



**Lone Mountain Citizens Advisory Council**  
**Mountain Crest Neighborhood Services Center**  
**4701 N Durango Drive**  
**Las Vegas, NV 89129**  
 December 14, 2021  
 6:30pm

**AGENDA**

**Note:**

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

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

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](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, 702-219-0374, [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 30, 2021. (For possible action)
- IV. Approval of the Agenda for December 14, 2021, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
  - 2. Discuss preferences regarding the NDOT I-11 Planning and Environmental Linkages (PEL) Study
- VI. Planning and Zoning

01/05/22 BCC

- 1. **VS-21-0651-B & F & SONS 1, LLP: VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road and between Tee Pee Lane and Park Street within Lone Mountain RM/jor/jo (For possible action)
- 2. **WS-21-0650-B & F & SONS 1, LLP: WAIVER OF DEVELOPMENT STANDARDS** for landscaping. **DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** increase finished grade in conjunction with a proposed single family residential subdivision on 4.0 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)
- 3. **TM-21-500181-B&F & SONS 1, LLP: TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.0 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)
- 4. **VS-21-0672-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS: VACATE AND ABANDON** a portion of a right-of-way being Elkhorn Road located between Sisk Road and Rebecca Road and a portion of right-of-way being Rainbow Boulevard between Elkhorn Road and Farm Road within Lone Mountain. MK/bb/jo (For possible action)
- 5. **DR-21-0668-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS: DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** single family detached residential development on 23.3 acres in an R-E (RNP-I) Zone. Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/bb/jo (For possible action)
- 6. **TM-21-500188-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS: TENTATIVE MAP** consisting of 43 single family residential lots and common lots on 23.3 acres in an R-E (RNP-I) Zone. Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/jvm/jo (For possible action)

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 28, 2021.

X. Adjournment.

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



# Lone Mountain Citizens Advisory Council

November 30, 2021

## MINUTES

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

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 6:30 p.m.
- II. Public Comment  
None
- III. Approval of November 9, 2021 Minutes  
  
**Moved by: Carol**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for November 30, 2021  
  
**Moved by: Sharon**  
**Action: Approved agenda as submitted**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **NZC-21-0624-WALKER AMBER RAE & SLENDER MANDY LYNN & LISA IRENE: ZONE CHANGE** to reclassify 2.9 acres from an R-E (AE-60) Zone to an R-3 (AE-60) Zone. **DESIGN REVIEW** for a multiple family residential development. Generally located on the south side of Coran Lane, 135 feet west Simmons Street within the Lone Mountain Planning Area. WM/al/jo (For possible action) 12/21/21 PC

**Action: APPROVED as submitted subject to staff conditions**  
**Moved By: Sharon**  
**Vote: 3-0 Unanimous**

2. **UC-21-0630-CHANCELLOR MANOR, LC: USE PERMITS** for the following: 1) permit a horse riding/rental stable; 2) reduce minimum area required for a horse riding/rental stable; 3) allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard; 4) allow alternative landscaping along all side and rear property lines; and 5) increase the maximum number of Agriculture - Livestock, (small) animals. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow alternative landscaping adjacent to a less intensive use; 4) reduce setbacks for structures; 5) reduce setback from the right-of-way for existing structures; 6) permit an existing non-decorative fence; 7) increase fence height; 8) eliminate trash enclosure; 9) reduce access gate setback; 10) allow modified street standards; and 11) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEW** for a proposed horse riding/rental stable and associated structures in conjunction with an existing single family residence on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of Miller Lane, 1,000 feet north of Lone Mountain Road within Lone Mountain. RM/bb/ja (For possible action) 12/22/21 BCC

**Action: APPROVED as submitted, subject to staff conditions and conditions that porta potties be moved so they are not visible from the street, all commercial vehicles/trucks are removed from the property and trash pick-up is increased to three times per week.**  
**Moved By Chris**  
**Vote: 3/0**

3. **WS-21-0629-JLT HOLDING COMPANY, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a block wall. **DESIGN REVIEW** for finished grade on 2.1 acres in an R-A (Residential Agricultural) (RNP-II) Zone. Generally located on the north side of Jakes Place and the west side of Bonita Vista Street within Lone Mountain. MK/sd/jo (For possible action)

**Action: APPROVED as submitted, subject to staff conditions**  
**Moved By: Chris**  
**Vote: 3/0**

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be December 14, 2021.

X. Adjournment

The meeting was adjourned at 7:57 p.m.

PATENT EASEMENTS  
(TITLE 30)

ANN RD/TEE PEE LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0651-B & F & SONS 1, LLP:**

**VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road and between Tee Pee Lane and Park Street within Lone Mountain (description on file). RM/jor/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
125-30-806-009

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

**BACKGROUND:**

**Project Description**

The site plan depicts existing patent easements along the north, east, and west property lines of the subject parcel. The west property line includes a 33 foot wide patent easement, and the north and east property lines include a 3 foot wide patent easement. Per the applicant, vacating the easements is necessary to develop the parcel into a future single family residential subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0605	Allowed a proposed single family residential lot to have access to an arterial street (Ann Road) - expired	Approved by PC	October 2018
VS-18-0606	Vacated and abandoned government patent easements - expired	Approved by PC	October 2018
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E zoning and from R-A to R-A (RNP-I) and R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500181	A tentative map for 8 single family residential lots is a companion item on this agenda.
WS-21-0650	A waiver of development standards for landscaping and a design review for increased finished grade and custom homes for a single family residential 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 the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Ann Road improvement project;

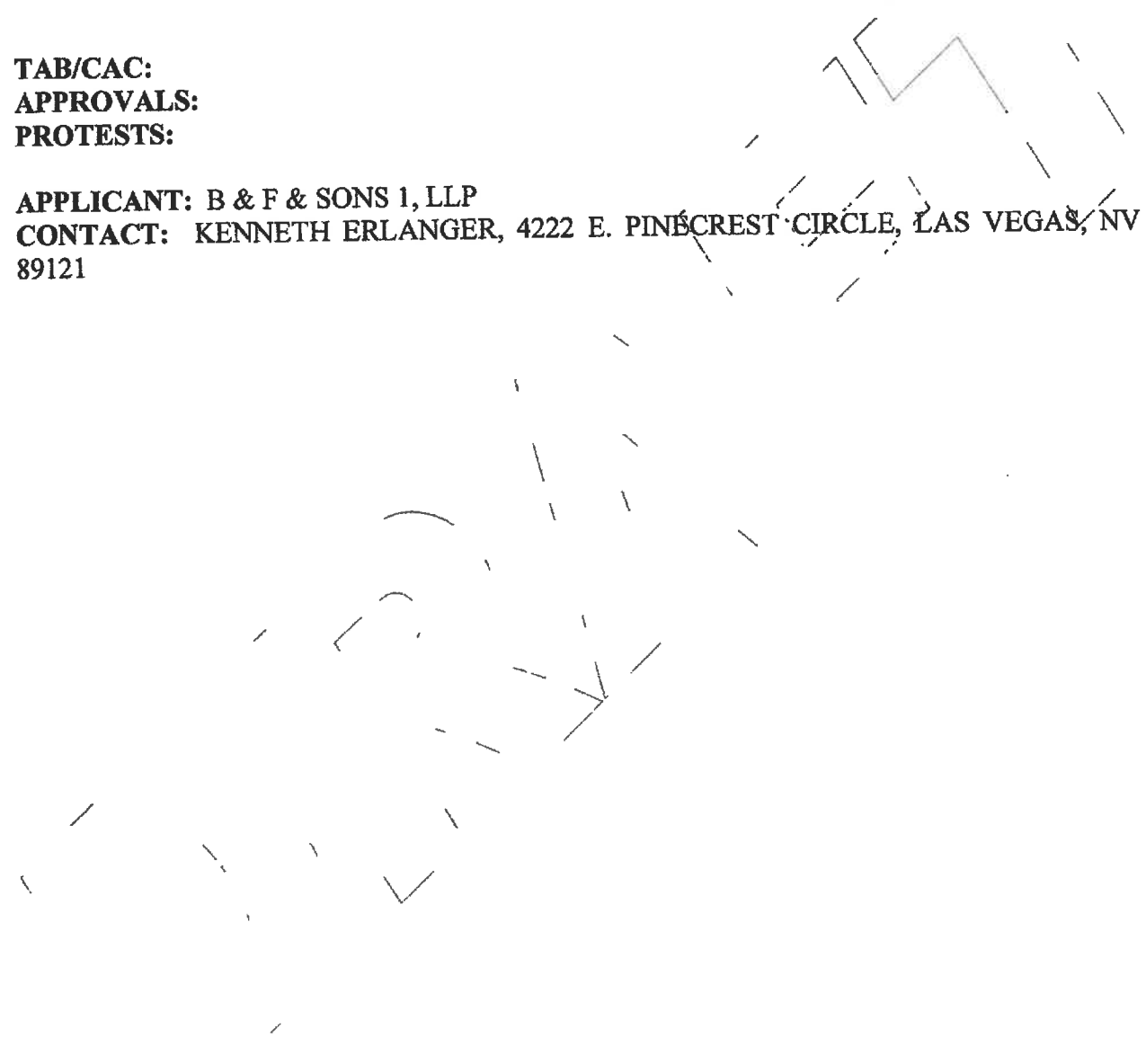
- 90 days to record required right-of-way dedications and any corresponding easements for Ann Road improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

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

**APPLICANT:** B & F & SONS 1, LLP  
**CONTACT:** KENNETH ERLANGER, 4222 E. PINÉCREST CIRCLE, LAS VEGAS, NV 89121







# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>		Public Works sign-off required prior to submittal of VAPE: <u>X</u>
<b>VACATION &amp; ABANDONMENT (VS):</b> <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY	<b>STAFF</b>	DATE FILED: <u>11/1/2021</u> APP. NUMBER: <u>VS-21-0651</u>
<b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b> <input checked="" type="checkbox"/> PATENT EASEMENTS		PLANNER ASSIGNED: <u>BR</u> For Applications going to Public Hearing: ACCEPTED BY: <u>JOK</u> TAB/CAC <u>Lone Mountain</u>
<input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____		FEE: _____ CHECK #: _____      TAB/CAC DATE: <u>12/14/21</u>
		COMMISSIONER: _____      PC MTG DATE: _____
		ZONE / AE / RNP: _____      BCC MTG DATE: <u>Jan. 5, 2022</u>
		PLANNED LAND USE: _____      For Administrative Applications
		OVERLAY(S)? _____      LETTER DUE DATE: _____
		TRAILS? Y/N _____      PFNA? Y/N _____      NOTES: _____

<b>PROPERTY OWNER</b>	NAME: <u>B &amp; F &amp; Sons 1 LLP</u> ADDRESS: <u>5909 Westgrove Drive</u> CITY: <u>Dallas</u> STATE: <u>Texas</u> ZIP: <u>75248</u> TELEPHONE: _____      FAX: _____ CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u>
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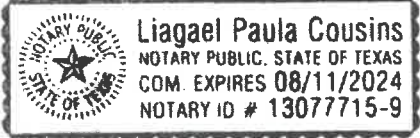
<b>APPLICANT</b>	NAME: <u>Seyed M. Hashemi, Managing Partner</u> ADDRESS: <u>921 Ariel Heights Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89138</u> TELEPHONE: _____      FAX: _____ CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u>
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<b>CORRESPONDENT</b>	NAME: <u>Kenneth J. Erlanger, P.E. KJE Consulting Engineers, Inc</u> ADDRESS: <u>4222 E. Pinecrest Circle</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89121</u> TELEPHONE: <u>(702) 597-2988</u> FAX: _____ CELL: _____      E-MAIL: <u>kjeconsult@cox.net</u>
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ASSESSOR'S PARCEL NUMBER(S): 125-30-806-009

PROPERTY ADDRESS and/or CROSS STREETS: Ann Road and Tee Pee Lane

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>S M Hashemi</u>          Property Owner (Signature)</p> <p>STATE OF NEVADA          COUNTY OF <u>Dallas</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>8/24/21</u> (DATE)          By <u>Liagael Cousins</u>          NOTARY PUBLIC: <u>[Signature]</u></p>	<p style="text-align: center;"><u>Seyed M. Hashemi</u>          Property Owner (Print)</p> <div style="border: 2px solid black; padding: 5px; text-align: center;">  </div>
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<b>STAFF</b>	Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record. Subject to all standard conditions and the following conditions _____ By (Public Works): _____ Date: _____
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**KJE**  
**CONSULTING**  
**ENGINEERS, INC.**

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September 20, 2021

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, Nevada 89155-1741

VS-21-0651

**Re: Justification for the vacation of the existing patent easement not required for dedication (APN 125-30-806-009).**

Dear Sir/Mam:

We are submitting this justification to vacate the portion of the patent easement that has not been dedicated and is not needed for dedication. The 33' patent easement that we are looking at vacating is per book 834, instrument 793318.

**Patent Easement Vacation:**

This will include the vacation of the portions of the existing 33 foot patent easement that was not required along the western property line as well as the southern 3 feet of the patent easement adjacent to La Mancha and the 3 feet of the patent easement adjacent to Tee Pee.

Based on the above provided justifications, we request the approval of this patent easement vacation.

Sincerely,

KJE Consulting Engineers, Inc.



Kenneth J. Erlanger, P.E.

President

377-2 patent easement vacation (9-20-21).wps

LANDSCAPING & INCREASE FINISHED GRADE  
(TITLE 30)

ANN RD/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0650-B & F & SONS 1, LLP:**

**WAIVER OF DEVELOPMENT STANDARDS** for landscaping.

**DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) increase finished grade in conjunction with a proposed single family residential subdivision on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)

RELATED INFORMATION:

**APN:**

125-30-806-009

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Eliminate required landscaping for lots with rear yards adjacent to Tee Pee Lane per Figure 30.64-5 or Figure 30.64-6.
- b. Eliminate required landscaping for lots with rear yards adjacent to La Mancha Avenue per Figure 30.64-5 or Figure 30.64-6.
- c. Eliminate required landscaping for lots with side or rear yards adjacent to Ann Road per Figure 30.64-5 or Figure 30.64-6.

**DESIGN REVIEWS:**

1. A single family residential subdivision.
2. Increase finished grade up to 42 inches (3.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 133% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 4
- Number of Lots: 8
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 20,782/22,135 (gross)/18,009/19,773 (net)

- Project Type: Landscaping and increase finished grade

**Site Plan**

The site plan depicts a proposed single family residential subdivision with 8 lots for custom single family residences. Access to the subdivision is along the north property line adjacent to La Mancha Avenue. The proposed subdivision includes a 40 foot wide private street which runs north to south and 4 lots are located on the east and west sides of the private street. The minimum net lot size is 18,009 square feet and the maximum net lot size is 19,773 square feet. In between Lots 5 and 6 is a 15 foot wide City of Las Vegas sewer and private drainage easement to be privately maintained. Lastly, the applicant is proposing a 6 foot high CMU block wall along the north, east, and south property lines of the entire subdivision. An existing block wall is located along the west property line. The applicant is requesting to increase the finished grade on the southern portion of Lot 5 to a maximum of 42 inches where 18 inches is the maximum allowed per Title 30.

**Landscaping**

The applicant is requesting to eliminate required landscaping adjacent to La Mancha Avenue (northernmost property line), Ann Road (southernmost property line), and adjacent to Tee Pee Lane (easternmost property line). Landscaping is required within the perimeter of the lots adjacent to local streets (rear yard only) per Table 30.64-1 (Figure 30.64-5 or Figure 30.64-6). In addition, the applicant is requesting to eliminate required landscaping for lots with side or rear yards adjacent to Ann Road (arterial street) per Table 30.64-1 (Figure 30.64-5 or Figure 30.64-6).

**Applicant's Justification**

Per the submitted justification letter, eliminating landscaping adjacent to La Mancha Avenue, Tee Pee Lane, and Ann Road will preserve rural street characteristics within the RNP-I. A review of the neighboring properties shows that exterior landscaping has not been included within the immediate area; therefore, the request to eliminate landscaping is appropriate. In addition, due to the current topography of the site, lots adjacent to Tee Pee Lane (Lots 5 to 8) will exceed the increase finished grade to a maximum 3 feet, and lot 5 will be at a maximum of 3.5 feet (42 inches). The applicant is proposing custom homes for this proposed subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0605	Allowed a proposed single family residential lot to have access to an arterial street (Ann Road) - expired	Approved by PC	October 2018
VS-18-0606	Vacated and abandoned government patent easements - expired	Approved by PC	October 2018
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) and R-A (RNP-II) 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, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0651	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-21-500181	A tentative map for 8 single family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

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

Staff finds that eliminating street landscaping adjacent to Ann Road, La Mancha Avenue, and Tee Pee Lane is not out of character for the neighborhoods within Lone Mountain. However, since staff does not support the companion tentative map, staff also cannot support this request.

Design Review #1

Staff finds that although the applicant is proposing custom homes for the development, staff cannot support this request since staff does not support the waiver of development standards and the companion tentative map (TM-21-500181).

**Public Works - Development Review**

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 tentative map 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements for Ann Road;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Ann Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Ann Road improvement project.
- 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, applicant is 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:** B & F & SONS 1, LLP  
**CONTACT:** KENNETH ERLANGER, 4222 E. PINECREST CIRCLE, LAS VEGAS, NV  
89121





# 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 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-21-0650</u> DATE FILED: <u>11/1/21</u> PLANNER ASSIGNED: <u>JOK</u> TAB/CAC: <u>LCR MT</u> TAB/CAC DATE: <u>12/14/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/5/2022</u> FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>B &amp; F &amp; Sons 1 LLP</u> ADDRESS: <u>5909 Westgrove Drive</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75248</u> TELEPHONE: _____      CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Seyed M. Hashemi, Managing Partner</u> ADDRESS: <u>921 Ariel Heights Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____      CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Kenneth J. Erlanger P.E. KJE Consulting Engineers, Inc.</u> ADDRESS: <u>4222 E. Pinecrest Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>(702) 597-2988</u> CELL: _____ E-MAIL: <u>kjeconsult@cox.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-30-806-009

PROPERTY ADDRESS and/or CROSS STREETS: Ann Road and Tee Pee Lane

PROJECT DESCRIPTION: 3.99 acre parcel located between La Mancha and Ann Road on the west side of Tee Pee Lane

(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.

S. M. Hashemi  
 Property Owner (Signature)\*

B & F & Sons 1 LP  
 Property Owner (Print)

STATE OF Texas  
 COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME ON 7/2/21 (DATE)

By Liagael Cousins  
 NOTARY PUBLIC: \_\_\_\_\_



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



September 20, 2021

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, Nevada 89155-1741

WS-21-0650

**Re: Justification for the development of this 3.99 acre site as an eight lot single family development and waiver of development standards to remove perimeter landscaping, and to allow for an increase in the proposed grade to exceed the 18 inches allowed. The property is located on the northwest corner of Ann Road and Tee Pee Lane (APN 125-30-806-009).**

Dear Sir/Mam:

We are submitting this justification letter for the development of eight custom home lots, located within a proposed private cul-de-sac, and for the waiver of development standards as follows:

**Requested Waivers/Design Review:**

- 1) **Waiver of development standards to eliminate required landscaping along Tee Pee Lane and La Mancha Avenue per figures 30.64-5 and 30.64-6.**
- 2) **Waiver of development standards to eliminate required landscaping along Ann Road per figures 30.64-5 and 30.64-6.**
- 3) **Design review for increased finished grade to a maximum of 3.5 feet above existing grade when 18 inches is the maximum.**

The proposed development of this property will include lots that have a gross area that exceeds 20,000 sf and a net area that exceeds 18,000 for all eight proposed lots (RE lots). The proposed cul-de-sac will be developed to take access off La Mancha Avenue, and will be developed as a private street. The design of the cul-de-sac off La Mancha Avenue is in order to not cause traffic issues with accessing Ann Road so close to the intersection with Tee Pee Lane due to the expected future traffic with this becoming a fully developed arterial road. The development of the cul-de-sac as a private street will allow for an increase developable pad and thus provide for more options in regards to the design of the future homes that will be constructed on these pads.

**Landscape waiver for Tee Pee Lane and La Mancha Avenue:**

We are requesting a waiver of landscaping requirements along both Tee Pee Lane and La Mancha Avenue to follow the standards that have been allowed in the past for frontages along rural roads located within the rural preservation district. A review of the properties within this area of the rural preservation district has determined that exterior landscaping has not been included in the properties within this area.

**Landscape waiver for Ann Road:**

Per landscape requirements 4'x4' tree wells at 30 feet on center along Ann Road are required that include either a 24 inch box tree to be installed for medium sized trees planted or large trees planted as 15 gallon per figure 30.64-5 and section 30.64-8 of Title 30. While we understand that section 30.64 calls for the construction of either tree wells as shown on figure 30.64-5 or a fence with landscaping screen per figure 30.64-6, we believe that both of this options do not fit with the proposed development of this property. We are requesting a waiver of this condition for the tree wells to match to the majority of the surrounding properties that do not include any exterior landscaping, and the belief that the tree wells will cause a less desirable lot due to the wall pop outs impact on the interior of the lots. We also believe that providing trees behind a decorative fence with openings per figure 30.64-6 will take away from the privacy of the lots located adjacent to Ann Road and remove the ability of any screen walls from acting as a noise barrier from the future traffic that can be expected along Ann Road.

**6 Foot Decorative CMU wall:**

Plan call for a 6 foot tall decorative wall with the option of allowing per an additional retaining up to a maximum height of 3 feet where necessary. Retaining may be required due to the natural slope of the property being from west to east thus in order to install a cul-de-sac we need to slope the lots towards the cul-de-sac and thus may need some retaining. Any retaining along the property lines will be determined when preparing a detailed grading plan, and cannot be determined at this time with a preliminary grading analysis. Per section 30-64.050 6 foot allowed with a maximum of 3 feet of retaining

**City of Las Vegas Sewer Construction:**

Plan call for the extension of the sewer line across the frontage on Tee Pee Lane to be extended to the centerline of La Mancha Avenue per the City of Las Vegas. It should be noted that the sewer lines in this area are City of Las Vegas sewer lines. Due to the desire not to connect the cul-de-sac to Ann Road, we will need to submit for an easement to allow connection of the sewer main for the development into the sewer main that will be installed on Tee Pee Lane. It should also be noted that the project will be developed to use the proposed easement to also allow for the drainage of the site onto Tee Pee Lane.

**Las Vegas Valley Water District Waterline Construction:**

Plans call for the installation of waterlines along the frontage on Tee Pee Lane and La Mancha Avenue as well as extending the water lines into the cul-de-sac to service the lots. Plans also call for the installation of two fire hydrants within the proposed cul-de-sac.

**Design review for increased finished grade to 3.5 feet above existing:**

On tentative map sheet T2 we have shown the cross sections due to the proposed development including lots that will likely exceed the 18 inch increase of the height for the four lots that frontage along Tee Pee Lane. The maximum increase in height that is expected is 3.5 feet (will we determined the maximu increase in height will be approximately 3 feet, per a meeting with with Jason Allswang from Clark County development, it was determined that we would request a maximum height of 3.5'). It should be understood that these lots are located along the frontage of Tee Pee Lane, and that the proposed perimeter wall may require retaining, which per section 30-64.050 can be up to an additional 3 feet beyond the height of the proposed 6 foot CMU wall.

**Patent Easement Vacation:**

This project submittal will also include the vacation of the portions of the existing 33 foot patent easement that was not required along the western property line as well as the southern 3 feet of the patent easement adjacent to La Mancha and the 3 feet of the patent easement adjacent to Tee Pee.

Based on the above provided justifications, we request the approval of the use permit and waiver of development standards.

Sincerely,

KJE Consulting Engineers, Inc.



Kenneth J. Erlanger, P.E.

President

377-2\_Jus(9-20-21).wps

ANN ROAD/TEE PEE LANE  
(TITLE 30)

ANN ROAD/TEE PEE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500181-B&F & SONS 1, LLP:**

**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
125-30-806-009

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Acreage: 4
- Number of Lots: 8
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 20,782/22,135 (gross)/18,009/19,773 (net)
- Project Type: Single family residential development

Project Description

The tentative map plan depicts a proposed single family residential subdivision with 8 lots for custom single family residences. Access to the subdivision is along the north property line adjacent to La Mancha Avenue. The proposed subdivision includes a 40 foot wide private street which runs north to south and 4 lots are located on the east and west sides of the private street. The minimum net lot size is 18,009 square feet and the maximum net lot size is 19,773 square feet. In between Lots 5 and 6 is a 15 foot wide City of Las Vegas sewer and private drainage easement to be privately maintained. Lastly, the applicant is proposing a 6 foot high CMU block wall along the north, east, and south property lines of the entire subdivision. An existing block wall is located along the west property line.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0605	Allowed a proposed single family residential lot to have access to an arterial street (Ann Road) - expired	Approved by PC	October 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0606	Vacated and abandoned government patent easements - expired	Approved by PC	October 2018
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) and R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
VS-21-0651	A vacation and abandonment for patent easements is a companion item on this agenda.
WS-21-0650	A waiver of development standards for landscaping and a design review for increase finished grade and custom homes for a single family residential 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**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, 7 of the proposed 8 single family residential lots do not meet the minimum 18,500 square foot lot size goal encouraged by the Lone Mountain Interlocal Agreement (2)(A); therefore, 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements for Ann Road;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Ann Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Ann Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Current Planning Division - Addressing**

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

### **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 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: B&F & SONS 1, LLP**

**CONTACT: KENNETH ERLANGER, 4222 E. PINECREST CIRCLE, LAS VEGAS, NV  
89121**



Ty-21-500181



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>		STAFF	DATE FILED: <u>11/1/21</u>	APP. NUMBER: <u>TM-21-500181</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)			PLANNER ASSIGNED: <u>JOK</u>	TAB/CAC: <u>Lone MT</u>
<input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT		ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>12/14</u> TIME: _____	
		FEE: <u>\$2775 (WSDR/VS/TM)</u>	PC MEETING DATE: _____	
		CHECK #: <u>0109</u>	BCC MEETING DATE: <u>1/5/2022</u>	
		COMMISSIONER: _____	ZONE / AE / RNP: _____	
		OVERLAY(S)? _____	PLANNED LAND USE: _____	
		TRAILS? Y / N _____	PFNA? Y / N _____	
			NOTES: _____	

PROPERTY OWNER	NAME: <u>B &amp; F &amp; Sons 1 LLP (bhashemi2005@yahoo.com)</u>
	ADDRESS: <u>5909 Westgrove Drive</u>
	CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75248</u>
	TELEPHONE: _____ FAX: _____
	CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u>

APPLICANT	NAME: <u>Seyed M. Hashemi, Managing Partner (bhashemi2005@yahoo.com)</u>
	ADDRESS: <u>921 Ariel Heights Avenue</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: _____ FAX: _____
	CELL: <u>(972) 567-9595</u> E-MAIL: <u>bhashemi2005@yahoo.com</u>

CORRESPONDENT	NAME: <u>Kenneth J. Erlanger, P.E. KJE Consulting Engineers, Inc</u>
	ADDRESS: <u>4222 E. Pinecrest Circle</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u>
	TELEPHONE: <u>(702) 597-2988</u> FAX: _____
	CELL: _____ E-MAIL: <u>kjeconsult@cox.net</u>

ASSESSOR'S PARCEL NUMBER(S): 125-30-806-009

PROPERTY ADDRESS and/or CROSS STREETS: Ann Road and Tee Pee Lane

TENTATIVE MAP NAME: Ann/Tee Pee Tentative Map

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: 3.99 acres

NUMBER OF LOTS: 8 GROSS DENSITY: 2 lots per acre

STAFF	COMMENTS: _____
	_____
	_____
	_____
	_____
	_____



**KJE**  
**CONSULTING**  
**ENGINEERS, INC.**

---

September 20, 2021

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, Nevada 89155-1741

TM-21-500181

**Re: Justification for the development of this 3.99 acre site as an eight lot single family development and waiver of development standards to remove perimeter landscaping, and to allow for an increase in the proposed grade to exceed the 18 inches allowed. The property is located on the northwest corner of Ann Road and Tee Pee Lane (APN 125-30-806-009).**

Dear Sir/Mam:

We are submitting this justification letter for the development of eight custom home lots, located within a proposed private cul-de-sac, and for the waiver of development standards as follows:

**Requested Waivers/Design Review:**

- 1) Waiver of development standards to eliminate required landscaping along Tee Pee Lane and La Mancha Avenue per figures 30.64-5 and 30.64-6.
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The proposed development of this property will include lots that have a gross area that exceeds 20,000 sf and a net area that exceeds 18,000 for all eight proposed lots (RE lots). The proposed cul-de-sac will be developed to take access off La Mancha Avenue, and will be developed as a private street. The design of the cul-de-sac off La Mancha Avenue is in order to not cause traffic issues with accessing Ann Road so close to the intersection with Tee Pee Lane due to the expected future traffic with this becoming a fully developed arterial road. The development of the cul-de-sac as a private street will allow for an increase developable pad and thus provide for more options in regards to the design of the future homes that will be constructed on these pads.

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Per landscape requirements 4'x4' tree wells at 30 feet on center along Ann Road are required that include either a 24 inch box tree to be installed for medium sized trees planted or large trees planted as 15 gallon per figure 30.64-5 and section 30.64-8 of Title 30. While we understand that section 30.64 calls for the construction of either tree wells as shown on figure 30.64-5 or a fence with landscaping screen per figure 30.64-6, we believe that both of this options do not fit with the proposed development of this property. We are requesting a waiver of this condition for the tree wells to match to the majority of the surrounding properties that do not include any exterior landscaping, and the belief that the tree wells will cause a less desirable lot due to the wall pop outs impact on the interior of the lots. We also believe that providing trees behind a decorative fence with openings per figure 30.64-6 will take away from the privacy of the lots located adjacent to Ann Road and remove the ability of any screen walls from acting as a noise barrier from the future traffic that can be expected along Ann Road.

**6 Foot Decorative CMU wall:**

Plan call for a 6 foot tall decorative wall with the option of allowing per an additional retaining up to a maximum height of 3 feet where necessary. Retaining may be required due to the natural slope of the property being from west to east thus in order to install a cul-de-sac we need to slope the lots towards the cul-de-sac and thus may need some retaining. Any retaining along the property lines will be determined when preparing a detailed grading plan, and cannot be determined at this time with a preliminary grading analysis. Per section 30-64.050 6 foot allowed with a maximum of 3 feet of retaining

**City of Las Vegas Sewer Construction:**

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**Las Vegas Valley Water District Waterline Construction:**

Plans call for the installation of waterlines along the frontage on Tee Pee Lane and La Mancha Avenue as well as extending the water lines into the cul-de-sac to service the lots. Plans also call for the installation of two fire hydrants within the proposed cul-de-sac.

**Design review for increased finished grade to 3.5 feet above existing:**

On tentative map sheet T2 we have shown the cross sections due to the proposed development including lots that will likely exceed the 18 inch increase of the height for the four lots that frontage along Tee Pee Lane. The maximum increase in height that is expected is 3.5 feet (will we determined the maximum increase in height will be approximately 3 feet, per a meeting with with Jason Allswang from Clark County development, it was determined that we would request a maximum height of 3.5'). It should be understood that these lots are located along the frontage of Tee Pee Lane, and that the proposed perimeter wall may require retaining, which per section 30-64.050 can be up to an additional 3 feet beyond the height of the proposed 6 foot CMU wall.

**Patent Easement Vacation:**

This project submittal will also include the vacation of the portions of the existing 33 foot patent easement that was not required along the western property line as well as the southern 3 feet of the patent easement adjacent to La Mancha and the 3 feet of the patent easement adjacent to Tee Pee.

Based on the above provided justifications, we request the approval of the use permit and waiver of development standards.

Sincerely,

KJE Consulting Engineers, Inc.



Kenneth J. Erlanger, P.E.

President

377-2\_Jus(9-20-21).wps



## DISCLOSURE FORM

### CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

TM-21-500181

Use the available fields below to list all names<sup>1</sup> Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for  Applicant,  Property Owner, or  Applicant and Property Owner

Full Name	Title
SEYED M. HASHEMI	Managing Partner

<sup>1</sup> Requires documentation evidencing listed names to be submitted concurrently with form.

Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

SEYED M. HASHEMI  
Print Name

2/11/21  
Date

RIGHTS-OF-WAY  
(TITLE 30)

ELKHORN RD/SISK RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0672-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS:**

**VACATE AND ABANDON** a portion of a right-of-way being Elkhorn Road located between Sisk Road and Rebecca Road and a portion of right-of-way being Rainbow Boulevard between Elkhorn Road and Farm Road within Lone Mountain (description on file). MK/bb/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

125-14-401-006; 125-14-401-007; 125-14-404-001; 125-14-404-002; 125-14-405-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate right-of-way that conflicts with the proposed site plan for a proposed 43 lot, 23 acre residential subdivision at the northwest corner of Sisk Road and Elkhorn Road. Fifty feet of right-of-way was dedicated for the east half of Rainbow Boulevard and north half of Elkhorn Road. Clark County requirements now require dedication to the back of curb, with the additional 5 feet along Rainbow Boulevard and Elkhorn Road being the subject of this vacation request.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0929-05	Vacated and abandoned a portion of Severance Lane between Eisner Drive and Solar Avenue alignments for existing utility easements	Approved by PC	July 2005
VS-1922-03	Vacated and abandoned portions of Solar Avenue and Severance Lane located between the Eisner Drive and Solar Avenue alignments	Approved by PC	February 2004
VS-0109-97	Vacated and abandoned portions of Garehime Street, Severance Lane, Solar Avenue, and an access easement for NV Energy and Clark County Public Works	Approved by BCC	March 1997

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-21-0668	A design review for increased finished grade for a single family residential development is a companion item on this agenda.
TM-21-500188	A tentative map for a 43 lot, 23 acre single family residential R-E zoned 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 Elkhorn Road and Rainbow Boulevard right-of-way to accommodate detached sidewalks.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

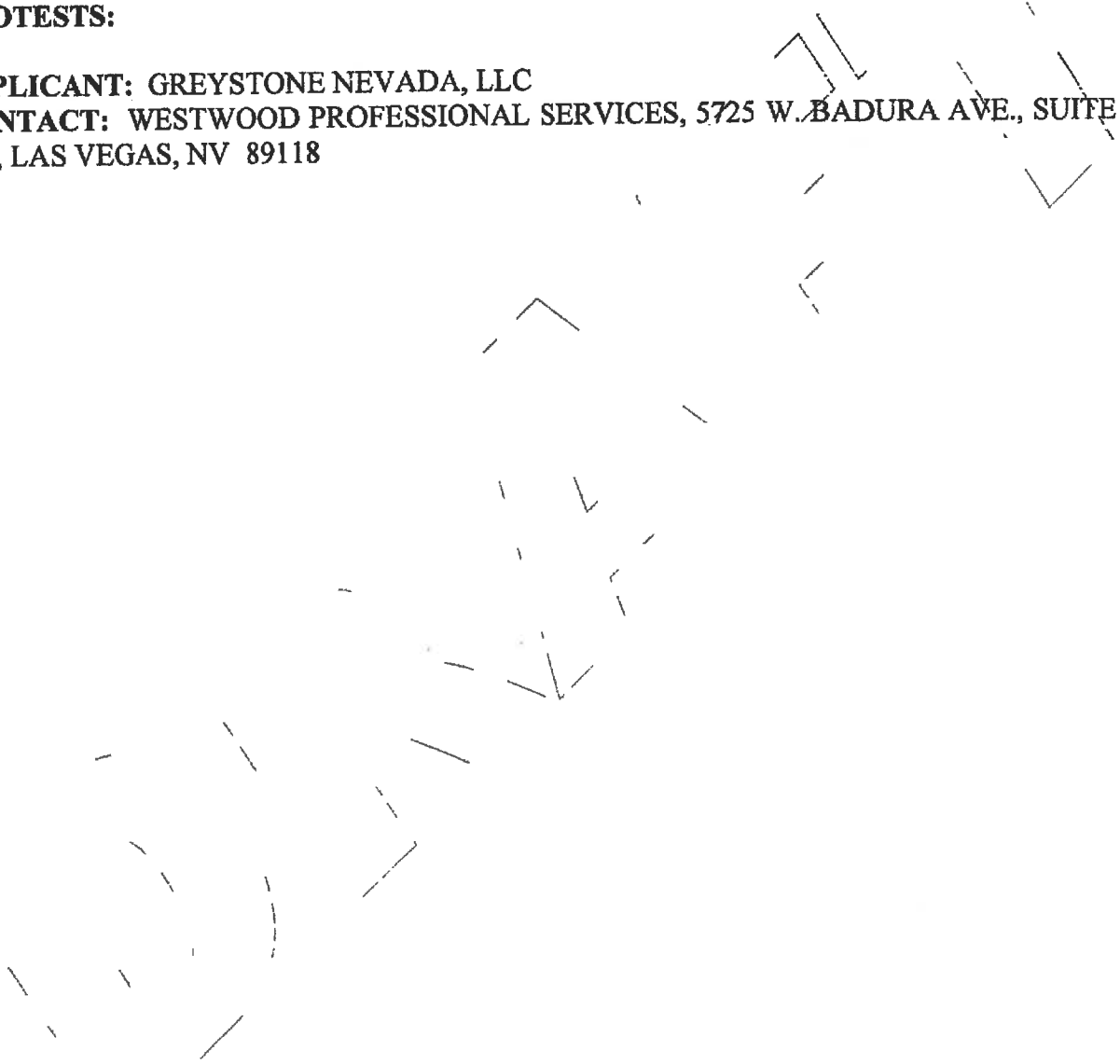
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GREYSTONE NEVADA, LLC**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118**





# 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"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0672</u> DATE FILED: <u>11-9-2021</u> PLANNER ASSIGNED: <u>ABP</u> TABICAC: <u>Low Mountain</u> TABICAC DATE: <u>12-14-2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1-5-2022</u> FEE: <u>\$875</u>
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PROPERTY OWNER	NAME: <u>OTILIA C MCLARRY 1998 TRUST</u> ADDRESS: <u>PO BOX 691</u> CITY: <u>RANCHO SANTA FE</u> STATE: <u>CA</u> ZIP: <u>92067</u> TELEPHONE: <u>702-521-4037</u> CELL: <u>702-521-4037</u> E-MAIL: <u>OTTIMC@ME.COM</u>
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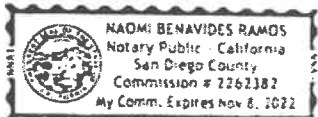
APPLICANT	NAME: <u>Dave Cornoyer / Greystone Nevada, LLC</u> ADDRESS: <u>9275 West Russell Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Tanya Steadham</u> ADDRESS: <u>5725 W Badura Ave Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-14-405-002, 125-14-401-006, 125-14-401-007, 125-14-404-002, 125-14-404-001

PROPERTY ADDRESS and/or CROSS STREETS: Elkhorn / Sisk

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>Otilia Mata</u>          Property Owner (Signature)*  <small>STATE OF CALIFORNIA          COUNTY OF SAN DIEGO</small></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>AUG 25, 2021</u> (DATE)          By <u>OTILIA MATA</u></p> <p>NOTARY PUBLIC: <u>Naomi Benavides Ramos</u></p>	<p style="text-align: center;"><u>OTILIA MATA</u>          Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">  </div>
---	---

\*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.



# APPLICATION PROCESS

## A SUMMARY GUIDE THROUGH THE APPLICATION PROCESS

- Determine the appropriate application you need to submit. For assistance with determining the appropriate application, call (702) 455-4314 (Option 2, Option 1) or email [zoning@clarkcountynv.gov](mailto:zoning@clarkcountynv.gov).
- Review the applicable application form and corresponding submittal requirements.
- Compile all required application documents in PDF format (regardless of format specified in the submittal requirements).
- Go to the County's Citizen Access Portal (ACA) to create an Application Pre-review online and upload all required application documents. Note: Only 1 Application Pre-review is required per project. For example, if you are proposing a Waiver of Development Standards, Design Review, and Tentative Map on the same property, you only need one Application Pre-review.
- At the time the Application Pre-review upload is complete, the record will be placed in the queue for assignment. The application documents will be reviewed for completeness and, if generally complete, will be distributed in accordance with availability of staff and on a first-come, first-serve basis. The Application Pre-review may take up to 2 working days to be assigned and distributed to a Planner and Public Works (collectively referred to as "staff").
- Once received, staff will review the application documents and provide comments and/or next steps within 5 working days.
- When the application materials are deemed to be complete, accurate and ready for submittal staff will direct you to provide hard-copies of all required application materials (those listed on the submittal requirements with numbers) to the Department of Comprehensive Planning. Documents may be dropped-off in person or sent by mail. If by mail, please do not include the form of payment with the package. The delivery of all application packages must be coordinated directly with the assigned planner. Note: If changes are made to documents after Application Pre-review is deemed complete, accurate, and ready for submittal, a new Application Pre-review will be required.
- Upon receipt of application materials, staff will re-review materials for consistency with what was previously reviewed, accuracy, and completeness. If deemed ready to submit, the Planner will apply fees for payment. Payments must be coordinated directly with the assigned planner. If the application fees will be paid through ACA, the application Correspondent and Interested Party (if provided in ACA) will receive notice that application fees are ready to be paid.
- Once fees are paid, the application will be considered "Submitted".
- At the time of submittal, you will be scheduled for all required meeting dates. Depending upon the application, you may be scheduled to appear at the Town Advisory Board or Citizens' Advisory Council (TAB/CAC) for the area and the Clark County Planning Commission and/or Board of County Commissioners. See Application Processing Calendar for more information.
- For Administrative Design Reviews, the Zoning Administrator will issue a decision on the application 10 working days from the Friday after the Application Date as illustrated on the Application Processing Calendar.
- Project revisions after submittal and/or failure to appear at any meeting may result in delays and/or extra expense.
- Staff recommendations will be mailed to the application Correspondent 3 working days prior to the public hearing. To discuss a recommendation, contact the appropriate Department/Agency prior to hearing. NOTE: Does not apply to Administrative Design Reviews.
- A letter indicating final action, including all conditions of approval (if applicable), will be mailed to application Correspondent 6 working days after final action.
- All conditions must be met prior to the issuance of a building permit, business license, and/or certificate of completion/occupancy, as applicable. If a tentative map and/or vacation, all conditions must be met before a map and/or order of vacation can record.
- Time limits to complete, commence, or review are the applicant's responsibility. There will be no notification from the Department for expiration or review dates.

### Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>

LEN2001.000

August 24, 2021

Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**Re: Erhardt Estates, (43 Lot Single Family, Detached Residential Subdivision)  
Justification Letter for Right of Way Vacation**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes, respectfully submits this justification letter for a Vacation.

### Project Description

The project site associated with this proposed development is approximately 23.3± gross acres. The project is located near the intersection of Elkhorn Road and Sisk Road. The assessor's parcel numbers are 125-14-401-006, 125-14-401-007, 125-14-404-001, 125-14-404-002 and 125-14-405-002. The proposed community will be a private and gated single-family subdivision with 43 total lots and have a gross density of 1.85 dwelling units per acre.

The applicant is requesting to vacate Right-of-Way that conflicts with the proposed site plan for the subject residential development. The Right of Way at Elkhorn Road and Rainbow Road was originally dedicated as full 50' half street roadways; however, Clark County requirements now only require dedication to back of curb, so this request is to vacate the extra 5-feet. This request is in compliance with the conditions of the Tentative Map submitted for Erhardt Estates that is accompanying this application. This vacation will simply vacate 5' of public right-of-way to adhere to current Clark County requirements for 100' rights-of-way.

The Vacation Exhibit, along with legal descriptions and exhibits, have been included for the following items:

- 50' Public Right-of-Way Grant for Rainbow (Document # 179:142878)
- 50' Public Right-of-Way Grant for Elkhorn (Document # 0965:0774675)

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,  
WESTWOOD PROFESSIONAL SERVICES, INC.



S. Tracy Stratton  
Senior Project Manager

01/05/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

ELKHORN RD/SISK RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0668-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS:**

**DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family detached residential development on 23.3 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/bb/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

125-14-401-006; 125-14-401-007; 125-14-404-001; 125-14-404-002; 125-14-405-002

**DESIGN REVIEWS:**

1. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 166% increase).
2. Single family detached residential.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 23.3
- Number of Lots/Units: 43
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,508/24,279
- Project Type: Single family detached residential
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,814 to 4,150

**Site Plan**

The site plan depicts a 43 lot subdivision on 23.3 acres, located on the north side of Elkhorn Road, between Sisk Road and Rainbow Boulevard. The lots range in size from 18,508 square

feet (net) to 24,279 square feet (net). The subdivision includes 5 internal private streets with either a 43 foot cross section or 58 foot cross section, with a 4 foot sidewalk on 1 side of each street. East to west streets have a sidewalk on the south side of the street, while the north to south street has a sidewalk on the west side of the street. Sisk Road is a public street that ends in a cul-de-sac approximately 550 feet north of Elkhorn Road. A private street accesses the subject property at the end of this cul-de-sac and has an initial 58 foot. The roads narrow to a 43 foot cross section for the remainder of the subdivision after the entrance. A 39 foot wide community maintained emergency access and crash gate is proposed at the western end of the western most cul-de-sac on the property. The increased finished grade will take place gradually across the property in all directions, with house pad elevations generally decreasing in elevation from west to east and increasing in elevation from south to north. Lots will be separated by low retention walls, ranging in height from 1 foot to 3 feet in height. The maximum grade increase will be 48 inches across the entire site at the highest point.

#### Landscaping

The subdivision has a detached walk with 5 feet of landscaping on either side along Elkhorn Road and Rainbow Boulevard. An attached walk with 6 foot landscaping strip is provided along Sisk Road.

#### Elevations

The home elevations include 3 designs, each with at least 3 elevation choices. The homes have a combination of hip roofs and flat roofs, at various angles in a modern style. Concrete flat roof tiles, wood fascia, stucco exterior, stone veneer, cementitious siding/trim, and board and batten accents are provided as options with earth tone colors. Several façade options include an RV garage with a maximum height (all homes) being 23 feet at the peak.

#### Floor Plans

The floor plans come in 3 sizes of homes, including 3,814 square feet, 4,029 square feet, and 4,150 square foot options. Plans show up to 4 car garages, an RV garage, up to 5 bedrooms, up to 3.5 bathrooms, with other related living areas.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant is proposing to construct 43 single story, single family detached residential homes on 23.3 acres of an R-E zoned property. The applicant is requesting to increase the finished grade by 30 inches above the 18 inches allowed by Code. The companion tentative map and vacation of right-of-way are also being considered with this request. The proposed development will meet the density requirements for rural neighborhood preservation and the existing R-E zoning. The increased grade is needed to accommodate drainage design and approval. The applicant is proposing to build single story homes with a maximum peak height of 23 feet, with the majority of the building mass below 20 feet in height. Three product types and 3 elevations are being proposed with square footage ranging from 3,814 square feet to 4,150 square feet, to maintain compatibility with the surrounding development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0929-05	Vacated and abandoned a portion of Severance Lane between Eisner Drive and Solar Avenue alignments for existing utility easements	Approved by PC	July 2005
VS-1922-03	Vacated and abandoned portions of Solar Avenue and Severance Lane located between the Eisner Drive and Solar Avenue alignments	Approved by PC	February 2004
VS-0109-97	Vacated and abandoned portions of Garehime Street, Severance Lane, Solar Avenue, and an access easement for NV Energy and Clark County Public Works	Approved by BCC	March 1997

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
VS-21-0672	A vacation of a 5 foot right-of-way along Rainbow Boulevard and Elkhorn Road is a companion item on this agenda.
TM-21-500188	A tentative map for a 43 lot, 23 acre single family residential R-E 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**

**Current Planning Design Review #2**

The proposed single family development may be compatible with the surrounding area when considering the design elements, size of home, development pattern, access, lot sizes, and improvements. All of the lots meet the Lone Mountain Interlocal Agreement preferred lot size of 18,500 square feet. Staff finds that this subdivision is in conformance with the Comprehensive Master Plan, Title 30, and the Lone Mountain Interlocal Agreement. Therefore, staff can support the design review.

**Public Works - Development Review**

**Design Review #1**

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Kaizad Yazdani - Traffic Management Division for the design of the Rainbow Boulevard improvements;
- Coordinate with Public Works - Design Division for the Elkhorn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Elkhorn Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and the above mention projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and the above mention projects.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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: GREYSTONE NEVADA, LLC**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, 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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>DR-21-0668</u> DATE FILED: <u>11-9-2021</u> PLANNER ASSIGNED: <u>898</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC DATE: <u>12-14-2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1-5-2022</u> FEE: <u>\$675.00</u>
<b>PROPERTY OWNER</b>	NAME: <u>MCLARRY OTILIA C 1998 TRUST</u> ADDRESS: _____ CITY: <u>RANCHO SANTA FE</u> STATE: <u>CA</u> ZIP: <u>92067</u> TELEPHONE: _____      CELL: <u>702-521-4037</u> E-MAIL: <u>OTTIMC@ME.COM</u>	
<b>APPLICANT</b>	NAME: <u>Dave Cornoye / Greystone Nevada, LLC</u> ADDRESS: <u>9275 West Russell Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4683</u> CELL: _____ E-MAIL: <u>David.Cornoyer@lennar.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Tanya Steadham</u> ADDRESS: <u>5725 W Badura Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>tvp:oc@westwoodps.com</u> REF CONTACT ID #: _____	

**ASSESSOR'S PARCEL NUMBER(S):** 125-14-405-002 125-14-401-006 125-14-401-007 125-14-404-002 125-14-404-001

**PROPERTY ADDRESS and/or CROSS STREETS:** Eikhorn / Sisk

**PROJECT DESCRIPTION:** Erhard: Estates - Design Review

(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 (I 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.

Otilia MATA      OTILIA MATA  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF California  
 COUNTY OF San Diego  
 SUBSCRIBED AND SWORN BEFORE ME ON August 14, 2021 (DATE)  
 By Robert M. Neill  
 NOTARY PUBLIC: R M Neill



\*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

APR - 21 - 101 202



LEN2001.000

November 9, 2021

Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

PLANNER  
COPY

Re: **Erhardt Estates, (43 Lot Single Family, Detached Residential Subdivision)  
Justification Letter for Design Review and Waiver of Development Standards  
APN 125-14-401-006, 125-14-401-007, 125-14-404-001, 125-14-404-002, 125-14-405-002**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes, respectfully submits this justification letter for Design Review and Waiver of Development Standards.

### Project Description

The project site associated with this proposed development is approximately 23.3± gross acres. The project is located near the intersection of Elkhorn Road and Sisk Road. The assessor's parcel numbers are 125-14-401-006, 125-14-401-007, 125-14-404-001, 125-14-404-002 and 125-14-405-002. The proposed community will be a private and gated single-family subdivision with 43 total lots and have a gross density of 1.85 dwelling units per acre.

### Design Review

#### Site Plan

The proposed development is compliant with the R-E development standards. The proposed entry is at the north end of Sisk Road.

The subdivision contains interior private residential streets that are 43-ft wide with a single 4-ft attached sidewalk on one side. There is one gated entrance to the community from Sisk Road and an emergency access easement to allow vehicular emergency access to Rainbow Boulevard. The interior stub streets are less than 150-ft long and serve less than 6 dwelling units. Rainbow, Elkhorn and Sisk are proposed with half street offsite improvements including curb, gutter, detached sidewalks, and streetlights. Please note that Elkhorn is currently being designed for full improvements with a Clark County CIP project. Landscape screening and buffering shall be provided along the perimeter adjacent to the public street in compliance with Title 30, Chapter 30.64: Site Landscape and Screening Standards.

#### Architecture

The proposed application includes 3 product types and 3 elevation styles for each plan to be used. The single-story homes range in size of livable area from 3,814 to 4,150 SF. The homes range in height from 18-ft to 23-ft. The proposed floor plans and elevations are included with the submittal package.

#### Increased Finished Grade Request

A maximum grade difference of 4-ft is being requested where 18 inches is allowed per Section 30.32.040(a)(9)(b) of Title 30 due to existing contours, drainage patterns and sewer service issues. The

site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest-grade difference occurs at lots 9 and 35. Please review the site cross sections included with the companion Tentative Map application.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



S. Tracy Stratton  
Senior Project Manager

PLANNER  
COPY

ERHARDT ESTATES  
(TITLE 30)

ELKHORN RD/SISK RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-21-500188-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS:

**TENTATIVE MAP** consisting of 43 single family residential lots and common lots on 23.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/jvm/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-14-401-006; 125-14-401-007; 125-14-404-001; 125-14-404-002; 125-14-405-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 23.3
- Number of Lots/Units: 43
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,508/24,279
- Project Type: Single family detached residential
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,814 to 4,150

The site plan depicts a 43 lot subdivision on 23.3 acres, located on the north side of Elkhorn Road, between Sisk Road and Rainbow Boulevard. The lots range in size from 18,508 square feet (net) to 24,279 square feet (net). The subdivision includes 5 internal private streets with either a 43 foot cross section or 58 foot cross section, with a 4 foot sidewalk on 1 side of each street. East to west streets have a sidewalk on the south side of the street, while the north to south street has a sidewalk on the west side of the street. Sisk Road is a public street that ends in a cul-de-sac approximately 550 feet north of Elkhorn Road. A private street accesses the subject property at the end of this cul-de-sac and has an initial 58 foot. The roads narrow to a 43 foot cross section for the remainder of the subdivision after the entrance. A 39 foot wide community maintained emergency access and crash gate is proposed at the western end of the western most cul-de-sac on the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0929-05	Vacated and abandoned a portion of Severance Lane between Eisner Drive and Solar Avenue alignments for existing utility easements	Approved by PC	July 2005
VS-1922-03	Vacated and abandoned portions of Solar Avenue and Severance Lane located between the Eisner Drive and Solar Avenue alignments	Approved by PC	February 2004
VS-0109-97	Vacated and abandoned portions of Garehime Street, Severance Lane, Solar Avenue, and an access easement for NV Energy and Clark County Public Works	Approved by BCC	March 1997

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
DR-21-0668	A design review for increased finished grade for a single family residential development is a companion item on this agenda.
VS-21-0672	A vacation of a 5 foot right-of-way along Rainbow Boulevard and Elkhorn Road is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

**Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Kaizad Yazdani - Traffic Management Division for the design of the Rainbow Boulevard improvements;
- Coordinate with Public Works - Design Division for the Elkhorn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Elkhorn Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and the above mention projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and the above mention projects.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Current Planning Division - Addressing**

- Streets shall have approved street names and suffixes;
- Rainbow Road shall have the suffix of Boulevard;
- Approved street name list from the Combined Fire Communications Center shall be provided.

#### **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: GREYSTONE NEVADA, LLC**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE  
100, LAS VEGAS, NV 89118**



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500188</u>	DATE FILED: <u>11-9-2021</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SSR</u>	TAB/CAC DATE: <u>12-14-2021</u>
		TAB/CAC: <u>Lone Mountain</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>1-5-2022</u>	
		FEE: <u>750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>MCLARRY OTILIA C 1998 TRUST</u> ADDRESS: <u>PO BOX 691</u> CITY: <u>RANCHO SANTA FE</u> STATE: <u>CA</u> ZIP: <u>92067</u> TELEPHONE: _____ CELL: <u>702-540-7882</u> E-MAIL: <u>OTTIMC@ME.COM</u>
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<b>APPLICANT</b>	NAME: <u>Dave Cornoyer / Greystone Nevada, LLC</u> ADDRESS: <u>9275 West Russell Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4683</u> CELL: _____ E-MAIL: <u>David.Cornoyer@lennar.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Tanya Steadham</u> ADDRESS: <u>5725 W Badura Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-14-405-002, 125-14-401-006, 125-14-401-007  
125-14-404-002, 125-14-404-001

PROPERTY ADDRESS and/or CROSS STREETS: Elkhorn / Sisk  
 TENTATIVE MAP NAME: Erhardt 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.

Otilia Mata \_\_\_\_\_ OTILIA MATA \_\_\_\_\_  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF California  
 COUNTY OF San Diego  
 SUBSCRIBED AND SWORN BEFORE ME ON August 14, 2021 (DATE)  
 By R M Neill  
 NOTARY PUBLIC: Robert M Neill



\*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.

LEN2001.000

November 9, 2021

Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

PLANNER  
COPY

TY - 21-500188

Re: **Erhardt Estates, (43 Lot Single Family, Detached Residential Subdivision)**  
**Justification Letter for Design Review and ~~Waiver of Development Standards~~**  
**APN 125-14-401-006, 125-14-401-007, 125-14-404-001, 125-14-404-002, 125-14-405-002**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes, respectfully submits this justification letter for Design Review and Waiver of Development Standards.

### Project Description

The project site associated with this proposed development is approximately 23.3± gross acres. The project is located near the intersection of Elkhorn Road and Sisk Road. The assessor's parcel numbers are 125-14-401-006, 125-14-401-007, 125-14-404-001, 125-14-404-002 and 125-14-405-002. The proposed community will be a private and gated single-family subdivision with 43 total lots and have a gross density of 1.85 dwelling units per acre.

### Design Review

#### Site Plan

The proposed development is compliant with the R-E development standards. The proposed entry is at the north end of Sisk Road.

The subdivision contains interior private residential streets that are 43-ft wide with a single 4-ft attached sidewalk on one side. There is one gated entrance to the community from Sisk Road and an emergency access easement to allow vehicular emergency access to Rainbow Boulevard. The interior stub streets are less than 150-ft long and serve less than 6 dwelling units. Rainbow, Elkhorn and Sisk are proposed with half street offsite improvements including curb, gutter, detached sidewalks, and streetlights. Please note that Elkhorn is currently being designed for full improvements with a Clark County CIP project. Landscape screening and buffering shall be provided along the perimeter adjacent to the public street in compliance with Title 30, Chapter 30.64: Site Landscape and Screening Standards.

#### Architecture

The proposed application includes 3 product types and 3 elevation styles for each plan to be used. The single-story homes range in size of livable area from 3,814 to 4,150 SF. The homes range in height from 18-ft to 23-ft. The proposed floor plans and elevations are included with the submittal package.

#### Increased Finished Grade Request

A maximum grade difference of 4-ft is being requested where 18 inches is allowed per Section 30.32.040(a)(9)(b) of Title 30 due to existing contours, drainage patterns and sewer service issues. The



site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest-grade difference occurs at lots 9 and 35. Please review the site cross sections included with the companion Tentative Map application.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



S. Tracy Stratton  
Senior Project Manager

PLANNER  
COPY