



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

November 28, 2023

6:30pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com).
  - Supporting material is/will also 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: Don Cape, Chairperson  
Kim Burton, Vice Chairperson  
Chris Darling  
Carol Peck  
Allison Bonanno

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Jennifer Damico, 702-455-1900, [jennifer.damico@clarkcountynv.gov](mailto:jennifer.damico@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

#### I. Call to Order, Pledge of Allegiance, and Roll Call

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

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

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

- III. Approval of Minutes for November 14, 2023. (For possible action)
- IV. Approval of the Agenda for November 28, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

**12/05/23 PC**

- 1. **SC-23-0699-COSMIC DEVELOPMENT, LLC: STREET NAME CHANGE** to name a private unnamed cul-de-sac Snowlee Court. Generally located on the north side of Ann Road, 315 feet east of Conquistador Street within Lone Mountain. RM/jud/syp (For possible action)

**12/06/23 BCC**

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

**12/19/23 PC**

- 5. **AR-23-400160 (WC-22-400113 (WS-1156-08))-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS APPLICATION FOR REVIEW** for a waiver of development standards limiting a maximum of 35 guests per museum event in conjunction with a museum on 9.1 acres in an R-E (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)

6. **AR-23-400161 (WC-22-400112 (UC-1674-06))-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS APPLICATION FOR REVIEW** of a use permit limiting to 24 days per calendar year in conjunction with a museum on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side of El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)
7. **ET-23-400145 (UC-22-0141)-BERGIN DAVID & CRISTEL: USE PERMIT FIRST EXTENSION OF TIME** to allow an accessory structure (enclosed tennis court with lights) prior to a principal use (residence) on a portion of 0.6 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tioga Way and the north side of Ackerman Avenue (alignment) within Lone Mountain. MK/mh/syp (For possible action)
8. **WS-23-0738-ESTRADA NOEL VALENZUELA & REYNAGA LORENA ELIZABETH TORRES: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation for an existing accessory structure (storage building and pool water feature) in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Mustang Street and 129 feet south of Fort West Road within the Lone Mountain Planning Area. MK/lm/syp (For possible action)

**12/20/23 BCC**

9. **WS-23-0725-MAR PROPERTIES, LLC: WAIVER OF DEVELOPMENT STANDARDS** to eliminate sidewalk and street landscaping. **DESIGN REVIEW** for finished grade on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of La Mancha Avenue and Egan Crest Drive within Lone Mountain. RM/jud/syp (For possible action)

VII. General Business

1. Approval of the 2024 calendar.
2. Finalize budget requests for next Fiscal Year.

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

IX. Next Meeting Date: December 12, 2023.

X. Adjournment.

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



# Lone Mountain Citizens Advisory Council

November 14, 2023

## MINUTES

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

Secretary: Dawn vonMendenhall, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)

Town Liaison: Jennifer Damico, [Jennifer.Damico@clarkcountynv.gov](mailto:Jennifer.Damico@clarkcountynv.gov)  
William Covington, [William.Covington@clarkcountynv.gov](mailto:William.Covington@clarkcountynv.gov)

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of October 10, 2023, Minutes  
  
**Moved by: CHRIS**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for November 14, 2023  
  
**Moved by: CHRIS**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None

### BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

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

VI. Planning & Zoning

11/21/23 BCC

1. **WS-23-0658-LOS PRADOS NV MANAGEMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and allow alternative street landscaping; **2)** increase retaining wall height; **3)** allow a proposed single family residential lot to have direct access to a collector street (Cimarron Road); and **4)** full off-site improvements. **DESIGN REVIEWS** for the following: **1)** single family subdivision; and **2)** finished grade on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Cimarron Road and Hickam Avenue within Lone Mountain. RM/bb/syp (For possible action)

**Action: APPROVED as submitted, subject to all staff conditions and following conditions: 1) trees are to be planted every 20 feet, 2) retaining wall should be 2.1 feet in height, and 3) fill height should be 2.8 feet as previously submitted in applicant's application.**

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

12/05/23 PC

2. **WS-23-0694-TAXPAYER: WAIVER OF DEVELOPMENT STANDARDS** to reduce interior side setbacks in conjunction with an existing single family residence on a portion of 0.5 acres in an R-E Zone. Generally located on the west side of Rainbow Sky Street, approximately 200 feet south of Running Colors Avenue within Lone Mountain. MK/dd/syp (For possible action)

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

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

VII. General Business

None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be November 28, 2023

X. Adjournment

The meeting was adjourned at 7:05 p.m.

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

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

12/05/23 PC AGENDA SHEET

STREET NAME CHANGE  
(TITLE 30)

CONQUISTADOR ST/ANN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**SC-23-0699-COSMIC DEVELOPMENT, LLC:**

**STREET NAME CHANGE** to name a private unnamed cul-de-sac Snowlee Court.

Generally located on the north side of Ann Road, 315 feet east of Conquistador Street within Lone Mountain. RM/jud/syp (For possible action)

RELATED INFORMATION:

**APN:**  
125-30-402-020

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

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

- Site Acreage: 2.1
- Project Type: Street name change

Applicant's Justification

The applicant states the street in question is being constructed on land owned by Cosmic Development LLC and will primarily serve as a private street providing access to 4 homes that are currently being developed. It is the intention to ensure that this street remains private and will be maintained by the property owners within the development.

The applicant respectfully requests "Snowlee Court." This name symbolizes the family names of the founders of the project and represents the dedication and the vision in creating this development. Applicant believes that "Snowlee Court" would also contribute to the sense of pride and community among the future residents. The Fire Communication Center has approved this name.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0550-00	Vacated and abandoned a portion of right of way being Jensen Street	Approved by BCC	June 2000

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Although the combined Fire Communications Center has provided comments approving the proposed street name, Snowlee Court, as a valid street name for use in Clark County, staff cannot support a request for a street name change which conflicts with the Las Vegas Valley Street Naming and Address Assignment Policy. A private cul-de-sac with four or fewer lots shall not be separately named. Addresses shall be assigned based on the street from which access to the private street is obtained. For this reason, staff cannot support approval of this application.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

If approved:

- Subject to Snowlee Court.
- Applicant is advised that the developer is responsible for installing street signs to County standards; and 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.

**Public Works - Development Review**

- No comment.

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

- No comment.

TAB/CAC:

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RONNIE LEE

**CONTACT:** RONNIE LEE, 4703 HEARTSTONE CIRCLE, LAS VEGAS, NV 89129



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

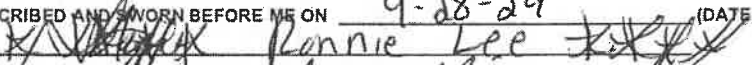
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>SN-23-0699</u> DATE FILED: <u>10/10/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>11/14/23</u> PC MEETING DATE: <u>Dec. 5, 2023</u> BCC MEETING DATE: _____ FEE: <u>\$400.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Cosmic Development LLC</u> ADDRESS: <u>2620 REYNOLDS DR. SUITE 102, UNIT 125</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702 460 3644</u> CELL: <u>702-460-3644</u> E-MAIL: <u>COSMIC@ABS-INC.NET</u> <u>RONNIE@ABS-INC.NET</u>
	<b>APPLICANT</b>  NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

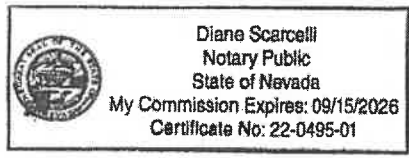
ASSESSOR'S PARCEL NUMBER(S): 125-30-402-020  
 PROPERTY ADDRESS and/or CROSS STREETS: 9748 W. ANN RD / CONQUISTADOR  
 PROJECT DESCRIPTION: STREET NAME

(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)\*      RONNIE F. LEE  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-28-24 (DATE)  
 By:   
 NOTARY PUBLIC: Diane Scarcelli



\*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.





**COSMIC DEVELOPMENT LLC**  
One acre at a time

SN-23-0699

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

October 3, 2023

Subject: Request for Street Name in Clark County

Ref: SN-23-0699 / 23-600081

Dear Clark County Comprehensive Planning,

This application was filed with the Public Works Department to separate the lot into 4 separate parcels.

I am writing to formally request the naming of a street that will serve as an access point from W. Ann Rd. into the cul-de-sac of a new development being undertaken by Cosmic Development LLC. As the manager of Cosmic Development LLC, I am responsible for this project and the development of the associated properties.

The street in question is being constructed on land owned by Cosmic Development LLC and will primarily serve as a private street providing access to four homes that are currently being developed by our organization. We intend to ensure that this street remains private and will be maintained by the property owners within the development.

We respectfully request "SNOWLEE Court." for this street. This name symbolizes the family names of the founders of our project and represents their dedication and vision in creating this development. We believe that "SNOWLEE Court" would also contribute to the future residents' sense of pride and community. The Fire Communication Center has Approved this name.

Since the street in question does not exist currently. We are requesting that once the map is approved and assigned the name W. Ann Rd., it be officially changed to "SNOWLEE Court".

We kindly request the Comprehensive Planning Department's consideration of "SNOWLEE Court" as the name for the new street. The name holds deep significance for the owners and the prospective residents of these homes.

We are open to any feedback or suggestions that the department may have and are committed to working collaboratively to ensure that the chosen name aligns with the guidelines and regulations set forth by the city.

Thank you for your attention to this matter. We appreciate the time and effort that the Comprehensive Planning Department invests in maintaining the integrity and coherence of our community. If any additional requirements or procedures need to be followed, please do not hesitate to inform us, and we will promptly provide any necessary documentation or fulfill any obligations.

We look forward to your favorable response and the opportunity to contribute to the continued growth and enhancement of our county.

Sincerely,

Ronnie F. Lee  
Manager, Cosmic Development LLC

Cosmic Development LLC.  
2620 Regatta Dr. Suite 102  
Las Vegas NV. 89128

# LAND USE APPLICATION SUBMITTAL REQUIREMENTS

	Application <sup>C</sup>	Disclosure Form <sup>C</sup>	Assessor' s Map <sup>D E</sup>	Deed <sup>F</sup>	Legal Description <sup>H</sup>	Justification Letter	Site Plans and applicable checklist <sup>C I J V</sup>	Site Plans - Floor Plans <sup>I</sup>	Site Plans - Elevations <sup>I</sup>	Landscape Plan <sup>I</sup>	Parking Analysis <sup>K</sup>	Cross Section <sup>L, L</sup>	Fees <sup>BB</sup>	Grading Plans <sup>I, V</sup>	List & Quantities of Hazardous Materials <sup>P</sup>	DOA and/or FAA Submittal <sup>N, O</sup>	Record of Survey <sup>W</sup>	Residential Impact Statement <sup>X</sup>	Certified Evidence of Separation <sup>I, AA</sup>	RISE Reports <sup>C, S</sup>	Concurrence from a Member of the Board	
<b>SUBMITTAL REQUIREMENTS</b>																						
<ul style="list-style-type: none"> <li>• These are the official submittal requirements; additional requirements may apply.</li> <li>• Refer to 30.16.240 for general descriptions of requirements.</li> <li>• All documents must be accurate and legible.</li> <li>• For electronic submittals, PDF indicates document is only required in PDF format and numbers represent the required quantity of hard copies.</li> <li>• For all hard copy submittals, add 1 copy for each required document.</li> <li>• Incomplete applications will not be authorized to submit.</li> <li>• Once fees are paid, an application will be considered "Submitted".</li> </ul>																						
Text Amendment <sup>A</sup>	1	1				2							✓									PDF
Zone Boundary Amendment <sup>A</sup>	1	1	PDF	PDF	PDF	2					1		✓									PDF
Use Permit <sup>A, T, U, DD</sup>	1	1	PDF	PDF	PDF	2					1		✓	2	PDF							PDF
Variance <sup>A</sup>	1	1	PDF	PDF	PDF	2					1		✓	2								
Waiver of Development Standards <sup>A, CC, DD</sup>	1	1	PDF	PDF	PDF	2					1		✓	2								PDF
Design Review <sup>A, X, Z</sup>	1	1	PDF	PDF	PDF	2					1		✓	2								
Administrative Design Review <sup>A, X, Z</sup>	1	1 <sup>R</sup>	PDF	PDF	PDF	2					1		✓									PDF
Street Name or Numbering System Change <sup>A, M</sup>	1	1	PDF <sup>E</sup>			2							✓									
Waiver of Conditions <sup>B</sup>	1	1			PDF	2							✓				PDF	PDF				
Annexation Requests <sup>B, D</sup>	1	1	PDF	PDF		2							✓									
Extension of Time <sup>B</sup>	1	1			PDF <sup>6</sup>	2							✓				PDF	PDF				
Application Review <sup>B</sup>	1	1			PDF	2							✓				PDF	PDF				
Revised Plans <sup>EE</sup>						2							✓	2								PDF

Footnotes on next page

**EASEMENTS  
(TITLE 30)**

**TEE PEE LN/WASHBURN RD**

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0512-TRIPLE TREE:**

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

**RELATED INFORMATION:**

**APN:**

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

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

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

**Surrounding Land Use**

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Fire Prevention Bureau**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 1 card**

**COUNTY COMMISSION ACTION:** October 18, 2023 – HELD – To 12/06/23 – per the applicant.

**APPLICANT:** TRIPLE TREE

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

DRAFT



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

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

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

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

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

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

I, the undersigned, swear and say that I am the owner of record on the tax rolls of the property involved in this application, or my heirs, assigns, or those to whom this application under Clark County Code that the information on the attached legal description, all plans, and drawings, attachments, and all the statements and agreements contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that his signature must personally not be able to be denied or can be denied.

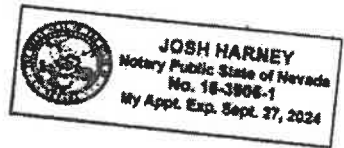
Parviz Damavandi  
Property Owner (Signature)\*

STATE OF NEVADA  
COUNTY OF CLARK

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

NOTARY PUBLIC: [Signature]

Parviz Damavandi, President  
Property Owner (Print)



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

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

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

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

July 26, 2023

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

VS-23-0518

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

**PLANNER  
COPY**

To Whom It May Concern,

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

**Design Review for Excess Fill:**

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

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

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

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

**Waiver of Development Standards:**

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

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

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

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

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

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

Sincerely,

*Baughman & Turner, Inc.*



David S. Turner  
President

DST/po



SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(TITLE 30)

**UPDATE**  
TEE PEE LN/WASHBURN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0511-TRIPLE TREE:**

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

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

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

---

**RELATED INFORMATION:**

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

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

**DESIGN REVIEWS:**

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

## LAND USE PLAN:

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

## BACKGROUND:

### Project Description

#### General Summary

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

#### Site Plans

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

#### Landscaping

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

#### Applicant's Justification

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

**Surrounding Land Use**

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1

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

Waiver of Development Standards #2

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

### Design Review #1

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

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

#### Waiver of Development Standards #3

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

### Design Review #2

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

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;

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

**Fire Prevention Bureau**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 1 card**

**COUNTY COMMISSION ACTION:** October 18, 2023 – HELD – To 12/06/23 – per the applicant.

**APPLICANT:** TRIPLE TREE

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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UP) <input type="checkbox"/> VARIANCE (VA) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0511</u> DATE FILED: <u>8/3/2023</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC DATE: <u>9/12/2023</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>10/4/2023</u> FEE: <u>\$975-</u>		
		<b>PROPERTY OWNER</b>  NAME: <u>Triple Tree Corp</u> ADDRESS: <u>5820 St Laurent Dr</u> CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u> TELEPHONE: <u>310-701-1000</u> CELL: <u>310-701-1000</u> E-MAIL: <u>parvizd123@gmail.com</u>	
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ASSESSOR'S PARCEL NUMBER(S) 125-31-603-001 & 125-31-603-004

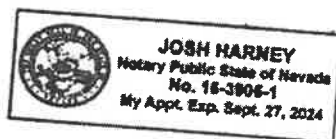
PROPERTY ADDRESS and/or CROSS STREETS: Tee Pee/Washburn

PROJECT DESCRIPTION: 7 Lot Residential Sub-Division

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. I am / We are otherwise qualified to meet the application under Clark County Code, that the information on the attached legal description, air plans, and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that if a applicant must be complete and correct before hearing can be conducted. I / We also authorize the Clark County Comprehensive Planning Department or its designees to enter the premises and to take any necessary actions with respect to the property for the purpose of advising the public of the proposed application.

Parviz Damavandi      Parviz Damavandi, President  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 14, 2023 (DATE)  
 By Parviz Damavandi



NOTARY PUBLIC [Signature]

\*NOTE: Corporate declaration of authority (or equivalent) power of attorney, or signature documentation is required if the signatory is not a property owner or a partnership, trust, or provides signature in a representative capacity

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

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Phone (702) 870-8771  
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July 26, 2023

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

WS-23-0511

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

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

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

Sincerely,

*Baughman & Turner, Inc.*



David S. Turner  
President

DST/po



TEE PEE ESTATES  
(TITLE 30)

TEE PEE LN/WASHBURN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500107-TRIPLE TREE:**

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

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

---

RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

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

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

**Surrounding Land Use**

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30. However, since staff is not supporting companion item WS-23-0511, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- Drainage study and compliance;

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

**Comprehensive Planning - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** October 18, 2023 – HELD – To 12/06/23 – per the applicant.

**APPLICANT:** TRIPLE TREE

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



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500107</u> DATE FILED: <u>8/3/2023</u>
		PLANNER ASSIGNED: <u>LHN</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC DATE: <u>9-26-23</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>10-18-23</u> FEE: <u>\$750-</u>

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

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

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

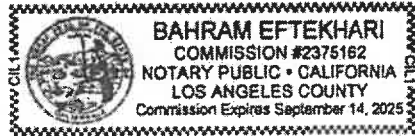
ASSESSOR'S PARCEL NUMBER(S): 125-31-603-001 & 125-31-603-004

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

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

[Signature] Parviz Damavandi, President  
Property Owner (Signature)\* Property Owner (Print)

STATE OF California  
COUNTY OF Los Angeles  
SUBSCRIBED AND SWORN BEFORE ME ON 5/31/2022 (DATE)  
By Parviz Damavandi  
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.

**Baughman & Turner, Inc.**

*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

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

July 24, 2023

**Lorna Phegley**

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

*TM-23-500107*

**Re: Tee Pee Estates Tentative Map**


Lorna,

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

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

Sincerely,

**Baughman & Turner, Inc.**

  
Josh Harney  
Project Coordinator

12/19/23 PC AGENDA SHEET

MUSEUM  
(TITLE 30)

PARK ST/EL CAMPOGRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-23-400160 (WC-22-400113 (WS-1156-08))-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:**

**WAIVER OF CONDITIONS APPLICATION FOR REVIEW** for a waiver of development standards 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**

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 WS-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).

In 2022, the applicant requested a waiver of conditions 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 proposed to have 2 special events per month lasting from 2 hours to 4 hours, concluding by 10:00 p.m. [WC-22-400112 (UC-1674-06)]. Additionally with the increase in days/event, the applicant requested to waive the condition limiting the maximum number of guests per event to 35 per WS-1156-08. The request included allowing up to 50 guests per day, and up to 100 guests for special events. The request was approved with an application for review as a public hearing by January 1, 2024 and limiting the number of attendees for special events to 75 people. The applicant has filed this application for review to evaluate the original request to remove the condition limiting a maximum of 35 guests per museum even.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for WC-22-400113 (WS-1156-08):

#### Current Planning

- 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; 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.

Listed below are the approved conditions for WC-22-400112 (UC-1674-06):

#### Current Planning

- Until January 1, 2024 to review as a public hearing.
- 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; 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.

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 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 55 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 states that The Rita Deanin Abbey Art Museum is unique to Nevada and offers ample space where small groups can gather and experience art in a beautiful museum setting. Furthermore, the applicant states the site enhances the neighborhood and provides an amenity to Clark County residents and visitors interested in art and culture.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-22-400113 (WS-1156-08)	Waived the condition limiting the maximum of 35 guests per museum event	Approved by PC	December 2022
WC-22-400112 (UC-1674-06)	Waived the condition limiting the number of events to 24 days per calendar year	Approved by PC	December 2022
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

**Prior Land Use Requests**

Application Number	Request	Action	Date
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
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	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

Application Number	Request
AR-23-400161 (WC-22-400112 (UC-1674-06))	An application for review of a request to waive the condition limiting the museum events to 24 days 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**

**Comprehensive Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

There has not been any known public response complaint filed, conditions of approval for the waiver of conditions included a 1 year review of the application; a maximum number of attendees per special events to be limited to 75; and all parking must be paved and stripped. The applicant has addressed the status of the conditions of approval and provided a photo showing the paving and stripping within the parking lot. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** RITA DEANIN ABBEY MUSEUM

**CONTACT:** RITA DEANIN ABBEY MUSEUM, 5850 N. PARK ST, LAS VEGAS, NV 89149



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (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 type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) WS-1156-08 UC-1674-06 (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>AR-23-400100</u> DATE FILED: <u>10/23/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone MOUTHAIN</u> TAB/CAC DATE: <u>11/18/23</u> PC MEETING DATE: <u>12/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Robert Rock Belliveau and Rita Deanin Abbey Foundation</u> ADDRESS: <u>5850 No. Park St.</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>
	<b>APPLICANT</b>  NAME: <u>Rita Deanin Abbey Museum</u> ADDRESS: <u>5850 No. Park St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-596-5097</u> CELL: <u>702-600-0838</u> E-MAIL: <u>lsanders@rdamuseum.org</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Laura L Sanders</u> ADDRESS: <u>5850 No Park St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-596-5097</u> CELL: <u>7026000838</u> E-MAIL: <u>lsanders@rdamuseum.org</u> REF CONTACT ID #: _____	

**PLANNER COPY**

ASSESSOR'S PARCEL NUMBER(S): 125-30-706-001  
 PROPERTY ADDRESS and/or CROSS STREETS: 5850 No Park St. Cross Streets: W. El Campo Grande abd Tee Pee Lane  
 PROJECT DESCRIPTION: 12.14 acres with a 11,200 sq. ft. museum with sculpture garden and 3,000 sq. ft. residence

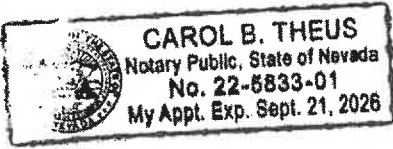
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/10/2023 (DATE)  
 By Robert Rock Belliveau

NOTARY PUBLIC: Carol B. Theus



\*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

23-400160

October 11, 2023

RE: Application Review WS-1156-08 and UC-1674-06

Dear Department of Comprehensive Planning,

Last November, the planning commission approved the Rita Deanin Abbey Art Museum's request to limit daily visitation to 50 people per day for four days a week and hold up to 24 events per year with a maximum of 75 people per event. This letter serves as a review provision for the decision, to be evaluated after one year.

The Rita Deanin Abbey Art Museum is unique to 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.

Thank you for your continued support of the arts in Nevada.

Respectfully,

Laura L. Sanders, Executive Director



12/19/23 PC AGENDA SHEET

MUSEUM  
(TITLE 30)

PARK ST/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-23-400161 (WC-22-400112 (UC-1674-06))-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:**

**WAIVER OF CONDITIONS APPLICATION FOR REVIEW** 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 of 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 approved plans depict 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 WS-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, and continues to reside on site.

In 2022, the applicant requested 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 proposed to have 2 special events per month lasting from 2 hours to 4 hours, concluding by 10:00 p.m. The request was approved with an application for review as a public hearing by January 1, 2024. The applicant has filed this application to review and evaluate the original request to remove the condition limiting to 24 days per calendar year.

#### Previous Conditions of Approval

Listed below are the approved conditions for WC-22-400113 (WS-1156-08):

#### Current Planning

- 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; 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.

Listed below are the approved conditions for WC-22-400112 (UC-1674-06):

#### Current Planning

- Until January 1, 2024 to review as a public hearing.
- 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; 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.

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).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that The Rita Deanin Abbey Art Museum is unique to Nevada and offers ample space where small groups can gather and experience art in a beautiful museum setting. Furthermore, the applicant states the site enhances the neighborhood and provides an amenity to Clark County residents and visitors interested in art and culture.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WC-22-400113 (WS-1156-08)	Waived the condition of a use permit limiting the maximum of 35 guests per museum event	Approved by PC	December 2022
WC-22-400112 (UC-1674-06)	Waiver the condition of a use permit limiting the number of events to 24 days per calendar year	Approved by PC	December 2022
AR-20-400002 (UC-1674-06)	First application for review for a museum with accessory commercial uses; removed the 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 the time limit	Approved by PC	March 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
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
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	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

Application Number	Request
AR-23-400160 (WC-22-400113 WS-1158-08))	An application for review of a request to waive the condition limiting the maximum of 35 guests 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**

### **Comprehensive Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

There has not been any known public response complaints filed and the applicant has come for a 1 year review of the use. Additionally, the applicant has addressed the status of the waiver of conditions for WC-22-400113 (WS-1156-08) and provided a photo showing the paving and stripping parking lot. Therefore, staff can support this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Remove the time limit.

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

- Compliance with previous conditions.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** RITA DEANIN ABBEY MUSEUM

**CONTACT:** RITA DEANIN ABBEY MUSEUM, 5850 N. PARK ST, LAS VEGAS, NV  
89149





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (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 type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) WS-1156-08 UC-1674-06 (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>AR-23-400161</u> DATE FILED: <u>10/23/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>11/28/23</u> PC MEETING DATE: <u>12/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$</u>
	<b>PROPERTY OWNER</b> NAME: <u>Robert Rock Belliveau and Rita Deanin Abbey Foundation</u> ADDRESS: <u>5850 No. Park St.</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>
	<b>APPLICANT</b> NAME: <u>Rita Deanin Abbey Museum</u> ADDRESS: <u>5850 No. Park St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-596-5097</u> CELL: <u>702-600-0838</u> E-MAIL: <u>lsanders@rdamuseum.org</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Laura L Sanders</u> ADDRESS: <u>5850 No Park St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-596-5097</u> CELL: <u>7026000838</u> E-MAIL: <u>lsanders@rdamuseum.org</u> REF CONTACT ID #: _____	

# PLANNER COPY

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

PROPERTY ADDRESS and/or CROSS STREETS: 5850 No Park St. Cross Streets: W. El Campo Grande abd Tee Pee Lane

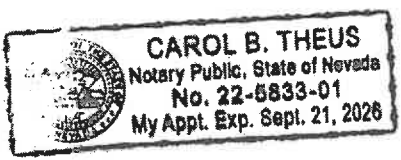
PROJECT DESCRIPTION: 12.14 acres with a 11,200 sq. ft. museum with sculpture garden and 3,000 sq. ft. residence

(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      ROBERT BELLIVEAU  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/10/2023 (DATE)  
 By Robert Rock Belliveau  
 NOTARY PUBLIC: Carol B. Theus



\*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

23-400161

October 11, 2023

RE: **Application Review** WS-1156-08 and UC-1674-06

Dear Department of Comprehensive Planning,

Last November, the planning commission approved the Rita Deanin Abbey Art Museum's request to limit daily visitation to 50 people per day for four days a week and hold up to 24 events per year with a maximum of 75 people per event. This letter serves as a review provision for the decision, to be evaluated after one year.

The Rita Deanin Abbey Art Museum is unique to 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.

Thank you for your continued support of the arts in Nevada.

Respectfully,

Laura L. Sanders, Executive Director

12/19/23 PC AGENDA SHEET

TENNIS COURT  
(TITLE 30)

TIOGA WAY/ACKERMAN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400145 (UC-22-0141)-BERGIN DAVID & CHRISTEL:**

**USE PERMIT FIRST EXTENSION OF TIME** to allow an accessory structure (enclosed tennis court with lights) prior to a principal use (residence) on a portion of 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Tioga Way and the north side of Ackerman Avenue (alignment) within Lone Mountain. MK/mh/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-10-402-012

**USE PERMIT:**

Allow an accessory structure (enclosed tennis court with lights) prior to a principal structure (residence) where an accessory structure is permitted only with a principal structure per Table 30.44-1.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: n/a
- Site Acreage: 0.6
- Project Type: Tennis court
- Building Height (feet): 12 (chain-link fence)/18 (light pole)

**Site Plan**

The approved plan depicts an existing lot within a 4 lot cul-de-sac where all 4 lots face a private cul-de-sac adjacent to Tioga Way. The subject parcel is Lot 3, on the southeast corner of the cul-de-sac. The applicant constructed a private enclosed tennis court without permits and prior to the construction of their residence. The tennis court is set back 15 feet from the east property line, and 55 feet from the north property line. The tennis court is oriented in a north/south direction.

Elevations

The approved plan depicts a tennis court enclosed by a 12 foot high chain-link fence with 18 foot tall light poles for a total of 6 lights located on the east and west fence lines of the tennis court.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0141:

Current Planning:

- 1 year to obtain building permits for the tennis court and primary residence with any extension of time to be a public hearing;
- Light poles to be a maximum of 18 feet and lights to be shielded;
- Applicant to diligently pursue construction of the primary residence by obtaining a certificate of occupancy.
- Applicant is advised to obtain all necessary approvals to meet Air Quality standards; 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.

Applicant's Justification

The applicant indicates that construction of the residence cannot proceed because there is no sewer available at this time. The Clark County Water Reclamation District does not service the property, leaving the City of Las Vegas as the only alternative but with no existing point of connection.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0141	Allowed an accessory structure (enclosed tennis court with lights) prior to a principal use	Approved by PC	May 2022
VS-19-0468	Vacated and abandoned a right-of-way (Ackerman Avenue)	Approved by PC	August 2019
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II) zoning intended to preserve the residential character of the Lone Mountain Area	Approved by BCC	September 2001

### 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)	Single family residential & undeveloped
South	City of Las Vegas	R-E	Undeveloped

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The original application was approved with a condition that the applicant obtain building permits for the tennis court and primary residence within 1 year. The applicant applied for a grading permit for the tennis court (BD22-25520) and a building permit for the residence (BD22-53553), though both applications have since expired without permits being issued. While staff has no objection to this extension of time request, any future extension of time request should demonstrate significant progress toward commencement of the residence as the lack of immediate sewer connection is not a compelling justification for additional extensions of time.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Until May 3, 2025 to obtain building permits for the tennis court and primary residence with any extension of time to be a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DAVID BERGIN

**CONTACT:** LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BLVD, STE 418,  
LAS VEGAS, NV 89128

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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 type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-22-0141 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET 23-400145</u> DATE FILED: _____ PLANNER ASSIGNED: <u>SM</u> TAB/CAC: <u>Long Atm.</u> TAB/CAC DATE: <u>11/14/23</u> PC MEETING DATE: <u>12/5/23</u> BCC MEETING DATE: _____ FEE: <u>3475.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>DAVID BERGIN AND CHRISTEL</u> ADDRESS: <u>7461 ZONAL AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>580-278-6660</u> CELL: _____ E-MAIL: <u>bergindm99@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>PROPERTY OWNER</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>JOEY DEBLANCO</u> ADDRESS: <u>2251 N. RAMPART BLVD. NO. 418</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-515-6741</u> CELL: _____ E-MAIL: <u>JOEY@LVCE.NET</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-10-402-012

PROPERTY ADDRESS and/or CROSS STREETS: ACKERMAN AVE. / TIOGA WAY

PROJECT DESCRIPTION: TENNIS COURT PRIOR TO PRIMARY 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.

DAVID BERGIN  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON 7 September 23 (DATE)

By MARIA M. CARDONA, CSgt, USAF

NOTAR 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.

ET 23-400145

Monday, August 28, 2023

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

Re: **UC-22-0141**  
**Extension of Time**  
**APN 125-10-402-012**



Dear Planning,

The Applicant is unable to proceed with the construction of the house because there is no sewer available at this time. More specifically, the Clark County Water Reclamation District does not service the Applicant's property; therefore, the City of Las Vegas is the only other option and they do not have a point of connect for the Applicant (see Tim Park's email).

Regards,  
Joey DeBlanco



SETBACKS  
(TITLE 30)

FORT WEST RD/MUSTANG ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0738-ESTRADA NOEL VALENZUELA & REYNAGA LORENA ELIZABETH TORRES:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation for an existing accessory structure (storage building and pool water feature) in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Mustang Street and 129 feet south of Fort West Road within the Lone Mountain Planning Area. MK/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

138-14-601-023

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the rear yard setback for an existing accessory structure (storage building) to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).
- b. Reduce the side yard setback for an existing accessory structure (storage building) to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).
- c. Reduce the side yard setback for an existing accessory structure (pool water feature) to 1 foot 3 inches where a minimum of 5 feet is required per Table 30.40-1 (a 75% reduction).
2. Reduce the building separation between an accessory structure (storage building) and another accessory structure (pool water feature) to 2 feet 9 inches where a minimum of 6 feet is required per Table 30.40-2 (a 54.1% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2860 Mustang Street
- Site Acreage: 0.5

- Project Type: Reduce setbacks for accessory structures
- Number of Stories: 1 (accessory structures)
- Building Height (feet): 12 feet 7 inches (storage building)/7 feet 3 inches (pool water feature)
- Square Feet: 258 (storage)

**Site Plans**

The plans depict an existing single family residence located in the central portion of the parcel. Access to the site is provided from Mustang Street, which is located along the western boundary of the parcel. The existing storage building and pool water feature structure are located on the northeast corner of the parcel. The building is set back approximately zero inches from the rear (east) property line and the side (north) property lines. The existing pool water feature structure is located 1 foot 3 inches from the side (north) property line. The plan depicts an approximate 2 foot 9 inches of separation between the storage building and the pool water feature structure.

**Landscaping**

No changes are proposed or required for landscaping in conjunction with this request.

**Elevations**

The photos depict an existing single story 12 feet 7 inch storage building with an attached gazebo. The exterior consists of painted stucco and tile roof that matches the exterior materials of the residence. The pool water feature structure has an overall height of 7 feet 3 inches and consists of painted concrete to resemble a rock formation with a slide feature that is located over the in-ground jacuzzi.

**Floor Plans**

The plan depicts a 258 square foot storage building with attached gazebo. The storage portion of the building is wrapped around the pool equipment.

**Applicant's Justification**

The applicant indicates that the storage portion of the building was constructed to cover the pool equipment and that permits were issued for the pool water feature (BD21-41895).

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	City of Las Vegas	R-1	
West	City of Las Vegas	C-V	

CE-23-15762 is an open and active violation on the property for the location of the storage building and pool water feature having been constructed within setbacks.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

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

Staff finds if the storage building with attached gazebo did not exceed 8 feet in height, and only covered the pool equipment, it would meet the definition of a shed, which may be less of an impact to surrounding neighbors. However, the impact is greater for a building 12 feet 7 inches tall, constructed adjacent to the rear and side property lines. Additionally, the applicant has not provided a sufficient justification to warrant approval of the setback and building separation reductions to allow the building to remain. This is a self-imposed hardship that staff does not support.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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**

- No comment.

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

- No comment.

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

**APPLICANT:** LORENA TORRES

**CONTACT:** LORENA TORRES, 2860 N. MUSTANG ST, LAS VEGAS, NV 89108

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>WS-23-0738</u> DATE FILED: <u>10/25/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>11/28/23</u> PC MEETING DATE: <u>12/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$775</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Lorana E. Torres Reynaga</u> ADDRESS: <u>2860 Mustang St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>(702) 376-8503</u> CELL: <u>(702) 376-8503</u> E-MAIL: <u>loranatorres1782@gmail.com</u>
	<b>APPLICANT</b>	NAME: <u>Lorana E. Torres Reynaga</u> ADDRESS: <u>2860 Mustang St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>(702) 376-8503</u> CELL: <u>(702) 376-8503</u> E-MAIL: <u>loranatorres1782@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Lorana E. Torres Reynaga</u> ADDRESS: <u>2860 Mustang St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>(702) 376-8503</u> CELL: <u>(702) 376-8503</u> E-MAIL: <u>loranatorres1782@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-14-601-023  
 PROPERTY ADDRESS and/or CROSS STREETS: Mustang St and Peak Ave  
 PROJECT DESCRIPTION: waivers setbacks

(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.

Lorana Torres      Lorana E. Torres Reynaga  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8-15-23 (DATE)  
 By \* Lorana E. Torres Reynaga \*

NOTARY PUBLIC: Diane Scarcelli

Diane Scarcelli  
 Notary Public  
 State of Nevada  
 My Commission Expires: 09/15/2026  
 Certificate No: 22-0495-01

\*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 10th, 2023.

WS-23-0738

Lorena Torres  
And Noel Valenzuela  
2860 Mustang st  
Las Vegas NV 89108.

**CIVIL  
ENGINEERING**

To whom it may concern:

Parcel number 138-14-601-023

Justification letter Regarding Applications for Associated Waivers

\*I have a code Violation CE-2315762 for building accessory structures without building permits. I am applying for waivers of development standards, Pool storage and Gazebo were built without permit and we are requesting to eliminate the side and rear yard setback to zero feet for the accessory structure Pool Storage with 92 sq ft with a height of 9'-8" and the attached Gazebo with 166 sq ft and a height of 10'-8" for a total of 258 sq ft. of area. We built the storage to protect the pool equipment because it was built and approved in that location, the light brown color of the paint and stucco finish and the roof tile of the storage & gazebo match the materials of the residence

\* The water feature serves as a water slide and roof for the jacuzzi which is 64 square feet in area. I am requesting to reduce the separation between buildings for the water feature and the storage and gazebo building to 2 feet where 6 ft. is required.

\*The pool design was approved with building permit BD21-41895 the height of the water feature is 7'-3" in height.

\* Also a waiver for the side setback for the existing pool slide, to reduce the interior side yard setback to 1 foot where a minimum setback of 5 feet is required. The Crotto was approved at that location with Permit # BD21-41895.

\*The existing landscape will not be changed.

\* My single family residential has the required three parking spaces.

We greatly appreciate your time and effort in the review of this proposal, if you have any questions, or require further information, please do not hesitate to contact me @ 702) 376-8503

Sincerely,  
Lorena Torres  
And Noel Valenzuela.

12/20/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT LA MANCHA AVE/EGAN CREST DR  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0725-MAR PROPERTIES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate sidewalk and street landscaping.  
**DESIGN REVIEW** for finished grade on 2.0 acres in an R-E (Rural Estate Residential) (RNP-I)  
Zone.

Generally located on the southwest corner of La Mancha Avenue and Egan Crest Drive within  
Lone Mountain. RM/jud/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

126-25-801-012

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Eliminate detached sidewalks along La Mancha Avenue and Egan Crest Drive  
where detached sidewalks are required per Figure 30.64-17.
- b. Alternative street landscaping along Egan Crest Drive and eliminate street  
landscaping along La Mancha Avenue where street landscaping is required per  
Figure 30.64-17.

**DESIGN REVIEW:**

Increase finished grade to 53 inches where a maximum of 36 inches is the standard per Section  
30.32.040 (a 47% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 2
- Number of Lots/Units: 4
- Project Type: Single family residential development

**Site Plans**

The plans depict a single family residential development consisting of 4 lots on 2 acres. Three  
residential lots take direct access to La Mancha Avenue, a local street. One lot (Lot 4) takes

direct access to Egan Crest Drive (a local street). The proposed development will consist of 4 single family residential custom home lots. The single family development proposes lots which range from a minimum of 20,466 square feet (net/gross) to a maximum of 30,687 square feet (gross)/28,677 square feet (net). Due to the existing topography of the subject property, a design review request for an increase in finished grade up to 53 inches where 36 inches is the standard is included in this application.

Landscaping

The plans depict a 5 foot landscape strip along a portion of Egan Crest Drive (along the street side of Lot 3 only). No landscaping is proposed along La Mancha Avenue or along Egan Crest Drive along Lot 4. Additionally, no sidewalks are proposed for this development.

Elevations & Floor Plans

The plans are not submitted with this application request as the lots will be developed with custom single family residences.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting the waiver of development standards to eliminate detached sidewalks and allow alternative street landscaping to maintain the rural feel of the area. The developers goal is to have larger lots. The parcel has a very steep slope in grade and will require the lot to be raised to meet drainage and grading minimum requirements. The goal is to construct desert landscaping. There will be a 5 foot wide private landscaping strip on the east side of Lot 3, adjacent to Egan Crest Drive. Furthermore, the applicant states the finished grade of the proposed development exceeds 3 feet above the existing grade as the site slopes drastically from the west to the east. The existing site contours show the site has an elevation change of 12 feet from the west property line to Egan Crest Drive to the east property line over approximately 300 feet. The site has an existing slope of 4%. Using minimum design criteria for grading of placing the Lots 1 through 3, 1.5 feet above the street centerline elevation along La Mancha Avenue and Lot 4, 1.5 feet above Egan Crest Drive street centerline, necessitates the design review request is for an increase in finished grade up to 53 inches where 36 inches is the standard.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1854-04	Vacated and abandoned patent easements - expired	Approved by PC	November 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Ranch Estate Neighborhood	R-E (RNP-I)	Undeveloped & single family residential
West	City of Las Vegas	R-D	Undeveloped



## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Waiver of Development Standards

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

##### Waiver of Development Standards #1a

Staff typically does not support requests to eliminate sidewalks. However, staff understands the site is located within the Rural Neighborhood Preservation Area and neighboring properties do not provide sidewalks. The closest constructed sidewalk is along an arterial street to the south, Ann Road, but none of the local streets around the subject site provide sidewalks. Therefore, staff can support this request.

##### Waiver of Development Standards #1b

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

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

##### Design Review

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

#### **Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Comply with approved drainage study PW23-16762.
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and 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, 4525 W. HACIENDA AVENUE, SUITE 1, LAS VEGAS, NV 89118**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0725</u> DATE FILED: <u>10/18/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>11/28/2023</u> PC MEETING DATE: <u>12/19/2023</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Egan Crest Estates II, llc.</u> ADDRESS: <u>9749 Glistening Brook Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-334-1551</u> CELL: <u>702-334-1551</u> E-MAIL: <u>chris@cdjtbuilders.com</u>
	<b>APPLICANT</b>  NAME: <u>Egan Crest Estates II, llc.</u> ADDRESS: <u>9749 Glistening Brook Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-334-1551</u> CELL: <u>702-334-1551</u> E-MAIL: <u>chris@cdjtbuilders.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  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): 126-25-801-012

PROPERTY ADDRESS and/or CROSS STREETS: SWC - Egan Crest Dr. & La Mancha Ave.

PROJECT DESCRIPTION: 4-lot subdivision. WS - no detached sidewalk and associate L/S. DR-grading in excess of 36-inches

(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.

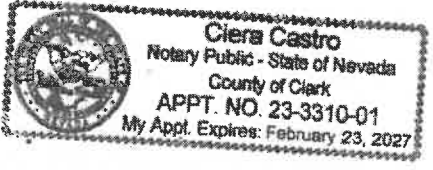
Property Owner (Signature)\* Jill Tucker  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 20, 2023 (DATE)

By Jill Marie Tucker

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.



September 21, 2023

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

PLANNER  
COPY

**Re: Justification Letter Egan Crest Estates II – Design Review & Waivers**  
**(APN(s): 126-25-801-012)**

WS-23-0725

Dear Planner,

Per4mance Engineering, llc. on behalf of the applicant, Egan crest Estates II, llc. respectfully submits this justification letter in support of the Design Review & Waiver applications for the subject development. The proposed project requires a Design Review and a Waiver as follows:

- 1) Design Review #1 - Finish grade of the subdivision is greater than 36-inches above existing grade.
- 2) Waiver #1 - Eliminate Landscaping along Egan Crest Drive & La Mancha Avenue

The proposed site is located at the southwest corner of La Mancha Avenue 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 4 single family residential custom home lots.

The single family development proposes lots which range from a minimum of 20,466 sq.ft. (net/gross) to a maximum of 30,687 sq.ft. (gross)/28,677 sq.ft. (net). The four lots will all access from the adjacent street. Lots 1-3 will front La Mancha Avenue while Lot 4 will front Egan Crest Drive. The developer is respectfully requesting approval of this request.

Future Homes within the development will be custom homes.

**Design Review #1 – 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 12-ft from the west property line to Egan Crest Drive to the east property line over approximately 300-feet. The site has an existing slope of 4.0-percent. By using minimum design criteria for grading of placing the lots 1-3 1.5-ft above the street centerline elevation along La Mancha & Lot 4 1.5-feet above Egan Crest street centerline ends up requiring this waiver. The lots have been designed such that there is a maximum of 4.4-feet of fill towards the east side of Lot 1 behind the top retaining wall. The exact height varies per lot. The lots generally are in a cut situation with lonely Lots 1, 2, and 3 seeing small fill areas. Therefore, the design review request is for an increase in finish grade up to 52.8-inches where 36-inches is the standard.

**Waiver #1 – 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 2± acre parcel. The goal is to construct desert landscaping. There will be a 5-ft private landscaping strip on the east side of Lot 3, adjacent to Egan Crest Dr.

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