



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

November 29, 2022

6:30pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at 702-289-0196.
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Chris Darling, Chairperson  
Dr. Sharon Stover, Vice Chairperson  
Kimberly Burton  
Carol Peck  
Allison Bonnano

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](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, Roll Call, and County Staff Introductions

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

record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for November 8, 2022. (For possible action)
- IV. Approval of the Agenda for November 29, 2022, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning and Zoning

**12/21/22 BCC**

- 1. **DR-22-0603-VOGEL BRETT: DESIGN REVIEW** for finished grade on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Helena Avenue within Lone Mountain. RM/sd/syp (For possible action) **12/21/22 BCC**

- VII. General Business  
None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: December 13, 2022.
- X. Adjournment.

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



## Lone Mountain Citizens Advisory Council

November 8, 2022

### MINUTES

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Board Members: Chris Darling – Chair – **PRESENT**  
Dr. Sharon Stover – Vice Chair – **PRESENT**  
Kimberly Burton – **EXCUSED**  
Carol Peck – **PRESENT**  
Allison Bonnano - **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:31 p.m.
- II. Public Comment  
None
- III. Approval of October 25, 2022 Minutes  
**Moved by: CAROL**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for November 8, 2022  
**Moved by: SHARON**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
Reminded that applications to serve on CAC board will be accepted until November 15, 2022.

VI. Planning & Zoning

1. **ET-22-400116 (VS-0611-07)-BEARD FAMILY TRUST & BEARD, JOHN M. & SUSAN M. TRS: VACATE AND ABANDON THIRD EXTENSION OF TIME** for easements of interest to Clark County located between Campbell Road and Kevin Way, and between Regena Avenue and Azure Drive within Lone Mountain. RM/dd/syp (For possible action) **12/06/22 PC**

**Action: APPROVED subject to staff conditions**

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

2. **UC-22-0569-BEAMS FAMILY REVOCABLE TRUST & BEAMS, ROBERT B. & DEBORAH A. TRS: USE PERMIT** to allow for an accessory structure (detached garage) to exceed one half the footprint of the principal residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Helena Avenue and Campbell Road within Lone Mountain. RM/sd/syp (For possible action) **12/06/22 PC**

**Action: APPROVED subject to staff conditions**

**Moved By: ALLISON**

**Vote: 4/0 Unanimous**

3. **WS-22-0579-DOLAN, ROCHELLE & WILLIAM: WAIVER OF DEVELOPMENT STANDARDS** to reduce front yard setback for a proposed detached garage in conjunction with an existing single family residence on 1.1 acres in an R-E Zone. Generally located on the south side of Lone Mountain Road and the west side of Tomsik Street within Lone Mountain. RM/rk/syp (For possible action) **12/06/22 PC**

**Action: DENIED in agreement with staff comments/justification**

**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 29, 2022

X. Adjournment

The meeting was adjourned at 6:45 p.m.

12/21/22 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

FORT APACHE RD/HELENA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-22-0603-VOGEL BRETT:**

**DESIGN REVIEW** for finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Fort Apache Road and the south side of Helena Avenue within Lone Mountain. RM/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
138-05-301-017

**DESIGN REVIEW:**  
Increase finished grade to 78 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 117% 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: 2.0
- Number of Lots/Units: 3
- Project Type: Increase finished grade

Site Plans

The plans depict a proposed 3 lot single family subdivision and a request to increase finished grade. The applicant is proposing a 3 lot minor subdivision (MSM 21-600115) and has had a drainage study conducted, which as a result requires an increase in finished grade of up to 78 inches. The increase will facilitate drainage on the site to divert storm water runoff.

Landscaping

Landscaping is not required or a part of this application.

**Applicant's Justification**

In order for proper drainage to divert storm water runoff, increasing the elevation of the easterly portions of the lot to 78 inches is necessary to comply with the drainage study. The proposed design is requiring an elevation change over the allowable 36 inches per Title 30. The maximum fill is localized around the eastern side of the lot where the natural topography of the valley in this area slopes to the east, and slightly north, due to the close proximity to the Lone Mountain area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-22-0387	Vacated and abandoned easements	Approved by PC	September 2001
ZC-0296-01	Reclassified various parcels from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

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

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

- Comply with approved drainage study PW22-12131;
- 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.

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised 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: BRETT VOGEL**

**CONTACT: BRETT VOGEL, 7801 W. ROSADA WAY, 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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-22-0603</u> DATE FILED: <u>10/25/22</u> PLANNER ASSIGNED: <u>SND</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC DATE: <u>11/29/22</u> PC MEETING DATE: <u>                    </u> BCC MEETING DATE: <u>12-21-22</u> FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Brett Vogel</u> ADDRESS: <u>7801 W Rosada Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-400-7367</u> CELL: <u>702-400-7367</u> E-MAIL: <u>brett-vogel@hotmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Brett Vogel</u> ADDRESS: <u>7801 W Rosada Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-400-7367</u> CELL: <u>702-400-7367</u> E-MAIL: <u>brett-vogel@hotmail.com</u> REF CONTACT ID #: <u>                    </u>
	<b>CORRESPONDENT</b>  NAME: <u>Brett Vogel</u> ADDRESS: <u>7801 W Rosada Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-400-7367</u> CELL: <u>702-400-7367</u> E-MAIL: <u>brett-vogel@hotmail.com</u> REF CONTACT ID #: <u>                    </u>

ASSESSOR'S PARCEL NUMBER(S): 138-05-301-017

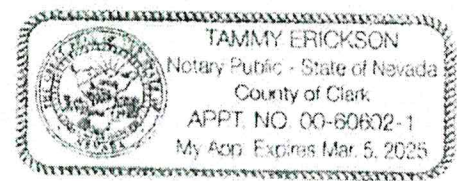
PROPERTY ADDRESS and/or CROSS STREETS: South East corner of Fort Apache and Helena

PROJECT DESCRIPTION: Vogel Family Home

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]      Brett Vogel  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/9/22 (DATE)  
 By Brett Vogel  
 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.



Brett Vogel  
APN# 138-05-301-017  
Mailing Address:  
7801 W. Rosada Way  
Las Vegas, NV 89149  
702-400-7367

DR-22-0603

10-10-2022

Design Review for Excess Grade Change Justification Letter

The Board of Commissioners  
Clark County, Nevada

My family and I are requesting a design review to increase the elevation of our 2 acre parcel above the 36" allowable per title 30 to comply with the Clark County Public Works approved drainage study PW22-12131. This is necessary to divert storm runoff around habitable structures on our lot to provide adequate flood protection. Our lot is located at the Southeast corner of Fort Apache and Helena. The project is a 3 lot minor subdivision, Clark County MSM #21-60015, APN 138-05-301-017.

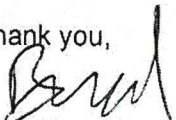
Approval of this request for the increase in grade over the standard 36" would support the building of our family home and two additional lots for other family members in a cul-de-sac that would enter from the north on Helena.

In order for proper drainage to divert storm water run-off, we will need to increase the elevation of some of the easterly portions of our lot around 6', so we are requesting a waiver for 78" to make sure we have enough to comply with the Drainage Study. The proposed design is requiring an elevation change over the allowable 36" per Title 30. The maximum fill is localized around the eastern side of the lot where the natural topography of the valley in this area slopes to the East and slightly North, and is slightly more than usual due to the close proximity to the Lone Mountain area. We are requesting to grade our lot to the approved drainage study.

In addition to complying with the drainage study, we have positioned our home and casita in a manner to allow for privacy for our neighbors to the east in an effort to be good stewards in the neighborhood. We also will be using landscaping in the form of palm trees and desert landscaping between the house and casita, and the casita and the rv garage to further promote privacy for the neighbors to the east who would be most affected. We will also have the standard height screen wall on top of the retaining wall on the east property line that would be necessary to retain the fill dirt. Our goal is to make friendships with our neighbors, so open communication with them would ultimately drive our landscape decisions.

My family and I greatly appreciate your time, and would greatly appreciate your approval for our request in the building of our forever home.

Thank you,



Brett Vogel, Property Owner