



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

December 13, 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 Bonanno

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

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

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

III. Approval of Minutes for November 29, 2022. (For possible action)

IV. Approval of the Agenda for December 13, 2022, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)

VI. Planning and Zoning

1. **NZC-22-0639-BARCHENGER, MIKAL D. & SUSANN G. TRUST & BARCHENGER, MIKAL D. & SUSANN G. TRS: ZONE CHANGE** to reclassify 2.1 acres from an R-A (RNP-II) Zone to an R-E (RNP-II) Zone. Generally located on the west side of Four Views Street and the south side of Maggie Avenue within Lone Mountain. MK/rk/syp (For possible action) **1/3/23 PC**
2. **VS-22-0625-DESTINY HOMES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and between Al Carrison Street and Tomsik Street within Lone Mountain. RM/jud/syp (For possible action) **1/3/23 PC**
3. **VS-22-0626-HERNANDEZ, ARTURO M.: VACATE AND ABANDON** a portion of a right-of-way being La Madre Way located between Jensen Street and Grand Canyon Drive within Lone Mountain. RM/jud/syp (For possible action) **1/3/23 PC**
4. **WS-22-0636-HORIZONTE HOME LLC: WAIVER OF DEVELOPMENT STANDARDS** for increased wall height. **DESIGN REVIEW** for finished grade on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Red Coach Avenue and Park Street within Lone Mountain. RM/sd/syp (For possible action) **1/4/23 BCC**

VII. General Business

- Thank Sharon Stover for her service as a board member of the Lone Mountain Citizens Advisory Council

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: January 10, 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>

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



Lone Mountain Citizens Advisory Council

November 29, 2022

MINUTES

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

-
- 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 November 8, 2022 Minutes
Moved by: SHARON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for November 29, 2022
Moved by: CAROL
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

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**

Action: APPROVED subject to staff conditions

Moved By: SHARON

Vote: 4/0 Unanimous

VII. General Business
None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be December 13, 2022

X. Adjournment
The meeting was adjourned at 6:40 p.m.

01/03/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FOUR VIEWS ST/MAGGIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-22-0639-BARCHENGER, MIKAL D. & SUSANN G. TRUST & BARCHENGER,
MIKAL D. & SUSANN G. TRS:**

ZONE CHANGE to reclassify 2.1 acres from an R-A (Residential Agricultural) (RNP-II) Zone to an R-E (Rural Estates Residential) (RNP-II) Zone.

Generally located on the west side of Four Views Street and the south side of Maggie Avenue within Lone Mountain (description on file). MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

125-08-504-002

LAND USE PLAN:

LONE MOUNTAIN – EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots: 3
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 22,205/46,635 (gross/net)
- Project Type: Single family residential development

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting at the Mountain Crest Neighborhood Center on September 8, 2022, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 4 attendees present at the open house meeting for this project. The attendees had general questions about the number of lots and layout. No other concerns were raised at the meeting.

Site Plan

The applicant is proposing to subdivide the 2.1 acre site into 3 lots for the construction of privately owned custom homes. Two of the lots have frontage along Four Views Street and the

other lot has frontage along Maggie Avenue, which are currently improved to rural street standards. Each lot will maintain a lot area over 22,000 square feet.

These lots will be developed with custom homes; therefore, there are no elevation or floor plans have been submitted with this request.

Applicant's Justification

The applicant indicates the site is not a large enough area to allow the subdivision of the parcel into 3 lots and meet the density of the R-A zoning district since the right-of-way that has been dedicated to the County can no longer be counted toward the area of the site. The parcel must be reclassified to an R-E zoning district to allow the parcel to be subdivided into 3 lots. The proposed lots will comply with the minimum lot size requirements of the R-E zone.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Edge Neighborhood (up to 2 du/ac)	R-A (RNP-II)	Single family residential
East & West	Edge Neighborhood (up to 2 du/ac)	R-E (RNP-II)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant indicates that there have been changes in the immediate area with the approval of R-E zoning to the east and west of this site. The trend in this immediate area is for additional rural residential lots rather than large lot R-A agricultural properties. Furthermore, the Code has been changed to no longer allow the area of previously dedicated streets to be counted toward the density of a development. With this change the existing parcel does not have enough area to comply with the density requirement of 1 du/ac for the R-A zoning district and to subdivide the parcel into 3 lots, the site must be reclassified to a zoning district that will allow for the proposed density of 1.4 du/ac.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant states the proposed single family residential development is a request for the same zoning it is adjacent to and provides the same or similar density of existing subdivisions within the area. Immediately to the east, and across Four Views Street are existing single family residential lots in an R-E/RNP-II zone. Therefore, staff finds the density and intensity of the proposed residential development is compatible with existing land uses in the surrounding neighborhood.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from public facility and service providers that the proposed development would have a substantial adverse effect on public facilities and services.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Staff finds the project complies with Urban Specific Policy 4 of the Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within this area to develop at similar densities as the existing area. Additionally, the request complies with Urban Specific Policy 10 to encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity.

Summary

Zone Change

Changes were made to Title 30 for the requirements for gross acreage. Any right-of-way that has been dedicated to the County can no longer be counted toward the area of the site. Therefore, the site is no longer large enough in area to allow the subdivision of the parcel into 3 lots and meet the density of the R-A zoning district. The parcel must be reclassified to an R-E zoning district to allow the parcel to be subdivided into 3 parcels. The proposed lots will comply with the minimum lot size requirements of the R-E zone and the future homes should comply with the required setbacks for the R-E zoning district. The R-E zoning is compatible with the parcels to the east and west of the site, completing a pattern of R-E zoning on the south side of Maggie Avenue between El Capitan Way and Homestead Road. Therefore, staff finds the applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request; therefore, staff recommends approval of the request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 8, 2023 at 9:00 a.m., unless otherwise announced.

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

- Resolution of Intent to complete in 3 years.
- 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 new application for a Master Plan area plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BARCHENGER, MIKAL D. & SUSANN G. TRUST

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-22-0639</u> DATE FILED: <u>11-9-22</u> PLANNER ASSIGNED: <u>PK</u> TAB/CAC: <u>Loak Mtn</u> TAB/CAC DATE: <u>12-13-22</u> PC MEETING DATE: <u>1-3-22</u> R-A to R-E BCC MEETING DATE: <u>2-8-22</u> FEE: <u>\$1,855.00 + \$675.00 = \$2,530.00</u> MK
	PROPERTY OWNER NAME: <u>BARCHENGER MIKAL D & SUSANN G TRUST and BARCHENGER MIKAL D & SUSANN G TRS</u> ADDRESS: <u>75-5526 KEALIA ST</u> CITY: <u>HOLUALOA</u> STATE: <u>HI</u> ZIP: <u>96725</u> TELEPHONE: <u>808-238-6532</u> CELL: _____ E-MAIL: <u>suzymikalnev@hotmail.com</u>
	APPLICANT NAME: <u>Property Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Las Vegas Civil Engineering</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): 12508504002

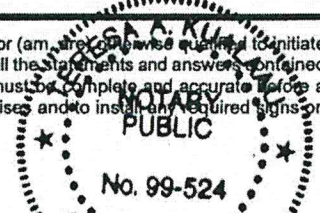
PROPERTY ADDRESS and/or CROSS STREETS: Maggie and Four Views

PROJECT DESCRIPTION: Subdivide the subject 2.14 acre parcel into three lots as show on the attached parcel map

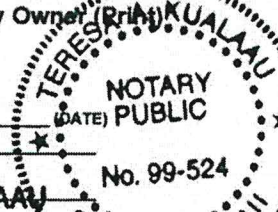
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Susann Barchenger
 Property Owner (Signature)*

Mikal Barchenger
Susann Barchenger
 Property Owner



STATE OF Hawaii
 COUNTY OF Hawaii
 SUBSCRIBED AND SWORN BEFORE ME ON 30 May 2022
 By Teresa A. Kualaa
 NOTARY PUBLIC: Teresa A. Kualaa



NOTARY CERTIFICATION
 Doc. Date: Undated
 Notary Name: Teresa A. Kualaa Third Circuit
 Doc. Description: Land Use Application
Teresa A. Kualaa 5/30/22

*NOTE: Corporate declaration of authority (for a client), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature of a person not of legal capacity.

Friday, September 30, 2022

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, Nevada 89155-1744



**Re: Justification Letter
APN 125-08-504-002
Nonconforming Zone Change**

To Whom It May Concern,

N20-22-0639

This letter serves as the Justification Letter required for the nonconforming zone boundary amendment to change the above-mention APN from R-A to R-E. Currently, R-A has a minimum lot size of 40,000 and the applicant's parcel map shows two lots under this square footage; therefore, this request is to support these proposed lot sizes.

Although no housing is being proposed at this time, the applicant agrees to conform to the Zoning Standards according to the Clark County Master Plan if future housing development should occur under their responsible charge.

Compelling Justification for Statements 1 through 4:

1. A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

This area is trending toward R-E as is demonstrated by the following:

- *This area is part of the Lone Mountain Interlocal Agreement.*
- *This area has an RNP II overlay.*
- *There are R-E parcels to the immediate west (undeveloped) and to the immediate east (developed). Additionally, there are three other R-E parcels with in the immediate RNP II overlay area as well.*

2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.

The density and intensity of the use being proposed is below the allowable threshold permitted by the Lone Mountain Interlocal Agreement and the RNP II overlay; thus, making this application compatible with the existing and planned uses within the surrounding area.

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.

The existing public facilities and services in this and the surrounding area were designed based on a substantially higher density and use than is being proposed by this application. For example, the surrounding area is within the City of Las Vegas and is primarily comprised of higher density residential. Therefore, this application will have a negligible impact on the existing public facilities and services listed above.

4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.

This application conforms to Lone Mountain Interlocal Agreement and the RNP II overlay; which, represent all the other adopted plans, goals, and policies for Clark County in this area. Further, this application supports the Master Plan as well, for example, the large lot sizes are consistent with the established development patterns of the existing neighborhood; which, also protects the existing neighborhood character and rural lifestyle.

Warmest Regards,
Joey DeBlanco
Las Vegas Civil Engineering

EASEMENTS
(TITLE 30)

HELENA AVE/AL CARRISON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0625-DESTINY HOMES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and between Al Carrison Street and Tomsik Street within Lone Mountain (description on file). RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:
138-04-304-001

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

BACKGROUND:

Project Description

This is a request to vacate patent easements around the subject parcel. The request includes vacation and abandonment of 33 foot wide patent easements along the east and south property lines and 3 foot wide patent easements along the north and west property lines. The applicant states this request is to comply with conditions of MSM 22-600035. This vacation request will not adversely impact any adjacent properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood	R-E (RNP-I)	Undeveloped
South, East, & West	Ranch Estate Neighborhood	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

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:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Helena Avenue, 30 feet for Al Carrison Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JPL ENGINEERING, INC.

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVE., STE 5, LAS VEGAS, NV 89119



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0625</u> DATE FILED: <u>11/6/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12/13/22</u> PC MEETING DATE: <u>01/03/2023</u> @ <u>7 pm</u> @ <u>6:30 pm</u> BCC MEETING DATE: _____ FEE: <u>\$875⁰⁰</u>

PROPERTY OWNER	NAME: <u>Destiny Homes LLC</u>
	ADDRESS: <u>2503 Diamondback Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>gus@destinyhomesllc.com</u>

APPLICANT	NAME: <u>Destiny Homes LLC</u>
	ADDRESS: <u>2503 Diamondback Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>gus@destinyhomesllc.com</u> REF CONTACT ID #: _____

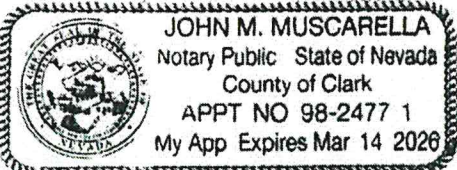
CORRESPONDENT	NAME: <u>JPL Engineering, Inc.</u>
	ADDRESS: <u>6725 S. Eastern Ave, Suite 5</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-898-6269</u> CELL: _____
	E-MAIL: <u>james@jplengineeringinc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-04-304-001

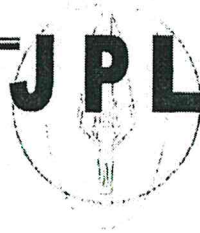
PROPERTY ADDRESS and/or CROSS STREETS: Helena Ave. / Al Carrison St.

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.

Ghassan G. Misherfi
 Property Owner (Signature)*
 STATE OF NEVADA COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 7/30/2022 (DATE)
 By Ghassan G. Misherfi
 NOTARY PUBLIC: _____

Ghassan G. Misherfi
 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.



PLANNER
COPY

VS-22-0628

July 14, 2022

Clark County – Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Vacation of Patent Easement # on portions of APN 138-04-304-001 (MSM22-600035)

On behalf of the applicant, JPL Engineering Inc. respectfully requests your consideration of the above referenced vacation to comply with the conditions of MSM 22-600035. This vacation request is standard for this type of development and consistent with the overall land use of the area and will have not adverse impact on the adjacent properties.

Should you have any questions regarding the project please don't hesitate to contact our office at (702) 898-6269.

Sincerely,

A handwritten signature in black ink, appearing to be 'James P. Lopez'. The signature is written in a cursive style with a large initial 'J' and a long horizontal stroke at the end.

James P. Lopez
Principal Engineer

RIGHT-OF-WAY
(TITLE 30)

LA MADRE WY/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0626-HERNANDEZ, ARTURO M.:

VACATE AND ABANDON a portion of a right-of-way being La Madre Way located between Jensen Street (alignment) and Grand Canyon Drive within Lone Mountain (description on file). RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:
125-31-301-010: 125-31-301-013

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

BACKGROUND:

Project Description

The vacation request is for a portion of excess right-of-way along La Madre Way, at the intersection with the private drive into a cul-de-sac (parcel map on File 107, Page 74). Once vacated, a pedestrian access easement will be granted. Any utility and/or drainage easements required will be retained.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood	R-E (RNP-I)	Single family residential & undeveloped
East & West	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

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is 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:

Current Planning

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

Public Works - Development Review

- Reserve the vacated area as a pedestrian access easement;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ARTURO HERNANDEZ

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0626</u> DATE FILED: <u>11/06/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12/13/2022</u> PC MEETING DATE: <u>01/03/2023 @ 7pm</u> @ 6:30pm BCC MEETING DATE: _____ FEE: <u>\$875⁰⁰</u>

PROPERTY OWNER	NAME: <u>Arturo Hernandez</u> ADDRESS: <u>9660 W La Madre Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-480-5406</u> CELL: _____ E-MAIL: <u>autrohernandez2020@gmail.com</u>
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APPLICANT	NAME: <u>Arturo Hernandez</u> ADDRESS: <u>9660 W La Madre Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-480-5406</u> CELL: _____ E-MAIL: <u>autrohernandez2020@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Baughman & Turner, Inc</u> ADDRESS: <u>1210 Hinson St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: _____ E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>
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ASSESSOR'S PARCEL NUMBER(S): 125-31-301-013 + 010

PROPERTY ADDRESS and/or CROSS STREETS: La Madre/Jensen

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.

<p><u>Arturo Hernandez</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>August 5, 2022</u> (DATE) By <u>ARTURO HERNANDEZ</u></p> <p>NOTARY PUBLIC: <u>[Signature]</u></p>	<p>Arturo Hernandez, Owner Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>JOSH HARNEY Notary Public State of Nevada No. 16-3906-1 My Appt. Exp. Sept. 27, 2024</p> </div>
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*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

October 25, 2022

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

VS-22-0626

**Re: Vacation of Right-of-way
APN 125-31-301-010 and 125-31-301-013**

PLANNER
COPY

To Whom It May Concern,

Please let this letter serve as a request and justification for a Vacation of Right-of-Way. The right-of-way in question is located along La Madre Way west of Grand Canyon Drive. The right-of-way is more specifically identified as all that certain dedicated right-of-way shown on Parcel Map on File 107, Page 74.

The right-of-way is being vacated per the request of Clark County Review staff per an email on May 5, 2021, as the right-of-way is no longer needed. Once vacated, a Pedestrian Access Easement will be granted. Any utility and/or drainage easements required will be retained.

The approval of this 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 Turner
President

DT/jh

01/04/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RED COACH AVE/PARK ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0636-HORIZONTE HOME LLC:

WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEW for finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the southwest corner of Red Coach Avenue and Park Street within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:
138-06-610-001 through 138-06-610-009

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a combination screen wall/retaining wall to 12 feet (6 foot screen wall with a 6 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.4% increase).

DESIGN REVIEW:
Increase finished grade to 12 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 211.2% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4505; 4510; 4530; 4525; 4555; 4570; 4575; 4590; & 4595 Mountain Desert Circle
- Site Acreage: 5
- Number of Lots/Units: 9
- Project Type: Single family residential subdivision

Site Plans

The plans depict an approved 9 lot single family residential subdivision located in Lone Mountain. Access to the subdivision is from Park Street to a private street with a cul-de-sac at

both the north and south ends. The applicant is requesting an increase in the retaining wall and block wall height due to increased finished grade along Park Street. The subdivision was previously approved by MSM-05-500613.

Landscaping

The plans depict a 6 foot wide landscape buffer.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that plans have been submitted and a drainage review showed an increase from the existing grade. The maximum difference in elevation between the proposed and existing grade will be up to 8 feet. Due to the approximately 15 feet of change in elevation across the site from west to east, the excess fill is primarily needed in the rear yards of Lots 1, 2, 8, and 9 with existing type B drainage. The applicant is proposing to utilize type A drainage in the rear yards of these lots. Due to this increase in grade, the retaining wall and block wall require a waiver for a 6 foot retaining wall and a 6 foot block wall.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Staff agrees with the justification provided by the applicant and finds the increase in the wall (6 foot retaining wall, 6 foot block wall) height up to a maximum of 12 feet will not adversely impact the surrounding properties due to the proposed landscape buffer along Park Street. The landscape area will reduce the appearance of canyon effect along the street. Staff agrees with the justification provided by the applicant as the increased grade creates the need to increase the retaining wall and block wall to a maximum of 12 feet. Staff finds that due to the significant amount of grade difference an increase in the overall wall height is necessary. 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:

Current Planning

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

Public Works - Development Review

- Comply with approved drainage study PW22-14545;
- 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: FOX HOMES

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0636</u> DATE FILED: <u>11/8/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>12/13/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/4/23</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Horizonte Home, LLC</u> ADDRESS: <u>7975 W. Helena Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Fox Homes</u> ADDRESS: <u>PO Box 92527</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89009</u> TELEPHONE: <u>702-202-2713</u> CELL: <u>N/A</u> E-MAIL: <u>eric@foxhomesnv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-610-001 to -009
 PROPERTY ADDRESS and/or CROSS STREETS: Park & Red Coach
 PROJECT DESCRIPTION: 9-lot single family residential subdivision

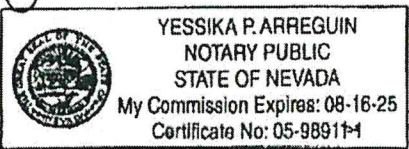
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Manuel Rodriguez
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 11th, 2022 (DATE)

By Manuel Rodriguez
 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.



TANEY ENGINEERING

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

July 26, 2022

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

WS-22-0636

Re: Park & Red Coach
APN: 138-06-610-001, -002, -003, -004, -005, -006, -007, -008, & -009
Justification Letter

To whom it may concern:

On behalf of our client, Fox Homes, Taney Engineering is respectfully submitting justification for a Waiver of Standards and Design Review for a previously approved and constructed 5.00 gross-acre, 9 lot single-family subdivision.

Waiver of Standards – Wall Height

On behalf of our client, we are requesting a waiver of standards for retaining walls up to 6 ft. in height, in combination with a 6 ft. screen wall, resulting in a maximum of 12 ft. of height where code allows for 9 ft. The increased wall height is needed along the east side of the subdivision, in the rear yards of Lots 1, 2, 8, and 9.

This is necessary due to the approximately 15 ft. change in elevation across the site from west to east. Currently, the site is graded and constructed in a way that the rear yards along the eastern property line slope down to match the street grade of the adjacent Park Street right-of-way. The slope takes up much of the useable area of the rear yard and results in a wall that provides zero privacy from the adjacent street into the yards. The requested waiver will allow for the slope to be flattened, which will create usable rear yards with privacy from Park Street.

A 6 ft. wide landscape buffer is also being added to the Park Street frontage. The 6 ft. landscape area will extend from the right-of-way line in Park Street to the location of the proposed retaining wall and will utilize planting material as outlined in Title 30.64. The landscaping will aid in breaking up the sight of the retaining and screen walls and provide additional street appeal that does not presently exist.

Design Review – Excess Fill

On behalf of our client, we are requesting a design review for the excess fill of 8 ft. along the eastern lots, where 3 ft. is allowed.

The final grading plan has been prepared and is being processed through the Clark County Public Works drainage review. The maximum difference in elevation between the proposed and existing grade will be up to 8 ft. due to the approximately 15 ft. change in elevation across the site from west to east. The excess fill is primarily needed in the rear yards of Lots 1, 2, 8, and 9 with existing type B drainage. We are instead proposing to utilize type A drainage in the rear yards of these lots.

We are hopeful that this letter clearly describes the intent of the request. If you have any questions or require additional information, please call (702) 362-8844.



TANEY & ENGINEERING

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremiah Johnson'.

Jeremiah Johnson
Land Planner