

October 25, 2022

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
Allison Bonnano

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, 702-455-1900, 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 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 October 11, 2022. (For possible action)

IV. Approval of the Agenda for October 25, 2022, 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

1. **WC-22-400112 (UC-1674-06)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS** of a use permit limiting to 24 days per calendar year in conjunction with a museum on 9.1 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action) 11/15/22 PC
2. **WC-22-400113 (WS-1156-08)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS** of a use permit limiting a maximum of 35 guests per museum event in conjunction with a museum on 9.1 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action) 11/15/22 PC
3. **WS-22-0546-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce setbacks; and 3) allow non-standard improvements within the right-of-way. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on a 5.2 acre portion of a 10.0 acre site in an R-E (RNP-I) Zone. Generally located on the north side of Ann Road and the east side of Egan Crest Drive within Lone Mountain. RM/md/syp (For possible action) 11/16/22 BCC
4. **TM-22-500186-USA: TENTATIVE MAP** consisting of 5 lots and common lots on a 5.2 acre portion of a 10.0 acre site in an R-E (RNP-I) Zone. Generally located on the north side of Ann Road and the east side of Egan Crest Drive within Lone Mountain. RM/md/syp (For possible action) 11/16/22 BCC

VII. General Business

- Review previous year budget requests and take public input regarding requests for the next fiscal year. (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: November 8, 2022.

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>

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



Lone Mountain Citizens Advisory Council

October 11, 2022

MINUTES

Board Members: Chris Darling – Chair – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT**
Kimberly Burton – **PRESENT**
Carol Peck – **PRESENT**
Allison Bonnano - **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 6:30 p.m.
- II. Public Comment
None
- III. Approval of September 27, 2022 Minutes
- Moved by: KIM**
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for October 11, 2022, with items #1 and #2 to be heard together
- Moved by: SHARON**
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Item(s)
Received notification that applications for 2-year appointment to the Lone Mountain CAC are available until November 15, 2022.

VI. Planning & Zoning

1. **VS-22-0507-FUNSTON, STEVEN L. SEPARATE PROPERTY TRUST & FUNSTON, STEVEN L. TRS: VACATE AND ABANDON** easements of interest to Clark County located between Jensen Street and Conquistador Street, and between Tropical Parkway and Bright Angel Way within Lone Mountain (description on file). RM/bb/syp (For possible action) **11/01/22 PCC**

Action: APPROVED subject to staff conditions and condition that architectural features such as doors, window or pop-outs be added to South side of accessory structure

Moved By: CHRIS

Vote: 5/0 Unanimous

2. **UC-22-0520-FUNSTON, STEVEN L. SEPARATE PROPERTY TRUST & FUNSTON, STEVEN L. TRS: USE PERMIT** to allow an accessory building to exceed one half the footprint of the principal building. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** to reduce street landscaping along a collector street; and **2)** reduce access gate setback along a collector street in conjunction with an existing single family residence on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the north side of Tropical Parkway, 130 feet west of Jensen Street within Lone Mountain. RM/rk/syp (For possible action) **11/01/22 PCC**

Action: APPROVED subject to staff conditions

Moved By: CHRIS

Vote: 5/0 Unanimous

3. **ET-22-400097 (DR-18-0413)-BEARD FAMILY TRUST & BEARD JOHN M & SUSAN M TRS: DESIGN REVIEW SECOND EXTENSION OF TIME** for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Azure Drive and the east side of Campbell Road within Lone Mountain. JJ/dd/syp (For possible action) **11/02/22 BCC**

Action: NO ACTION TAKEN (applicant not present)

VII. General Business

- Reviewed previous year budget requests and took public input regarding requests for the next fiscal year.

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be October 25, 2022

X.. Adjournment

The meeting was adjourned at 6:49 p.m.

11/15/22 PC AGENDA SHEET

MUSEUM
(TITLE 30)

PARK ST/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400112 (UC-1674-06)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:

WAIVER OF CONDITIONS of a use permit limiting to 24 days per calendar year in conjunction with a museum on 9.1 acres in an R-E (Rural Residential Estates) (RNP-I) Zone.

Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-706-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5850 N. Park Street
- Site Acreage: 9.1
- Project Type: Art Museum
- Number of Stories: 1
- Square Feet: 12,180
- Parking Required/Provided: 41/12 (approved with WS-1156-08)

Plans, History, & Request

The plans depicted an approximately 11,200 square foot addition to an existing 3,000 square foot residence used as an art museum. However, in 2008, the plans were modified and the area of the museum was reduced to 12,180 square feet via UC-1156-08. Exterior building materials consist of sand-colored stucco and tile roof. The floor plan depicts 5 gallery rooms and a gift shop. The site was approved with no parking lot landscaping or street landscaping.

At the original time of approval, the applicant proposed to exhibit works of art by special invitation during a maximum of 24 events per year. The applicant proposed commercial uses accessory to the museum, consisting of incidental sale of the exhibited art. The applicant

proposed to continue living on the property within the existing residence; today, the applicant continues to reside on site.

The applicant is requesting to open the museum Thursdays through Saturdays 11:00 a.m. to 5:00 p.m. and Sundays from 11:00 a.m. to 4:00 p.m. The applicant also proposes to have 2 special events per month lasting from 2 to 4 hours, concluding by 10:00 p.m. WC-22-400113; (WS-1156-08) is a companion item on this agenda to waive the condition limiting the maximum number of guests per event to 35. The request includes allowing up to 50 guests per day, and up to 100 guests for special events.

Previous Conditions of Approval

Listed below are the approved conditions for AR-20-400002 (UC-1674-06):

Current Planning

- Remove the time limit.
- Applicant is advised that a Clark County Business License may be required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for AR-20-400008 (WS-1156-08):

Current Planning

- Remove the time limit.
- Applicant is advised that a Clark County Business License may be required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400181 (UC-1674-06):

Current Planning

- Until January 18, 2020 to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400182 (WS-1156-08):

Current Planning

- Until January 18, 2020 to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-1674-06 (ET-0066-13):

Current Planning

- Until January 18, 2018 to commence and review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with 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.

Listed below are the approved conditions for WS-1156-08 (ET-0067-13):

Current Planning

- Until January 18, 2018 to commence and review as public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRI) does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the parcel.

Listed below are the approved conditions for WS-1156-08 (ET-0136-10):

Current Planning

- Until January 18, 2014 to commence and review as a public hearing to coincide with UC-1674-06;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.

- Applicant is advised that any changed in circumstance or regulations may be justification for the denial of an extension of time.

Public Works- Development Review

- Right-of-way dedication to include 30 feet for Park Street and 30 feet for El Campo Grande Avenue;
- Execute a Restrictive Covenant Agreement (deed restriction).

Listed below are the approved conditions for UC-1674-06 (ET-0266-09):

Current Planning

- Until January 18, 2014 to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for VS-0183-09:

Current Planning

- Satisfy utility companies' requirements;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the recording of the order of vacation in the Office of the County Recorder must be completed within years of the approval date or the application will expire.

Civil Engineering

- Right-of-way dedication of portion of knuckle at the intersection of TeePee Lane and Corbett Street;
- Drainage study and compliance;
- Revise legal description, if necessary, prior to recording.

Listed below are the approved conditions for WS-1156-08:

Current Planning

- Until January 18, 2011 to commence and review a public hearing to coincide with UC-1674-06;
- A maximum of 35 guests per museum event;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Pave Corbett Street and TeePee Lane to non-urban standards, or apply for and have approved the vacation of Corbett Street and TeePee Lane;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Listed below are the approved conditions for UC-1674-06 (ET-0204-08):

Current Planning

- Until January 18, 2010 to commence and review as a public hearing;
- Property owner must apply for a commercial septic system permit for the museum from the Nevada Division of Environmental Protection;
- Property owner to acquire additional water rights from the Nevada Division of Water Resources to convert from a domestic use well to a commercial use well;
- All applicable standard conditions for this application type;
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Drainage study and compliance;
- Compliance with previous conditions.

Listed below are the approved conditions for UC-1674-06:

Current Planning

- 4 years for review as a public hearing;
- Limited to 24 days per calendar year;
- Any future additions will require approval of a new use permit;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Construct paving to non-urban standards on Corbett Street and Tee Pee Lane;
- Execute Restrictive Covenant (deed restrictions).

Applicant's Justification

The applicant is requesting to open 4 days a week and hold 24 events per year. The proposed hours of operation are Thursday through Saturday from 11:00 a.m. to 5:00 p.m. and Sunday from 11:00 a.m. to 4:00 p.m. The special events would be twice a month for 2 to 4 hours each event, concluding before 10:00 p.m.

Access to the site's parking lot is via El Campo Grande Avenue. The applicant states that the museum's architecture is such that one cannot see the visitors entering the parking lot. The museum sits on 10 acres, most of which is a buffer zone around the museum. A beautiful cast

stone wall surrounds the museum and residence with landscaping using decorative gravel and desert plants.

The applicant proposes to mitigate parking demands by providing shuttle vans and asking attendees to carpool to accommodate parking. The current parking lot provides 12 parking spaces (2 designated to handicap parking) with an additional large parking area to the west of the parking lot for a bus (unpaved). The applicant provided a plan to accommodate the increase number of people attending the museum which states: 1) schedule visitors by appointment only; 2) stagger parking reservations for 2.5 hour-time periods for the designated 12 parking spaces throughout the day and not to exceed 12 vehicles at any one period; 3) stagger increased visitor numbers through the additional days that the facility is opened; and 4) the facility has sufficient parking and is ADA-compliant with a concealed handicapped ramp. In order to mitigate the lack of trash enclosure, the applicant states that no food or beverages will be allowed in the museum, therefore, no additional trash will be created. When there is an event, it will be catered, and the caterer will remove the debris from the site.

The Rita Deanin Abbey Art Museum is unique to the State of Nevada and offers ample space where small groups can gather and experience art in a museum setting. Applicant states the museum enhances the neighborhood and it is an amenity to Clark County residents and visitors interested in art and culture.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400002 (UC-1674-06)	First application for review for a museum with accessory commercial uses; removed time limit	Approved by PC	March 2020
AR-20-400008 (WS-1156-08)	First application for review for reduction of parking and museum redesign; removed time limit	Approved by PC	March 2020
ET-18-400181 (UC-1674-06)	Fourth extension of time for the use permit for a museum	Approved by PC	October 2018
ET-18-400182 (WS-1156-08)	Third extension of time to reduce parking and museum redesign	Approved by PC	October 2018
UC-1674-06 (ET-0066-13)	Third extension of time for the use permit for a museum	Approved by PC	September 2013
WS-1156-08 (ET-0067-13)	Second extension of time to reduce parking and museum redesign	Approved by PC	September 2013
WS-1156-08 (ET-0136-10)	First extension of time to reduce parking and museum redesign	Approved by PC	October 2010
UC-1674-06 (ET-0266-09)	Second extension of time for the use permit for a museum	Approved by PC	November 2009
VS-0183-09	Vacated portions of Corbett Street and a portion of Tee Pee Lane	Approved by PC	May 2009
WS-1156-08	Reduced parking and museum redesign	Approved by PC	February 2009
UC-1674-06 (ET-0204-08)	First extension of time for the use permit for a museum	Approved by PC	September 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1674-06	Original application for a museum and waivers for landscaping	Approved by PC	January 2007
VC-0910-00	Allowed an accessory structure (sculpture) in the front yard	Approved by PC	July 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
WC-22-400113 (WS-1156-08)	A request to increase the limit of people per museum event 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

Title 30 states a condition may be waived (or modified) upon the finding that the condition will no longer fulfill its intended purpose. The applicant originally stated the number of events per year would be 24 and by special invitation only. Staff is concerned with the potential for a more intense use by increasing the number of events allowed per year as well as the days opened to the public. The only access to the site is via a local street, creating the potential for significant traffic impact on adjacent streets and single family residences.

Policy LM-1.2: Neighborhood Integrity of the Clark County Master Plan promotes the preservation and the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. Although the approved use has not had known public response complaints filed and as it stands, it is opened to the public by invite only and during certain events. The fact that the applicant is requesting to modify the number of events per year and the hours of operation, the use can become a potential nuisance to the neighbors. The property is in the planning area A1 of the Lone Mountain Interlocal Agreement. The agreement states that the area

must remain residential. The interlocal agreement did not anticipate the use to increase in intensity. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Current Planning

If approved:

- Until January 1, 2024 to review as a public hearing;
- Special events to end by 8:00 p.m.;
- Days and hours of operations to the public to be limited to Thursday to Saturday from 11:00 a.m. to 4:00 p.m.
- Applicant is advised approval does not constitute or imply approval any other County issued permit, license or approval; a Clark County business license may be required; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ROBERT ROCK BELLIVEAU AND RITA DEANIN ABBEY FOUNDATION
CONTACT: LAURA SANDERS, RITA DEANIN ABBEY MUSEUM, 5850 NO PARK ST,
LAS VEGAS, NV 89149

DRAFT



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 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) WS-1150-08 (ORIGINAL APPLICATION #) <u>WC-1674-06</u> <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>WC-22-400112</u> DATE FILED: <u>9/20/22</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>10/25/2</u> PC MEETING DATE: <u>NOV 15, 2022 @ 7pm</u> @6:30pm BCC MEETING DATE: <u>-</u> FEE: <u>\$47500</u>
	PROPERTY OWNER NAME: <u>Robert Rock Belliveau and Rita Deanin Abbey Foundation</u> ADDRESS: <u>5850 North Park Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702 645-7997</u> CELL: <u>702 596-2439</u> E-MAIL: <u>rrobbell@aol.com</u>
	APPLICANT NAME: <u>Rita Deanin Abbey Museum</u> ADDRESS: <u>5850 North Park Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702 658-5097</u> CELL: <u>702 600-0838</u> E-MAIL: <u>lsanders@rdamuseum.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Laura Sanders</u> ADDRESS: <u>5850 North Park Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702 658-5097</u> CELL: <u>702 600-0838</u> E-MAIL: <u>lsanders@rdamuseum.org</u> REF CONTACT ID #: <u>Director</u>

ASSESSOR'S PARCEL NUMBER(S): 125-30-706-001

PROPERTY ADDRESS and/or CROSS STREETS: 5850 North Park Street Cross Streets: W. El Campo Grande and Tee Pee

PROJECT DESCRIPTION: 12.14 acres with a 11,200 square foot museum with sculpture garden and 3,000 square foot residence

(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.

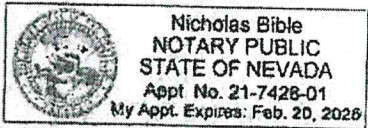
Robert Belliveau
Property Owner (Signature)*

ROBERT BELLIVEAU
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 4, 2022 (DATE)

By Robert Belliveau
NOTARY PUBLIC: [Signature]



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



**RITA DEANIN ABBEY
ART MUSEUM**

5850 North Park Street Las Vegas, Nevada 89149
(702) 658-5097

August 31, 2022

RE: US-1674-06

PLANNER
COPY

Dear Department of Comprehensive Planning,

Permit US-1674-06 limits the museum to 24 events a year. We are writing to obtain approval to be allowed to be open four days a week and hold 24 events a year.

Hours: We would like to be open Thursday through Saturday, 11 AM to 5 PM, and Sunday from 11 AM to 4 PM. Special events, ideally two a month, 12 months a year from 2-4 hours, concluding before 10 PM, maximizing our parking lot using shuttle vans, and asking event visitors to carpool.

Parking: Our current parking lot has 12 parking spaces; two are designated handicapped, with additional space for one large area for a bus. To accommodate the increasing number of people attending the museum, we plan to:

- Schedule visitors by appointment only.
- Stagger parking reservations for 2 1/2 hour-time periods for the designated 12 parking spaces throughout the day and not exceed 12 vehicles at any one period.
- Stagger increased visitor numbers through the additional days that we are open.
- Our facility has sufficient parking and is ADA-compliant with a concealed handicapped ramp.

Access: Visitors will access the museum's parking lot from El Campo Grande, which is adjacent to a prominent undeveloped tract of land with no houses.

- The surrounding neighborhood is a dead-end road surrounded by undeveloped land. There are no neighbors to the East or North.
- The museum's architecture is such that you can't see the visitors entering the parking lot unless you drive to the parking lot.
- The limited number of visitations is staggered by appointments throughout the day and will not affect neighbors.
- A cast stone wall that matches the structure's wall hides the residence, museum, and sculpture garden. A chain-link fence surrounds the entire property.

Trash: During the three days, we ask to be open; no food or beverages is allowed in the museum. No additional waste is created. When we have an event, it will be catered, and the caterer will remove the debris. If the need arises, we will set up a separate trash container.

Landscaping: The museum sits on ten acres, most of which is a desert buffer zone around the museum. A beautiful cast stone wall surrounds the museum and residence. We have landscaped the parking lot and the museum using decorative gravel and desert plants.

Here are a few examples of the types of events; in November, the International Woman's Forum will host its Leadership Conference in Las Vegas. Also, the Las Vegas Philharmonic and the Neon Museum inquired about holding their annual fundraisers at the museum. Changing our permit would allow us to receive classroom visits from the Clark County Public School districts.

The Rita Deanin Abbey Art Museum is unique to the state of Nevada and offers ample space where small groups can gather and experience art in a beautiful museum setting. We are an enhancement to the neighborhood and an amenity to Clark County residents and visitors interested in art and culture.

The purpose of the request is to ask for your continued support of the arts in Nevada.

Respectfully,

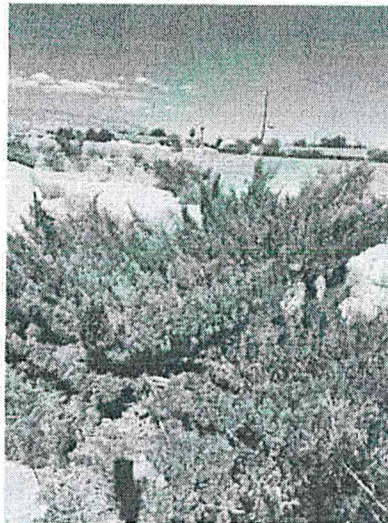


Laura L. Sanders, Museum Director

Examples of Landscaping



Planters with New Junipers



Full Grown Junipers in Planters

11/15/22 PC AGENDA SHEET

MUSEUM
(TITLE 30)

PARK ST/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400113 (WS-1156-08)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:

WAIVER OF CONDITIONS of a use permit limiting a maximum of 35 guests per museum event in conjunction with a museum on 9.1 acres in an R-E (Rural Residential Estates) (RNP-I) Zone.

Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-706-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5850 N. Park Street
- Site Acreage: 9.1
- Project Type: Art Museum
- Number of Stories: 1
- Square Feet: 12,180
- Parking Required/Provided: 41/12 (approved with WS-1156-08)

Plans, History, & Request

The plans depicted an approximately 12,180 square foot museum. Originally a 11,200 square foot addition to an existing 3,000 square foot residence was proposed as an art museum. Plans were modified with UC-1156-08 to 12,180 square feet. Exterior building materials consist of sand-colored stucco and tile roof. The floor plan depicts 5 gallery rooms and a gift shop. The site was approved with no parking lot landscaping or street landscaping.

In 2008, changes in the parking lot layout indicated access to the parking lot via El Campo Grande Avenue rather than Tee Pee Lane. The applicant requested a reduction in parking to 12 spaces where 41 spaces was required. The applicant stated the justification for the reduction of

parking was based on the maximum 35 visitors allowed at the facility for an hour period and that the guests were arriving on site via bus. An engineering analysis indicated that the proposed 12 spaces and 1 bus space were sufficient amount of parking for this site. The application also included a request for waiver of development standards for required trash enclosure and access from a residential local street (El Campo Grande Avenue).

The applicant is requesting to open the museum Thursdays through Saturdays 11:00 a.m. to 5:00 p.m. and Sundays from 11:00 a.m. to 4:00 p.m. The applicant also proposes to have 2 special events per month lasting from 2 to 4 hours, concluding by 10:00 p.m. [WC-22-400112 (UC-1674-06)]. Also, with the increase in days/event, the applicant is requesting to waive the condition limiting the maximum number of guests per event to 35 per WS-1156-08. The request includes allowing up to 50 guests per day, and up to 100 guests for special events.

Previous Conditions of Approval

Listed below are the approved conditions for AR-20-400002 (UC-1674-06):

Current Planning

- Remove the time limit.
- Applicant is advised that a Clark County Business License may be required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for AR-20-400008 (WS-1156-08):

Current Planning

- Remove the time limit.
- Applicant is advised that a Clark County Business License may be required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400181 (UC-1674-06):

Current Planning

- Until January 18, 2020 to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400182 (WS-1156-08):

Current Planning

- Until January 18, 2020 to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-1674-06 (ET-0066-13):

Current Planning

- Until January 18, 2018 to commence and review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with 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.

Listed below are the approved conditions for WS-1156-08 (ET-0067-13):

Current Planning

- Until January 18, 2018 to commence and review as public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the parcel.

Listed below are the approved conditions for WS-1156-08 (ET-0136-10):

Current Planning

- Until January 18, 2014 to commence and review as a public hearing to coincide with UC-1674-06;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstance or regulations may be justification for the denial of an extension of time.

Public Works- Development Review

- Right-of-way dedication to include 30 feet for Park Street and 30 feet for El Campo Grande Avenue;
- Execute a Restrictive Covenant Agreement (deed restriction).

Listed below are the approved conditions for UC-1674-06 (ET-0266-09):

Current Planning

- Until January 18, 2014 to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for VS-0183-09:

Current Planning

- Satisfy utility companies' requirements;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the recording of the order of vacation in the Office of the County Recorder must be completed within years of the approval date or the application will expire.

Civil Engineering

- Right-of-way dedication of portion of knuckle at the intersection of TeePee Lane and Corbett Street;
- Drainage study and compliance;
- Revise legal description, if necessary, prior to recording.

Listed below are the approved conditions for WS-1156-08:

Current Planning

- Until January 18, 2011 to commence and review a public hearing to coincide with UC-1674-06;
- A maximum of 35 guests per museum event;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Pave Corbett Street and TeePee Lane to non-urban standards, or apply for and have approved the vacation of Corbett Street and TeePee Lane;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Listed below are the approved conditions for UC-1674-06 (ET-0204-08):

Current Planning

- Until January 18, 2010 to commence and review as a public hearing;
- Property owner must apply for a commercial septic system permit for the museum from the Nevada Division of Environmental Protection;
- Property owner to acquire additional water rights from the Nevada Division of Water Resources to convert from a domestic use well to a commercial use well;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Drainage study and compliance;
- Compliance with previous conditions.

Listed below are the approved conditions for UC-1674-06:

Current Planning

- 4 years for review as a public hearing;
- Limited to 24 days per calendar year;
- Any future additions will require approval of a new use permit;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Construct paving to non-urban standards on Corbett Street and Tee Pee Lane;
- Execute Restrictive Covenant (deed restrictions).

Applicant's Justification

The applicant is requesting to open 4 days a week and hold 24 events per year. The proposed hours of operation are Thursday through Saturday from 11:00 a.m. to 5:00 p.m. and Sunday from 11:00 a.m. to 4:00 p.m. The special events would be twice a month for 2 to 4 hours each event, concluding before 10:00 p.m.

Access to the site's parking lot is via El Campo Grande Avenue. Applicant states that the museum's architecture is such that one cannot see the visitors entering the parking lot. The museum sits on 10 acres, most of which is a buffer zone around the museum. A beautiful cast stone wall surrounds the museum and residence with landscaping using decorative gravel and desert plants.

The applicant proposes to mitigate parking demands by providing shuttle vans and asking attendees to carpool to accommodate parking. The current parking lot provides 12 parking spaces (2 designated to handicap parking) with an additional large parking area to the west of the parking lot for a bus (unpaved). The applicant provided a plan to accommodate the increase number of people attending the museum states: 1) schedule visitors by appointment only; 2) stagger parking reservations for 2.5 hour-time periods for the designated 12 parking spaces throughout the day and not to exceed 12 vehicles at any one period; 3) stagger increased visitor numbers through the additional days that the facility is opened; and 4) the facility has sufficient parking and is ADA-compliant with a concealed handicapped ramp. In order to mitigate the lack of trash enclosure, the applicant states that no food or beverages will be allowed in the museum, therefore, no additional trash will be created. When there is an event, it will be catered, and the caterer will remove the debris from the site.

The Rita Deanin Abbey Art Museum is unique to the State of Nevada and offers ample space where small groups can gather and experience art in a museum setting. Applicant states the museum enhances the neighborhood and it is an amenity to Clark County residents and visitors interested in art and culture.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400002 (UC-1674-06)	First application for review for a museum with accessory commercial uses; removed time limit	Approved by PC	March 2020
AR-20-400008 (WS-1156-08)	First application for review for reduction of parking and museum redesign; removed time limit	Approved by PC	March 2020
ET-18-400181 (UC-1674-06)	Fourth extension of time for the use permit for a museum	Approved by PC	October 2018
ET-18-400182 (WS-1156-08)	Third extension of time to reduce parking and museum redesign	Approved by PC	October 2018
UC-1674-06 (ET-0066-13)	Third extension of time for the use permit for a museum	Approved by PC	September 2013
WS-1156-08 (ET-0067-13)	Second extension of time to reduce parking and museum redesign	Approved by PC	September 2013

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1156-08 (ET-0136-10)	First extension of time to reduce parking and museum redesign	Approved by PC	October 2010
UC-1674-06 (ET-0266-09)	Second extension of time for the use permit for a museum	Approved by PC	November 2009
VS-0183-09	Vacated portions of Corbett Street and a portion of Tee Pee Lane	Approved by PC	May 2009
WS-1156-08	Reduced parking and museum redesign	Approved by PC	February 2009
UC-1674-06 (ET-0204-08)	First extension of time for the use permit for a museum	Approved by PC	September 2008
UC-1674-06	Original application for a museum and waivers for landscaping	Approved by PC	January 2007
VC-0910-00	Allowed an accessory structure (sculpture) in the front yard	Approved by PC	July 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
WC-22-400112 (UC-1674-06)	A request to increase the limit of museum events per year 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

Title 30 states a condition may be waived (or modified) upon the finding that the condition will no longer fulfill its intended purpose. The applicant originally stated the maximum number of people per event would be 35 visitors for a total of 4 hours per event. Additionally, it was stated that the visitors will arrive to the museum via bus and the events would be by invite only. Staff is concerned with the potential for a more intense use by increasing the number of events'

attendees as well as the days opened to the public. The only access to the site is via a local street, creating the potential for significant traffic impact on adjacent streets and single family residences.

Policy LM-1.2: Neighborhood Integrity of the Clark County Master Plan promotes the preservation and the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. Although the approved use has not had known public response complaints filed and as it stands it is opened to the public by invite only and during certain events; the fact that the applicant is requesting to modify the number of attendees per events and the hours of operation can become a potential nuisance to the neighbors.

The applicant shall be responsible for ensuring that adequate parking is provided for guests, employees, and company vehicles during special events, if additional spaces are necessary in excess of the previously approved reduction of parking; the applicant shall provide a paved area for the bus(es) that may be transporting attendees to the special events. Parking within unimproved or landscaped areas is prohibited. All parking must be paved and striped. The property is in the planning area A1 of the Lone Mountain Interlocal Agreement. The agreement states that the area must remain residential. The interlocal agreement did not anticipate the use to increase in intensity. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Current Planning

If approved:

- Until January 1, 2024 to review as a public hearing;
- The maximum number of attendees for special events shall be limited to 75 attendees;
- All parking must be paved and striped.
- Applicant is advised approval does not constitute or imply approval any other County issued permit, license or approval; a Clark County business license may be required; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ROBERT ROCK BELLIVEAU AND RITA DEANIN ABBEY FOUNDATION
CONTACT: LAURA SANDERS, RITA DEANIN ABBEY MUSEUM, 5850 NO PARK ST,
LAS VEGAS, NV 89149

DRAFT



LAND USE APPLICATION

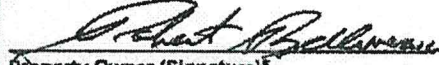
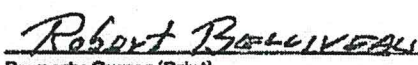
DEPARTMENT OF COMPREHENSIVE PLANNING


APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

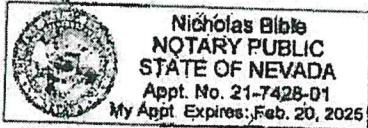
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) WS-1156-08 (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>WC-22-400113</u> DATE FILED: <u>9/20/22</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: <u>Nov 15, 2022 @ 7pm</u> @ 6:30pm BCC MEETING DATE: _____ FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>Robert Rock Belliveau and Rita Deanin Abbey Foundation</u> ADDRESS: <u>5850 North Park Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702 645-7997</u> CELL: <u>702 596-2439</u> E-MAIL: <u>rrobbell@aol.com</u>
	APPLICANT NAME: <u>Rita Deanin Abbey Museum</u> ADDRESS: <u>5850 North Park Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702 658-5097</u> CELL: <u>702 600-0838</u> E-MAIL: <u>lsanders@rdamuseum.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Laura Sanders</u> ADDRESS: <u>5850 North Park Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702 658-5097</u> CELL: <u>702 600-0838</u> E-MAIL: <u>lsanders@rdamuseum.org</u> REF CONTACT ID #: <u>Director</u>

ASSESSOR'S PARCEL NUMBER(S): 125-30-706-001
 PROPERTY ADDRESS and/or CROSS STREETS: 5850 North Park Street Cross Streets: W. El Campo Grande and Tee Pee
 PROJECT DESCRIPTION: 12.14 acres with a 11,200 square foot museum with sculpture garden and 3,000 square foot residence

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

 
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 4, 2022 (DATE)
 By Robert Belliveau
 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.



**RITA DEANIN ABBEY
ART MUSEUM**

5850 North Park Street Las Vegas, Nevada 89149
(702) 658-5097

August 30, 2022

RE: WS-1156-08

**PLANNER
COPY**

Dear Department of Comprehensive Planning,

Permit WS-1156-08 limits the museum to 35 people per museum event. We are writing to obtain approval for a maximum daily visitation of 50 people per day, four days a week. We want to hold 24 events a year with up to 100 people.

Hours: We would like to be open Thursday through Sunday from 11 AM to 5 PM. Special events, at the most two a month, 12 months a year from 2-4 hours, concluding before 10 PM, maximizing our parking lot using shuttle vans, and asking event visitors to carpool.

Parking: Our current parking lot has 12 parking spaces; two are designated handicapped, with additional space for one large area for a bus. To accommodate the increasing number of people attending the museum, we plan to:

- Schedule visitors by appointment only.
- Stagger parking reservations for 2 1/2 hour-time periods for the designated 12 parking spaces throughout the day and not exceed 12 vehicles at any one period.
- Stagger increased visitor numbers through the additional days that we are open.
- Our facility has sufficient parking and is ADA-compliant with a concealed handicapped ramp.
- More significant events would include guests arriving in shuttle vans or carpooling in groups.

Access: Visitors will access the museum's parking lot from El Campo Grande, which is adjacent to a prominent undeveloped tract of land with no houses.

- The surrounding neighborhood is a dead-end road surrounded by undeveloped land. There are no neighbors to the East or North.
- The museum's architecture is such that you can't see the visitors entering the parking lot unless you drive to the parking lot.
- The limited number of visitations is staggered by appointments throughout the day and will not affect neighbors.
- A cast stone wall that matches the structure's wall hides the residence, museum, and sculpture garden. A chain-link fence surrounds the entire property.

Trash: During the three days, we ask to be open; no food or beverages is allowed in the museum. No additional trash is created. When we have an event, it will be catered, and the caterer will remove the debris. If the need arises, we will set up a separate trash container.

Landscaping: The museum sits on ten acres, most of which is a desert buffer zone around the museum. A beautiful cast stone wall surrounds the museum and residence. We have landscaped the parking lot and the museum using decorative gravel and desert plants.

Here are a few examples of the types of events; in November, the International Woman's Forum will host its Leadership Conference in Las Vegas. Also, the Las Vegas Philharmonic and the Neon Museum inquired about holding their annual fundraisers at the museum. Changing our permit would allow us to receive classroom visits from the Clark County Public School districts.

The Rita Deanin Abbey Art Museum is unique to the state of Nevada and offers ample space where small groups can gather and experience art in a beautiful museum setting. We are an enhancement to the neighborhood and an amenity to Clark County residents and visitors interested in art and culture.

The purpose of the request is to ask for your continued support of the arts in Nevada.

Respectfully,

A handwritten signature in cursive script that reads "Laura L. Sanders". The signature is written in black ink and is positioned above the typed name.

Laura L. Sanders, Museum Director

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

ANN RD/EGAN CREST DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0546-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce setbacks; and 3) allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on a 5.2 acre portion of a 10.0 acre site in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Ann Road and the east side of Egan Crest Drive within Lone Mountain. RM/md/syp (For possible action)

RELATED INFORMATION:

APN:

126-25-801-025 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping, including detached sidewalks, along Egan Crest Drive and La Mancha Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
- b. Eliminate street landscaping along Ann Road where landscaping is required per Table 30.64-2 and Figure 30.64-17.
2. a. Reduce the side street (corner) setback for an accessory structure (retaining wall) along Ann Road and La Mancha Avenue to 6 feet where 10 feet is required per Table 30.40-1 (a 40% reduction).
- b. Reduce the setback from the right-of-way (Ann Road and La Mancha Avenue) for an accessory structure (retaining wall) to 6 feet where 10 feet is required per Section 30.56.040 (a 40% reduction).
3. Allow non-standard improvements (landscaping) within the right-of-way (Ann Road) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 200 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 455.5% 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: 5.2 (portion)
- Number of Lots: 5
- Density (du/ac): 1.1
- Minimum/Maximum Lot Size (square feet): 36,093/36,213 (gross and net)
- Project Type: Single family residential development

Site Plans

The plans depict a single family residential development consisting of 5 lots on 5.2 acres with a density of 1.1 dwelling units per acre. The minimum and maximum lot sizes are 36,093 and 36,213, respectively. The 5 residential lots take direct access to Egan Crest Drive, a local street. A waiver of development standards is requested to eliminate the detached sidewalk requirement along Egan Crest Drive and La Mancha Avenue. Egan Crest Drive and La Mancha Avenue will be developed to non-urban street standards with the minimum required paving (32 feet) for Air Quality regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver of off-site improvements is required. Due to the existing topography of the subject property, the north (Egan Crest Drive), south (Ann Road), and west boundaries of the site will be developed with a terraced retaining wall system. The retaining wall system consists of the following: 1) Ann Road and La Mancha Avenue - 3 foot high retaining wall with 6 feet of separation between a 6 foot high retaining wall for a total height of 9 feet; 2) Lot 3 (east property line) - consists of a 3 tiered retaining wall system featuring a 3 foot high retaining wall along the east property line. A second retaining wall measuring 7 feet in height is set back 5 feet from the first retaining wall. A third retaining wall measuring 7 feet in height is set back 6 feet from the second retaining wall. The combined height of the 3 off-set retaining walls measures 17 feet. 3) Lot 5 (east property line) - consists of a 3 tiered retaining wall system featuring a 3 foot high retaining wall along the east property line. A second retaining wall measuring 6 feet in height is set back 5 feet from the first retaining wall. A third retaining wall measuring 7 feet in height is set back 6 feet from the second retaining wall. The combined height of the 3 off-set retaining walls measures 16 feet. The retaining wall system adjacent to Ann Road and La Mancha Avenue necessitates a waiver of development standards to reduce the side street (corner) setback for an accessory structure and from the respective rights-of-way. The maximum increase in finished grade will predominantly occur along the eastern portion of the site, adjacent to an undeveloped 5 acre lot. Floor plans and elevations are not submitted with this application request as the lots will be developed with custom single-family residences.

Landscaping

The plans depict an existing 12 foot wide landscape area, including a detached sidewalk, adjacent to Ann Road, within the right-of-way, constructed by the County. The detached sidewalk measures 6 feet in width, and includes a 3 foot wide landscape area on each side of the

sidewalk. Shrubs and groundcover, in lieu of the required trees, are provided on the north side of the detached sidewalk. However, since the street landscape area is located within the right-of-way, waivers of development standards are required to eliminate street landscaping and to permit the non-standard improvements (shrubs and groundcover) within the right-of-way. No landscaping is provided along Egan Crest Drive and La Mancha Avenue.

Applicant's Justification

The applicant states the site has been designed to match the RNP nature of the adjacent communities with no curb/gutter, sidewalk, and no streetlights along Egan Crest Drive and La Mancha Avenue. Egan Crest Drive is currently existing with a 32 foot wide asphalt rural section street; Ann Road is existing with full offsite improvements per a Capital Improvement Project; and La Mancha Avenue is undeveloped adjacent to the parcel. The applicant indicates the finished grade of the proposed development will exceed 3 feet above the existing grade as the site slopes drastically from the west (Egan Crest Drive) to the east. The existing site contours show the site has an elevation change of 14.5 feet from Egan Crest Drive to the east property line over approximately 400 feet. The site has an existing slope of 5.7 percent and, by using the minimum design criteria for grading of 1 percent, a set lot high point results in a pad elevation that requires an increase to finished grade affecting all 5 lots. The lots have been designed such that there is a maximum of 16 feet of fill towards the east side of the property right behind the top retaining wall. The exact height varies per lot. The lots go from no fill at the west property line to excess fill proceeding east within the site. The existing right of way consists of a 3 foot planter behind existing back of curb, 6 foot detached sidewalk, and a 3.3 foot landscape area to finish off the 50 foot right of way section. The applicant is requesting a waiver to eliminate the detached sidewalk requirement along Egan Crest Drive and La Mancha Avenue to preserve the rural feel of the area. The goal of the developer is to have larger lots per the Rural Neighborhood Preservation goal with keeping up with the larger lots of almost 1 acre. The parcel has a very steep slope in grade and will require the lot to be raised to meet drainage and grading minimum requirements. With building large lots we conserve water due to the fact we are limiting the houses that could be built on the 5 acre parcel. The goal is to construct desert landscaping. Landscaping on Ann Road is already complete per Clark County rebuilding of the road. The terraced wall design along Ann Road and La Mancha Avenue (as well as the rear property line) will consist of desert landscaping within the 6 foot setback area between the walls. Each retaining wall will be set back 6 feet from the back of the lower retaining wall. The buildable pad area will not encroach into the reduced setback area. This request will solely assist in constructing the terraced retaining walls.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-22-500186	A tentative map for a 5 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff typically does not support requests to eliminate street landscaping requirements. However, the request to eliminate street landscaping along Egan Crest Drive, La Mancha Avenue, and Ann Road will allow the site to develop to rural street standards matching the existing developments within the immediate area. Therefore, staff can support this request.

Waiver of Development Standards #2

Due to the topography of the project site, the perimeter of the single family residential development will be constructed with a 2-tiered to 3-tiered off-set retaining wall system to avoid the "tunnel effect" that would occur without having landscaping to soften the look of continuous expanse of block walls. The tiered retaining wall system is an acceptable alternative to a monolithic block wall along the perimeter of the project site; therefore, staff recommends approval. Furthermore, staff recommends a condition consisting of the following: 1) terraced retaining walls along La Mancha Avenue, Ann Road, and the east property (rear) of the development to be decorative; and 2) Desert landscaping consisting of shrubs and groundcover to be planted within the 6 foot setback area between retaining walls along Ann Road and La Mancha Avenue.

Design Review #1

Staff recognizes the request to increase finished grade is substantial; however, the increase in the amount of fill is necessary due to the topographic conditions of the site. The applicant has provided a tiered retaining wall system with landscaping between the walls to mitigate the impact of the increased finished grade. Furthermore, the density and lot area for the proposed single family residential development are consistent and compatible with the surrounding area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

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:

Current Planning

- Terraced retaining walls along La Mancha Avenue, Ann Road, and the east property line (rear) of the development to be decorative;
- Desert landscaping consisting of shrubs and groundcover to be planted within the 6 foot setback area between retaining walls along Ann Road and La Mancha Avenue;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 50 feet for Ann Road, 30 feet for Egan Crest Drive, 30 feet for La Mancha Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs 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: CHRIS DARLING

CONTACT: RAY FREDERICKSEN, 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

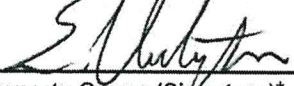
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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-22-0546</u> DATE FILED: <u>9/26/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: <u>-</u> @ <u>6:30 P.M.</u> BCC MEETING DATE: <u>11/16/22 @ 9:00 A.M.</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>Eagle Valley Holdings LLC</u> ADDRESS: <u>4400 N Scottsdale Road, Suite 91</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85251</u> TELEPHONE: <u>480-341-0342</u> CELL: <u>602-619-5750</u> E-MAIL: <u>matt.bliss@bmfilegacy.com</u>
	APPLICANT NAME: <u>Eagle Valley Holdings llc.</u> ADDRESS: <u>4400 N Scottsdale Road, Suite 91</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85251</u> TELEPHONE: <u>702-334-1551</u> CELL: <u>702-334-1551</u> E-MAIL: <u>chris@atrackout.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Per4mance Engineering 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): 126-25-801-025 (S 1/2)

PROPERTY ADDRESS and/or CROSS STREETS: NEC - Ann Road & Egan Crest Dr.

PROJECT DESCRIPTION: Grading in excess of 36" from existing ground/5-lot residential subdivision

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


 Property Owner (Signature)*

Edmond Vartughian
 Property Owner (Print)

STATE OF Arizona
 COUNTY OF Maricopa

SUBSCRIBED AND SWORN BEFORE ME ON 7/7/22 (DATE)
 By Nicole Ostrom

NOTARY PUBLIC: _____

NICOLE OSTROM
 Notary Public - Arizona
 Maricopa County
 Commission # 614890
 My Comm. Expires Nov 12, 2025

*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.



September 22, 2022

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

WS-22-0546

**Re: Justification Letter Egan Crest Estates – Design Review & Waivers
(APN(s): 126-25-801-025)**

**PLANNER
COPY**

Dear Planner,

Per4mance Engineering, llc. on behalf of the applicant, Eagle Valley Holdings, llc. respectfully submits this justification letter in support of the Design Review & Waiver applications for the subject development. The proposed project requires a two (2) Design Review(s) and three (3) Waivers as follows:

- 1) Single Family Residential subdivision
- 2) Finish grade of the subdivision is greater than 36-inches above existing grade.
- 3) Waiver #1 - Alternate Landscaping along Ann Road & non standard improvements within the ROW
- 4) Waiver #2 – Waiver to eliminate landscaping along Ann Road, Egan Crest Drive and La Mancha Avenue, including eliminating the detached sidewalk.
- 5) Waiver #3 –
 - a. Reduce the side street (corner) setback for an accessory structure (retaining wall) along La Mancha Avenue to 6-feet where 10 feet is required per table 30.40-1
 - b. Reduce the setback for an accessory structure (retaining wall) to 6 feet where 10 feet is required per 30.56.040 (D), P. 30.56-3.
 - c. Reduce the side street (corner) setback for an accessory structure (retaining wall) along Ann Road to 0-feet where 10 feet is required per table 30.40-1

Design Review #1 – Single Family Residential development

The proposed site is located at the northeast corner of Ann Road and Egan Crest Drive within Clark County jurisdiction. The site is currently zoned R-E with an Ranch Estate Neighborhood Overlay. The proposed development will consist of 5 single family residential home lots.

The single family development proposes lots which range from a minimum of 36,093 sq.ft. (net/gross) to a maximum of 36,213 sq.ft. (net/gross). The lots will be accessed via existing Egan Crest Drive. The developer is respectfully requesting approval of this request.

Future Homes within the development will be custom homes.

Design Review #2 – Finish Grade 36-inches above existing grade

The finish grade of the proposed development exceeds 3-ft above the existing grade as the site slopes drastically from the west (Egan Crest) to the east. The existing site contours show the site has an elevation change of 14.5-ft from Egan Crest Drive to the east property line over approximately 400-feet. The site has an existing slope of 5.7-percent. By using minimum design criteria for grading of 1.0% to set the lot high point the result is a pad elevation that requires the above-mentioned grading design review, this will encompass all 5 lots. The lots have been designed such that there is a maximum of 16-feet of fill towards the east side of the property right behind the top retaining wall. The exact height varies per lot. The lots go from no fill at the west property line to excess fill as you move east. Therefore, the design review request is for an increase in finish grade up to 200-inches where 36-inches is the standard.

Waiver #1 – Alternate Landscaping along Ann Road

Permit alternate landscaping along Ann Road where landscaping per Figure 30.64.17 is required.

The existing right of way consists of a 3-ft planter behind existing back of curb, 6-ft detached sidewalk, and a 3.33-ft landscape area to finish off the 50-ft right of way section.

Waiver #2 – Eliminate Landscaping along Egan Crest Drive & La Mancha Avenue

Eliminate landscaping, including required detached sidewalk, along Egan Crest Drive and La Mancha Avenue where landscaping and a detached sidewalk are required per Figure 30.64.17.

The developer is requesting this waiver to this standard to keep up with the rural feel of the area. The developers goal is to have larger lots per the RNP goal. With keeping up with the larger lots of almost 1 acre. The parcel has a very steep slope in grade and will require the lot to be raised to meet drainage and grading minimum requirements.

With building large lots we conserve water due to the fact we are limiting the houses that could be build on the 5 acre parcel. The goal is to construct desert landscaping. Landscaping on Ann Road is already complete per Clark County rebuilding of the road.

The terraced wall design along Ann Road and La Mancha Ave. (as well as the rear property line) will consist of desert landscaping within the 6-ft setback area between the walls.

Waiver #3a & 3b –

- a. Reduce the side street (corner) setback for an accessory structure (retaining wall) along La Mancha Avenue to 6-feet where 10 feet is required per table 30.40-1
- b. Reduce the setback for an accessory structure (retaining wall) to 6 feet where 10 feet is required per 30.56.040 (D), P. 30.56-3.

This waiver request is to assist in terracing the retaining walls for the site. Each retaining wall will step back 6-ft from the back of the lower retaining wall. The buildable pad area will not encroach into the reduced setback area. This request will solely assist in constructing the terraced retaining walls.

The developer respectfully request your approval of the aforementioned waivers and design review applications.

If you have any questions, please contact our office.

Thank You,



Ray Fredericksen, P.E.
President

PLANNER
COPY

EGAN CREST ESTATES
(TITLE 30)

ANN RD/EGAN CREST DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500186-USA:

TENTATIVE MAP consisting of 5 lots and common lots on a 5.2 acre portion of a 10.0 acre site in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Ann Road and the east side of Egan Crest Drive within Lone Mountain. RM/md/syp (For possible action)

RELATED INFORMATION:

APN:

126-25-801-025 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.2 (portion)
- Number of Lots: 5
- Density (du/ac): 1.1
- Minimum/Maximum Lot Size (square feet): 36,093/36,213 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 5 lots on 5.2 acres with a density of 1.1 dwelling units per acre. The minimum and maximum lot sizes are 36,093 and 36,213, respectively. The 5 residential lots take direct access to Egan Crest Drive, a local street. Egan Crest Drive and La Mancha Avenue will be developed to non-urban street standards with the minimum required paving (32 feet) for Air Quality regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver of off-site improvements is required.

Landscaping

The plans depict an existing 12 foot wide landscape area, including a detached sidewalk, adjacent to Ann Road. The detached sidewalk measures 6 feet in width, and includes a 3 foot wide landscape area on each side of the sidewalk. Shrubs and groundcover, in lieu of the required trees, are provided on the north side of the detached sidewalk. No landscaping is provided along Egan Crest Drive and La Mancha Avenue.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-22-0546	A proposed 5 lot single family residential development with waivers to eliminate street landscaping, reduce accessory structure setbacks, and non-standard improvements; with a design review to increase finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, 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 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;
- Right-of-way dedication to include 50 feet for Ann Road, 30 feet for Egan Crest Drive, 30 feet for La Mancha Avenue, and associated spandrels;

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs 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: CHRIS DARLING

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500186</u>	DATE FILED: <u>9/26/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>10/25/22</u> <u>@6:30p.M.</u>
		TAB/CAC: <u>LOPE MOUNTAIN</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>11/16/22 @ 9:00 A.M.</u>	
		FEE: <u>\$ 750.00</u>	

PROPERTY OWNER	NAME: <u>Eagle Valley Holdings LLC</u>
	ADDRESS: <u>4400 N Scottsdale Road, Suite 91</u>
	CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85251</u>
	TELEPHONE: <u>480-341-0342</u> CELL: <u>602-619-5750</u>
	E-MAIL: <u>matt.bliss@bmfilegacy.com</u>

APPLICANT	NAME: <u>Eagle Valley Holdings llc.</u>
	ADDRESS: <u>4400 N Scottsdale Road, Suite 91</u>
	CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85251</u>
	TELEPHONE: <u>702-334-1551</u> CELL: <u>702-334-1551</u>
	E-MAIL: <u>chris@atrackout.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Per4mance Engineering c/o Ray Frederickson</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): 126-25-801-025 (S 1/2 of parcel)

PROPERTY ADDRESS and/or CROSS STREETS: NEC Ann Road & Egan Crest Drive

TENTATIVE MAP NAME: Egan Crest & Ann

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

 Property Owner (Signature)*	<u>Edmond Vartughian</u> Property Owner (Print)
STATE OF <u>Arizona</u>	
COUNTY OF <u>Maricopa</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>7/7/22</u> (DATE)	
By <u>Nicole Ostrom</u>	
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.



September 22, 2022

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

Re: Egan Crest Estates Tentative Map - Hold Letter
(APN(s): 126-25-801-025 South 1/2)

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Eagle Valley Holdings, llc., submits this letter to permit Clark County to hold the submitted Single Family Residential Tentative Map to go concurrent with the Land Use application.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in black ink, appearing to read "Ray Fredericksen". The signature is fluid and cursive, written over a horizontal line.

Ray Fredericksen, P.E.
President

**PLANNER
COPY**