



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

January 14, 2025

6:30pm

AGENDA

Note:

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

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

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

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state 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 December 10, 2024. (For possible action)
- IV. Approval of the Agenda for January 14, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning
 1. **VS-24-0698-RAMPE FAMILY REV LIVING TRUST & RAMPE TODD H & VANESA G TRS: VACATE AND ABANDON** easements of interest to Clark County located between Stephen Avenue and Redwood Canyon Avenue, and between Grapetree Street and Ruffian Road within Lone Mountain. AB/my/kh (For possible action) **1/21/25 PC**
 2. **WS-24-0687-HILLSTOP TRUST & COONS CARTER ESQ TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the rear setback for an attached patio cover; and **2)** increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.46 acres in the RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Hillstop Crest Court, 114 feet east of Balsam Court within Lone Mountain. MK/jud/kh (For possible action) **1/21/25 PC**
 3. **WS-24-0693-KLAPP, NICHOLAS & MOORE, MICHAEL ROBERT: WAIVER OF DEVELOPMENT STANDARDS** to reduce the side interior setback in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Al Carrison Street, 205 feet north of Hickam Avenue within Lone Mountain. RM/dd/kh (For possible action) **1/21/25 PC**
 4. **WS-24-0715-DAHL DAVID D & KAY & DAHL SOLO 401K TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setbacks; and **2)** reduce and eliminate street landscaping in conjunction with an existing single-family residential subdivision on 1.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road and the east side of Bonita Vista Street within Lone Mountain. AB/nai/kh (For possible action) **2/4/25 PC**
 5. **PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO: PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. RM/rk (For possible action) **2/4/25 PC**
 6. **ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO: ZONE CHANGE** to reclassify 1.82 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. RM/rk (For possible action) **2/4/25 PC**

7. **TM-24-500150-NELSON, ROY C: TENTATIVE MAP** consisting of 4 single-family residential lots and common lots on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. AB/mh/kh (For possible action) **2/5/25 BCC**

VII. General Business

1. Introduce new CAC members – Joseph Crapo, Deborah Earl, & Matthew Schriever
2. Appoint Chair and Vice-Chair for 2-year term

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

- IX. Next Meeting Date: January 28, 2025.

- 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



Lone Mountain Citizens Advisory Council

December 10, 2024

MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Marcelo Erosa, marcelo.erosa@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions The meeting was called to order at 6:33 p.m.
- II. Public
Comment None
- III. Approval of November 12, 2024, Minutes
- Moved by: CHRIS DARLING**
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for October 8, 2024
- Moved by: CHRIS DARLING**
Action: Approved agenda as submitted, combining items 8-10, and 12-14 so they can be heard together
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS: USE PERMIT FIRST EXTENSION OF TIME** for the following: 1) allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and 2) waive applicable design standards. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (For possible action) 12/03/24 PC

Action: APPROVED as submitted, subject to staff recommendations

Moved by: DON CAPE

Vote: 4/0 Unanimous

2. **WS-24-0640-HUMMEL LIVING TRUST & HUMMEL, RANDALL J. & STACIE L. TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce building separations; and 3) allow 2 driveways in conjunction with an existing single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Sisk Road and the south side of Whispering Sands Drive within Lone Mountain. MK/dd/kh (For possible action)

Action: DENIED waivers # 1 & 2, APPROVED waiver #3, in agreement with staff.

Moved By: CHRIS DARLING

Vote: 4/0 Unanimous

3. **VS-24-0635-ZORNES FAMILY LP: VACATE AND ABANDON** a portion of right-of-way being Searching Bear Court located between Ann Road and La Mancha Avenue within Lone Mountain. RM/rg/kh (For possible action) 1/7/25 PC

Action: APPROVED as submitted, subject to staff recommendations.

Moved By: CHRIS DARLING

Vote: 4/0 Unanimous

4. **DR-24-0591-GILCREASE ORCHARD FOUNDATION: DESIGN REVIEW** for a proposed accessory structure in conjunction with an existing farm on 58.16 acres in an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whispering Sands Drive and the east side of Tenaya Way within Lone Mountain. MK/jm/kh (For possible action) 12/17/24 PC

Action: APPROVED as submitted, subject to staff recommendations.

Moved By: CHRIS DARLING

Vote: 4/0 Unanimous

5. **VS-24-0613-T AND T VENTURE PARTNERS, LLC: VACATE AND ABANDON** a portion of right-of-way being Flanagan Drive located between Racel Street and Grand Teton Drive; and a portion of right-of-way being Gilbert Lane located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain. MK/rg/kh (For possible action) 12/18/24 BCC

Action: APPROVED as submitted, subject to staff recommendations.

Moved By: CHRIS DARLING

Vote: 4/0 Unanimous

6. **WS-24-0612-T AND T VENTURE PARTNERS, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area; 2) reduce street landscaping; 3) increase wall height; 4) allow attached sidewalks; 5) full off-site improvements; 6) alternative driveway geometrics; 7) increase driveway width; and 8) non-standard improvements in right-of-way. **DESIGN REVIEW** for a single-family detached residential development on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action) 12/18/24 BCC

Action: APPROVED as modified, with equestrian trail and 5-foot landscape.

Moved By: DON CAPE

Vote: 4/0 Unanimous

7. **TM-24-500134-T AND T VENTURE PARTNERS, LLC: TENTATIVE MAP** consisting of 62 single-family residential lots on 33.48 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action) 12/18/24 BCC

Action: APPROVED as submitted, subject to staff recommendations.

Moved By: CHRIS DARLING

Vote: 4/0 Unanimous

8. **PA-24-700032-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS: PLAN AMENDMENT** to redesignate the land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 0.91 acres. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action)

Action: APPROVED as submitted, with condition that trash enclosure is to be covered and placed as far away as possible from residential area.

Moved By: ALLISON BONANNO

Vote: 3/1

9. **ZC-24-0615-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS: ZONE CHANGE** to reclassify 0.91 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action) 1/7/25 PC

Action: APPROVED as submitted, with condition that trash enclosure is to be covered and placed as far away as possible from residential area.

Moved By: ALLISON BONANNO

Vote: 3/1

10. **UC-24-0616-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS: USE PERMIT** for outdoor dining and drinking. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) modify loading spaces; 4) modify residential adjacency; 5) allow attached sidewalks; and 6) reduce driveway geometrics. **DESIGN REVIEW** for a craft brewery with outdoor dining and drinking on 0.91 acres in a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rr/kh (For possible action) 1/7/25 PC

Action: APPROVED as submitted, with condition that trash enclosure is to be covered and placed as far away as possible from residential area.

Moved By: ALLISON BONANNO

Vote: 3/1

11. **WS-24-0638-ALPHA INVESTMENT GROUP, INC.: WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback for a proposed single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Ruffian Road, 160 feet north of Stephen Avenue within Lone Mountain. RM/nai/kh (For possible action) 1/7/25 PC

Action: APPROVED as submitted, subject to staff recommendations.

Moved By: CHRIS DARLING

Vote: 4/0 Unanimous

12. **VS-24-0652-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA: VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road, and between Ruffian Road and Eagan Crest Drive within Lone Mountain. RM/lm/kh (For possible action) 1/8/25 BCC

Action: APPROVED as submitted, with condition to add stepped retaining wall & perimeter landscaping along Ruffian

Moved By: DON CAPE

Vote: 3/0 Unanimous

Chris Darling abstained due to owning lots adjacent to application property

13. **WS-24-0651-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase retaining wall height; 3) eliminate street landscaping; and 4) waive full off-site improvements. **DESIGN REVIEW** for a single-family residential development on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. RM/lm/kh (For possible action)

Action: APPROVED as submitted, with condition to add stepped retaining wall & perimeter landscaping along Ruffian

Moved By: DON CAPE

Vote: 3/0 Unanimous

Chris Darling abstained due to owning lots adjacent to application property

14. **TM-24-500143-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA: TENTATIVE MAP** consisting of 8 lots and common lots on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. RM/lm/kh (For possible action)

Action: APPROVED as submitted, with condition to add stepped retaining wall & perimeter landscaping along Ruffian

Moved By: DON CAPE

Vote: 3/0 Unanimous

Chris Darling abstained due to owning lots adjacent to application property

- VII. General
Business None
- VIII. Public Comment
None
- IX.. Next Meeting Date
The next regular meeting will be January 14, 2025
- X. Adjournment
The meeting was adjourned at 9:16 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0698-RAMPE FAMILY REV LIVING TRUST & RAMPE TODD H & VANESA G TRS:

VACATE AND ABANDON easements of interest to Clark County located between Stephen Avenue (alignment) and Redwood Canyon Avenue (alignment), and between Grapetree Street and Ruffian Road within Lone Mountain (description on file). AB/my/kh (For possible action)

RELATED INFORMATION:

APN:

126-36-501-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plan depicts the vacation of an 8 foot wide easement along the east property line and the vacation of two, 33 foot wide easements along the southern and western property lines. The applicant requests this vacation to satisfy a condition of their Minor Subdivision Map.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South & West	City of Las Vegas	R-E	Single-family residential

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include a portion of cul-de-sac and 25 feet for Ruffian Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TODD RAMPE

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-36-501-017

PROPERTY ADDRESS/ CROSS STREETS: RUFFIAN ROAD AND HAMMER LANE

DETAILED SUMMARY PROJECT DESCRIPTION

RAMPE 3 LOT RESIDENTIAL

PROPERTY OWNER INFORMATION

NAME: RAMPE FAMILY REV LIVING TRUST AND RAMPE TODD AND VANESA G TRS
 ADDRESS: 5228 SANDY CACTUS LN
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89149
 TELEPHONE: 702.715.0127 CELL: _____ EMAIL: TODDRAMPE@GMAIL.COM

APPLICANT INFORMATION (must match online record)

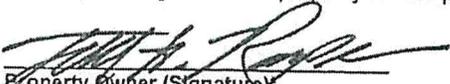
NAME: RAMPE FAMILY REV LIVING TRUST AND RAMPE TODD AND VANESA G TRS
 ADDRESS: 5228 SANDY CACTUS LN
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89149 REF CONTACT ID # _____
 TELEPHONE: 702.715.0127 CELL: _____ EMAIL: TODDRAMPE@GMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: JPL ENGINEERING, INC
 ADDRESS: 6725 S. EASTERN AVE., STE. 5
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.898.6269 CELL: _____ EMAIL: JAMES@JPLENGINEERINGINC.COM

*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)

TODD RAMPE
 Property Owner (Print)

JULY 22, 2024
 Date

DEPARTMENT USE ONLY:

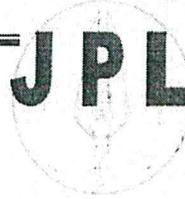
- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0698
 PC MEETING DATE 1/21/25
 BCC MEETING DATE _____
 TAB/CAC LOCATION Love Mtn

ACCEPTED BY MY
 DATE 11/26/24
 FEES \$1000
\$1000
VS-24-0698

DATE 1/14/25

**PLANNER
COPY**



July 15, 2024

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

**RE: Rampe 3 Lot PM Vacation of Government Patent Easement #1186198 In Conjunction
with Rampe 3 Lot PM 24-600088
APN 126-36-501-017
APR 24-100846**

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Lopez', with a horizontal line underneath.

James P. Lopez
Principal Engineer

**PLANNER
COPY**

VS-24-0698

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0687-HILLSTOP TRUST & COONS CARTER ESQ TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the rear setback for an attached patio cover; and **2)** increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.46 acres in the RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Hillstop Crest Court, 114 feet east of Balsam Court within Lone Mountain. MK/jud/kh (For possible action)

RELATED INFORMATION:

APN:

125-15-610-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback for an attached patio cover to 6 feet where 17 feet is the minimum required per Table 30.02-4 (a 65% reduction).
2. Increase the hardscape area within the front and side yards to 95% where 60% is the maximum allowed per Section 30.04.01(D) (a 58% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6871 Hillstop Crest Court
- Site Acreage: 0.46
- Project Type: Patio cover setback & hardscape
- Number of Stories: 1
- Building Height (feet): 10 (attached patio cover)
- Square Feet: 736 (patio)/6,317 (hardscape)

Site Plan

The plans depict an existing single-family residence with a proposed attached 736 square feet patio cover on the rear side of the property, 32 feet by 23 feet in size. The principal building is a single story 4,543 square feet residence. The proposed patio cover will be attached to the house and located on the southeast side of the residence, 6 feet from the rear property line. The proposed patio is set back 15 feet from the interior side (east) property line. Additionally, the site

presents a total of 6,317 square feet of hardscape area within the front and side yards. The hardscape consists of pavers.

Landscaping

No new landscaping is proposed with this request.

Elevations

The plans depict a 10 foot high attached patio cover. The patio cover materials are proposed to be complementary to the current color aesthetics of the house. The exterior materials include insulated laminated roof panels with columns and beams with look and texture of natural wood.

Applicant's Justification

The applicant states the patio cover materials used for the patio are intended to be complementary to the current color aesthetics of the house, compliant with any HOA rules and policies. The applicant further states the expanded hardscape provides a stable and level surface, allowing for movement around the property with greater ease and without the risk posed by soft or uneven terrain.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-500053-12 (WS-1529-05)	Waiver of conditions of a waiver of standards requiring sidewalks, curb, and gutter along Whispering Sands Drive and Rainbow Boulevard	Approved by BCC	August 2013
TM-500556	9 lot single-family subdivision	Approved by BCC	November 2005
WS-1529-05	Reduced lot size and off-site improvements including partial paving in conjunction with a single family subdivision	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-RNP)	Undeveloped & developed single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds the request for the rear setback reduction is a self-imposed hardship. The applicant does not provide any reason as to why this waiver is needed. If the proposed attached patio cover was built detached, it could be built 5 feet away from the rear property line. This would require the patio cover to maintain a 6 foot building separation from residence or any other building structure. Also, by having the residence and the proposed patio cover detached, it would help with breaking up the building mass that the proposed attached patio cover presents. Therefore, staff cannot support the waiver of development standards to reduce the rear setback.

Waiver of Development Standards #2

Code limits hardscape not to exceed 60% to minimize the heat island effect and storm water runoff by reducing the number of impervious surfaces, as well as to maintain an aesthetically pleasing streetscape. The addition of any landscaping would help the property come closer to the intent of Title 30 and the goals of the Master Plan, but the applicant has opted to attempt to waive it almost completely. Staff understands that pavers may allow for some water percolation. However, the heat island effect is still prevalent in hard surfaces and the increase percentage of on-site hardscape is excessive. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THADDEUS BENNETT

CONTACT: THADDEUS BENNETT, 6871 HILLSTOP CREST COURT, LAS VEGAS, NV
89131

DRAFT

WS-24-0687



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-15-610-008

PROPERTY ADDRESS/ CROSS STREETS: 6871 Hillstop Crest Ct / Cross streets: Rainbow / Whispering Sands

DETAILED SUMMARY PROJECT DESCRIPTION

Adding an attached patio cover to the southeast portion of the to add more covered space. This is intended to increase enjoyment of my backyard.

PROPERTY OWNER INFORMATION

NAME: Thaddeus and Torey Bennett
ADDRESS: 6871 Hillstop Crest Ct
CITY: Las Vegas STATE: NV ZIP CODE: 89131
TELEPHONE: _____ CELL 520-220-6692 EMAIL: thadbennett11@gmail.com

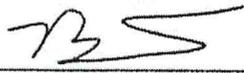
APPLICANT INFORMATION (must match online record)

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

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


Property Owner (Signature)*

Thaddeus Bennett
Property Owner (Print)

4 November 2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0687
PC MEETING DATE 1-21-25
3CC MEETING DATE _____
TAB/CAC LOCATION Lone Mountain

ACCEPTED BY MH
DATE 11-21-24
FEES 1800

DATE 1-14-25

Land Use Application

Thaddeus Bennett
6871 Hillstop Crest Court
Las Vegas, NV 89131

RE: Justification letter for property line Waiver of Department Standards

To Clark County Comprehensive Planning Department:

We are seeking a Waiver of Department Standards per table 30.02-4 to construct an attached solid Elitewood patio cover. At this time, we are seeking a waiver to be able have the leading edge of our patio cover to be no less than 6-feet from our rear property line where 17 feet is required. The request is to reduce the rear setback for the patio cover to 6' where 17 feet is the minimum. This leading edge of the patio cover would still be 6 feet inside of the already constructed cinder block wall that was built by the community developer, Lyon Estates. The materials used are intended to be complementary to the current color aesthetics, compliant with any HOA rules and policies, and the height will be approximately 9'6". This patio cover will be constructed by Celebrity Patios on parcel 125-15-610-008.

We also request a waiver to increase the hardscape of the front and side yards to 95% where 60% is the standard per Section 30.04.01D. We have 360 square feet of landscape and 6317 square feet of hardscape (Total 6677 square feet). The expanded hardscape provides a stable and level surface, allowing me to move around my property with greater ease and without the risk posed by soft or uneven terrain. Given these accessibility requirements, the increased hardscape is necessary to create a standard, predictable surface that enhances the usability of my property, making it easier to navigate and use more of the space.

We are committed to maintaining an aesthetically pleasing and environmentally responsible property. There are no proposed changes to the hardscape.

Thank you very much for your consideration with this request. If you have any questions, please contact me at 520.220.6692 or thadbennett11@gmail.com.

Respectfully,



Thaddeus Bennett

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0693-KLAPP, NICHOLAS & MOORE, MICHAEL ROBERT:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Al Carrison Street, 205 feet north of Hickam Avenue within Lone Mountain. RM/dd/kh (For possible action)

RELATED INFORMATION:

APN:

138-04-304-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side interior setback to 5.5 feet where 10 feet is required per Section 30.02.04. (a 45% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4240 Al Carrison Street
- Site Acreage: 0.49
- Project Type: Single-family residence expansion
- Number of Stories: 1
- Building Height (feet): 14.5
- Square Feet: 3,470 (existing residence)/888 (detached garage)/1,574 (proposed addition)/5,932 (overall square footage)

Site Plan

The site plan depicts an existing single-family residence centrally located on the property and an existing detached garage located within the southeast corner of the property. The detached garage is set back 5.5 feet from the south property line, and will be connected to the existing house via a new expansion to the existing residence. The expansion from the east (rear) face of the residence will head east and connect to the north face of the detached garage. Since the existing detached garage is set back 5.5 feet from the south property line its connection to the principal residence will reduce the primary building setback to 5.5 feet.

Landscaping

The landscape plans depict the installation of three large trees spaced 30 feet apart on center behind the existing decorative fence along Al Carrison Street. The installation of sidewalks is not required with this application.

Elevations

Plans and photos of the site depict an existing one story single-family residence measuring 14.5 feet in height and constructed of stucco with a concrete tile roof. Similarly, the detached garage is also constructed of stucco with a concrete tile roof. The new expansion connecting the existing residence and the detached garage will be constructed of stucco painted to match the existing structures, and will also feature glazed windows and several doors allowing access to the rear yard.

Floor Plans

Plans depict the addition connecting the existing 3,470 square foot residence and the 888 square foot detached garage as being one large room with a closet at the northwest corner of the addition. There will also be a small set of stairs and an ADA ramp to account for a minor elevation change within the expansion. The addition will measure 1,574 square feet and be accessible from the interior of the existing residence and existing garage, as well as the rear yard via an accordion-style door on the north a swinging door on the south.

Applicant's Justification

The applicant states that this site has long been used as a community residence for elderly citizens, and that the expansion of the principal structure is to connect the detached garage and to give residents more room. Additionally, the applicant points out that there is another existing detached garage on the property to the south, and that the setback for it is 5 feet to the property line. Because of the two detached garages already existing, the applicant states that the newly required reduction of setbacks being requested is negligible. The applicant also states that views from adjacent properties should not be adversely affected by the addition.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-900603-07	Community residence with 10 beds	Approved by ZA	May 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Setbacks and separations are required to provide open space between buildings, reduce the bulk and mass of buildings, and ensure that a property is safe and visually appealing. Therefore, waiving setbacks and/or separations is generally not supported by staff. Staff finds that this request is a self-imposed hardship; it is not entirely necessary to attach the existing detached garage to the principal building. Additionally, staff finds that if extra space is needed for residents that the property owner should consider converting the existing attached garage to additional living space. A waiver of development standards would not be necessary if the applicant considers the aforementioned option. For these reasons, staff cannot support this waiver request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

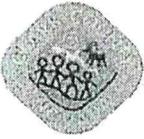
APPROVALS:

PROTESTS:

APPLICANT: NICHOLAS KLAPP

CONTACT: SHAWN LOGAN, 501 AARON WAY, BOULDER CITY, NV 89005

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-04-304-003

PROPERTY ADDRESS/ CROSS STREETS: 4240 Al Carrison St Las Vegas NV

DETAILED SUMMARY PROJECT DESCRIPTION

I'm planning to connect my main house to a preexisting garage at the back of the property. Along with this connection, we will be converting the garage into a three-bedroom, one bathroom dwelling unit.

PROPERTY OWNER INFORMATION

NAME: Nicholas Klapp
 ADDRESS: 4240 Al Carrison St
 CITY: Las Vegas STATE: NV ZIP CODE: 89129
 TELEPHONE: 702-606-1993 CELL same EMAIL: nicholas@thegracefulgrove.com

APPLICANT INFORMATION (must match online record)

NAME: Nicholas Klapp
 ADDRESS: 4240 Al Carrison St
 CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # _____
 TELEPHONE: 702-606-1993 CELL same EMAIL: nicholas@thegracefulgrove.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Shawn Logan
 ADDRESS: 501 Aaron Way
 CITY: Boulder City STATE: NV ZIP CODE: 89005 REF CONTACT ID # _____
 TELEPHONE: 702-379-4595 CELL same EMAIL: designfirstllc@yahoo.com

*Correspondent will receive all communication on submitted application(s).

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


 Property Owner (Signature)*

Nicholas Klapp
 Property Owner (Print)

10/7/24
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-24-0693

ACCEPTED BY DD

PC MEETING DATE 01/21/2025

DATE 11/14/2024

BCC MEETING DATE X

FEES \$800

TAB/CAC LOCATION Lone Mountain

DATE X

Clark County Comprehensive Planning Department

Waiver of Development Standards request:

Klapp Residence

4240 Al Carrison Street, Las Vegas Nevada, 89129

A.P.N. 126-36-501-040

Code section to be waived:

30.02.04 Development Standards in Residential Districts for interior side setback (RS20).

30.04.01D(7) Development Standards in Residential Districts for street landscaping.

Waiver of Developments Standards Requested:

Reduction of 10' side yard building setback to be reduced to 5'-6" to distance of existing detached garage. Current Development standards requires 10' side yard building setback to the main residence. The detached garage is to be converted to a living area along with a building addition attaching the main residence to the detached garage (see site plan).

Justification:

The existing residence is a Group Home for the elderly and the need for staff on property has become more important for the service of our patients. There will be no increase in the number of patients. The detached garage is being used for employees and storage. The detached garage is located in the rear of the property, reduction of setback poses no obstruction of views to mountains, city, or any visual surroundings. The neighbor to the south has a detached accessory building at a 5'-0" distance adjacent to the detached garage. The lot to the north is vacant, and the garage is on the south side of property so poses no view obstructions. The neighbor to the rear has an extended back yard in that area and poses no obstruction of any views as well. All new building additions and other required main residence setbacks have been met per development standards. The front yard has been recently fully water conservative landscaped (see pictures provided) to compensate for the street trees being requested. Concrete driveway closest to the neighbor on the south side of the property will be reduced to 6 feet from property line per requested

Thank you, Nicholas Klapp
Graceful Grove Group Home

WS-24-0693

Clark County Comprehensive Planning Department

Waiver of Development Standards request:

Klapp Residence

4240 Al Carrison Street, Las Vegas Nevada, 89129

A.P.N. 126-36-501-040

Code section to be waived:

30.02.04 Development Standards in Residential Districts (RS20).

Waiver of Developments Standards Requested:

Reduction of 10' side yard building setback to be reduced to 5'-6" to distance of existing detached garage.

Current Developments standards requires 10' side yard building setback to the main residence. The detached garage is to be converted to living area along with a building addition attaching the main residence to the detached garage (see site plan). This requires a waiver of standards for the side yard setback to new living area.

Justification:

The existing residence is an Assisted Living facility and the need for staff living on property has become more important for the service of our patients. The detached garage is being used for employees and future patients. The detached garage is located in the rear of the property, reduction of setback poses no obstruction of views to mountains, city, or any visual surroundings. The neighbor to the south has a detached accessory building at a 5'-0" distance adjacent to the detached garage. The lot to the north is vacant, and the garage is on the south side of property so poses no view obstructions. The neighbor to the rear has an extended back yard in that area and poses no obstruction of any views as well. All new building additions and other required main residence setbacks have been met per development standards.

Approved
(name and address)



CURTIS Schumann a 8160 HICKMAN
LAS VEGAS, NV 89129

Not Approved
(name and address)

Thank you, Nicholas Klapp
Graceful Grove Assisted Living Facility

WS-24-0693

Clark County Comprehensive Planning Department

Waiver of Development Standards request:

Klapp Residence

4240 Al Carrison Street, Las Vegas Nevada, 89129

A.P.N. 126-36-501-040

Code section to be waived:

30.02.04 Development Standards in Residential Districts (RS20).

Waiver of Developments Standards Requested:

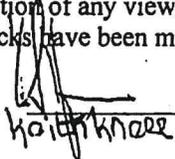
Reduction of 10' side yard building setback to be reduced to 5'-6" to distance of existing detached garage.

Current Developments standards requires 10' side yard building setback to the main residence. The detached garage is to be converted to living area along with a building addition attaching the main residence to the detached garage (see site plan). This requires a waiver of standards for the side yard setback to new living area.

Justification:

The existing residence is an Assisted Living facility and the need for staff living on property has become more important for the service of our patients. The detached garage is being used for employees and future patients. The detached garage is located in the rear of the property, reduction of setback poses no obstruction of views to mountains, city, or any visual surroundings. The neighbor to the south has a detached accessory building at a 5'-0" distance adjacent to the detached garage. The lot to the north is vacant, and the garage is on the south side of property so poses no view obstructions. The neighbor to the rear has an extended back yard in that area and poses no obstruction of any views as well. All new building additions and other required main residence setbacks have been met per development standards.

Approved
(name and address)

 8205 Helton Ave LV 89129

Not Approved
(name and address)

Thank you, Nicholas Klapp
Graceful Grove Assisted Living Facility

WS-24-0693

Clark County Comprehensive Planning Department

Waiver of Development Standards request:

Klapp Residence

4240 Al Carrison Street, Las Vegas Nevada, 89129

A.P.N. 126-36-501-040

Code section to be waived:

30.02.04 Development Standards in Residential Districts (RS20).

Waiver of Developments Standards Requested:

Reduction of 10' side yard building setback to be reduced to 5'-6" to distance of existing detached garage.

Current Developments standards requires 10' side yard building setback to the main residence.

The detached garage is to be converted to living area along with a building addition attaching the main residence to the detached garage (see site plan). This requires a waiver of standards for the side yard setback to new living area.

Justification:

The existing residence is an Assisted Living facility and the need for staff living on property has become more important for the service of our patients. The detached garage is being used for employees and future patients. The detached garage is located in the rear of the property, reduction of setback poses no obstruction of views to mountains, city, or any visual surroundings. The neighbor to the south has a detached accessory building at a 5'-0" distance adjacent to the detached garage. The lot to the north is vacant, and the garage is on the south side of property so poses no view obstructions. The neighbor to the rear has an extended back yard in that area and poses no obstruction of any views as well. All new building additions and other required main residence setbacks have been met per development standards.

Approved
(name and address)

Andrew Sauer 4230 Al Carrison St

Not Approved
(name and address)

Thank you, Nicholas Klapp
Graceful Grove Assisted Living Facility

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0715-DAHL DAVID D & KAY & DAHL SOLO 401K TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setbacks; and **2)** reduce and eliminate street landscaping in conjunction with an existing single-family residential subdivision on 1.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Craig Road and the east side of Bonita Vista Street within Lone Mountain. AB/nai/kh (For possible action)

RELATED INFORMATION:

APN:

138-05-701-059 through 138-05-701-062

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for proposed single-family residences to 10 feet where 40 feet is the minimum required per Section 30.02.04 (a 75% reduction).
2. a. Reduce the width of a landscape strip along Craig Road to 4 feet where a minimum 6 foot wide landscape strip is required per Section 30.04.01D (a 33% reduction).
b. Eliminate street landscaping along Bonita Vista Street where a minimum 6 foot wide landscape strip is required per Section 30.04.01D.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.99
- Project Type: Single-family subdivision

Site Plan

The site plan depicts an existing undeveloped 4 lot single-family residential subdivision. The subject property is located on the southeast corner of Craig Road and Bonita Vista Street. Access to the subdivision is from a private cul-de-sac off Bonita Vista Street.

Landscaping

The plans show a 4 foot wide landscape strip in a scarp area along Craig Road with trees planted approximately every 24 feet on center. Along Bonita Vista Street, a 6 foot wide landscape strip with trees approximately every 15 feet on center is shown behind a proposed 6 foot high block wall.

Elevations and Floor Plans

No elevations or floor plans were submitted.

Applicant's Justification

The applicant is requesting to reduce the front setback for the 4 lots to 10 feet because houses in the area have front setbacks of anywhere from 15 feet to 33 feet, so the proposal will ensure consistence with the area. The requested landscaping waiver will allow the site to align with the existing landscape buffers adjacent to the subject site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0078	Alternative security gate geometrics	Withdrawn	June 2022
ET-21-400062 (DR-19-0134)	First extension of time to increase finished grade	Approved by BCC	June 2021
DR-19-0134	Increased finished grade	Approved by BCC	April 2019
VS-19-0030	Vacated and abandoned patent easements	Approved by PC	March 2019
ET-400139-17 (WS-0642-15)	First extension of time to waive full off-site improvements	Approved by BCC	December 2017
VS-0503-16	Vacated and abandoned 33 foot wide government patent easements - expired	Approved by PC	September 2016
WS-0642-15	Full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Craig Road in conjunction with a 4 lot single-family residential	Approved by BCC	November 2015
ZC-0296-01	Reclassified various parcels to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning within the Lone Mountain area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residences

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that the requested reduction for the front setbacks are excessive. The purpose of larger setbacks in the RS20 district is to enhance the community by providing large lots with ample space between structures and property lines. Staff is unaware of any reason why the required setbacks cannot be met. Since there is no justification for the reduction, this is a self-imposed hardship. Therefore, staff cannot support this request.

Waiver of Development Standards #2a

Although the required trees will be planted along Craig Road, staff finds that there is no valid reason to not have the required 6 foot wide landscape strip. Although the site has been subdivided, the lots are still undeveloped and therefore, the required landscaping can be installed. Therefore, staff cannot support this request.

Waiver of Development Standards #2b

One of the purposes of street landscaping is to eliminate urban heat island effects. Although the applicant indicates that the street landscaping for Bonita Vista Street will be installed behind the block wall, staff finds that future homeowners may not understand that the trees are required by code, and they might remove them. As mentioned above, there is not reason that the landscaping cannot be installed in accordance with Title 30. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW16-20671.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DR HORTON

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-05-701-059, -060, -061, & -062

PROPERTY ADDRESS/ CROSS STREETS: Bonita Vista & Craig

DETAILED SUMMARY PROJECT DESCRIPTION

4 lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: David D. Dahl & Kay Dahl and Dahl Solo 401K Trust
 ADDRESS: 1199 Harbour Cove Ct
 CITY: Sparks STATE: NV ZIP CODE: 89434
 TELEPHONE: 702-883-5309 CELL _____ EMAIL: mvoneil@drhorton.com

APPLICANT INFORMATION (must match online record)

NAME: D R Horton
 ADDRESS: 1081 Whitney Ranch Dr, Suite 141
 CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
 TELEPHONE: 702-883-5309 CELL _____ EMAIL: mvoneil@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom
 ADDRESS: 6030 S. Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL _____ EMAIL: emilys@taneycorp.com

*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

David Dahl
David Dahl (Sep 25, 2024 04:08 PDT)
 Property Owner (Signature)*

David Dahl
 Property Owner (Print)

09/25/2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS24-0715
 PC MEETING DATE 2/4/2025
 BCC MEETING DATE _____
 TAB/CAC LOCATION Lone Mountain

ACCEPTED BY NAT
 DATE 2/5/2024
 FEES \$800.00

DATE 1/14/2025



TANEY ENGINEERING

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

November 15, 2024

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

Re: Bonita Vista & Craig SEC
APR-24-101158
APN: 138-05-701-059, 138-05-701-060, 138-15-701-061, & 138-05-701-062
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of D R Horton., is respectfully submitting justification for Waivers of Development Standards for a proposed single-family residential subdivision.

Project Information

This is requested to allow for the development of a 1.98 gross-acre, 4 lot single-family residential subdivision with 2.01 dwelling units per acre generally located south of of Criag Road and east of from Bonita Vista Street.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood) and within the RNP 1 (Rural Neighborhood Preservation) overlay district. We are not requesting any modifications to the current zoning or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estate Neighborhood- up to 2v du/ac)	Residential Single- Family 20 (RS20)
North (Undeveloped)	RN (Ranch Estate Neighborhood- up to 2v du/ac)	Residential Single- Family 20 (RS20)
South (Undeveloped)	RN (Ranch Estate Neighborhood- up to 2v du/ac)	Residential Single- Family 20 (RS20)
East (Undeveloped)	LN (Low-Intensity Suburban Neighborhood - up to 5 du/ac)	Residential Single-Family 10 (RS20)



West (Undeveloped)	RN (Ranch Estate Neighborhood- up to 2v du/ac)	Residential Single- Family 20 (RS20)
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Bonita Vista Street and Craig will remain in its existing conditions. Lots 1-4 will be accessed through Bonita Vista Street that terminates in cul-de-sac. The streets will be 48-foot-wide private street with 30" modified roll curb and gutter. A 5-foot landscape buffer, will be provided along Bonita Vista Street and Craig Road.

Waiver of Development Standards- Front Setbacks

This request is to waive Section 30.02.04. B to allow 10- foot front setback on lots 1-4 where a 40- foot front setback is required from back of curb. To the south of the site the front setbacks for the house are approximately 15-33 feet from back of curb. To the west of the site the houses have a front setback of approximately 20-26 feet from back of curb. The surrounding area features setbacks of 20 feet from the back or curb, which aligns with the established standards of the neighborhood. This standard ensures consistency and maintains the aesthetic integrity of the area, which we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible.

Waiver of Development Standards – Street Landscaping

This request is to waive Section 30.04.01 (D)(7)(i) to allow for alternative street landscaping on lot 1,2 & 4 along Bonita Vista Street and Craig Road. As an alternative, lot 1 and 2 will have a 4-foot-wide landscape buffer on the north and 6-foot wide buffer on the west of the parcel with one large tree planted every 30 feet on center for a total of 13 trees. There will be 10 trees on the north and 8 trees on the west. The trees next to lot 4 will be behind the wall. The parcel map has already been mapped out and the trees will exist behind the wall. This waiver will allow the proposed development to align with the existing landscape buffers adjacent to the site, creating a harmonious and visually cohesive environment.

Waiver of Development Standards – Reduction of Lot Area (Net)

This request is to waive Section 30.02.25.C, which mandates a minimum net lot size of 18,000 square feet. This is for lot 4. The smallest gross lot size proposed is 16,429 square feet, representing which can be up to 16,000 next to a collector street. Lot 4 has a net square footage of 17,891 which is a 0.61 percent deviation. The parcels are already existing per the final map. The surrounding lots around lots 4-6 all meet the RS20 standards and will not impact the adjacent properties.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres.

Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. RM/rk (For possible action)

RELATED INFORMATION:

APN:

126-25-501-004

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.82
- Existing Land Use: Undeveloped

Request

This request is a master plan amendment from Ranch Estates Neighborhood (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (up to 5 du/ac). A future subdivision map for the specific layout will be submitted to the County at a later date. The site has approximately 165 feet of frontage along Centennial Parkway and is 1.82 acres in size. Furthermore, the site is in the Lone Mountain Interlocal Agreement area identified as Planning Area B which must remain residential and designated at a density of no greater than 3.5 dwelling units per gross area.

Applicant's Justification

The applicant indicates that changing the planned land use to a higher residential category will allow each family member to build a residence for themselves. Multiple properties less than half acre in size exists in the areas both in the City of Las Vegas and the County. Across the street to the north is Centennial High school.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0502-13	Vacated and abandoned a government patent easement on this site	Approved by PC	October 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	Civic (C-V)	Centennial High School
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	City of Las Vegas	RNP	Undeveloped - BLM land
West	Ranch Estates Neighborhood (up to 2 du/ac)	RS10 & RS20	Single-family residential development

Related Applications

Application Number	Request
ZC-24-0722	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open spaces, places of assembly, schools, libraries, and other complementary uses.

The proposed amendment supports the imperative for in-fill developments; however, the intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate

spatial distribution of land uses that complement each other. This application is for low density suburban residential development and is not in character with the adjacent half acre rural estate lots further to the south. Staff finds that the current land use category of Ranch Estate Neighborhood (RN) to be more appropriate for the area than the proposed Low-Intensity Suburban Neighborhood (LN). The current Master Plan that was adopted in November 2021, no longer has a land use category of Residential Low (up to 3.5 du/ac). This is why the applicant is applying for Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac). The site is located within a County island within the Lone Mountain Planning Area, that is somewhat surrounded by the City of Las Vegas. Changing the land use category to LN for this site does not comply with Policy LM-1.4 of the Master Plan which promotes protecting the character of existing Ranch Estate Neighborhoods by discouraging the development of lots less than 20,000 square feet. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025, at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

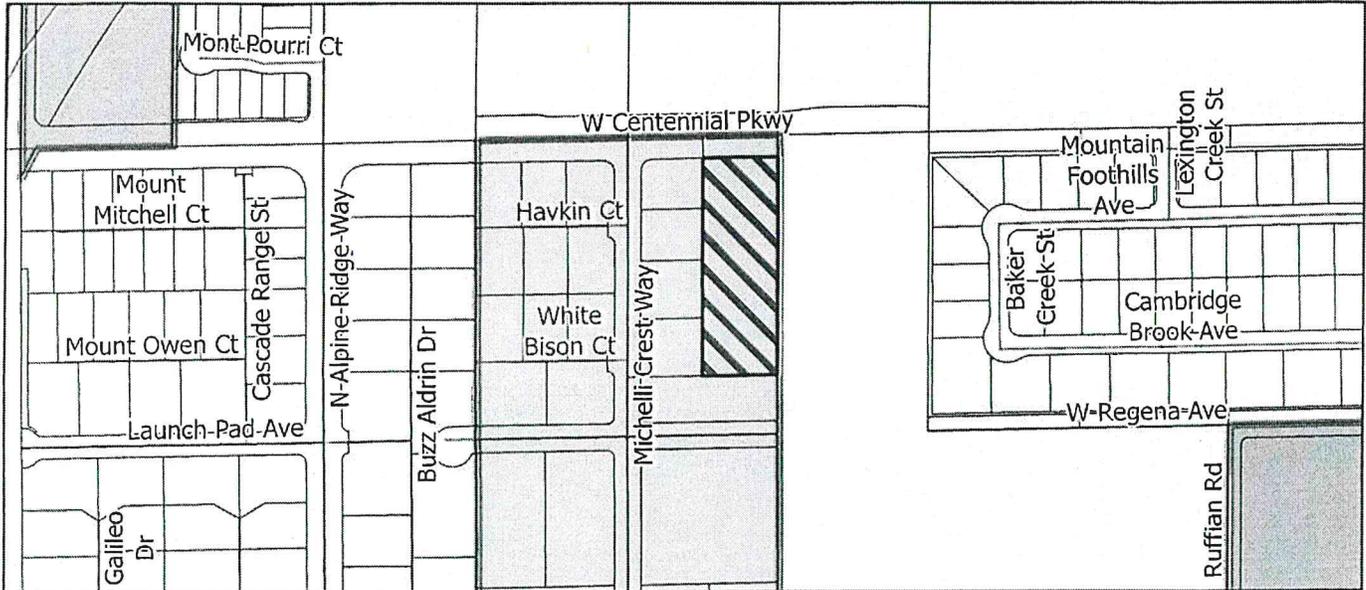
PROTEST:

APPLICANT: GABRIEL FIGUEROA

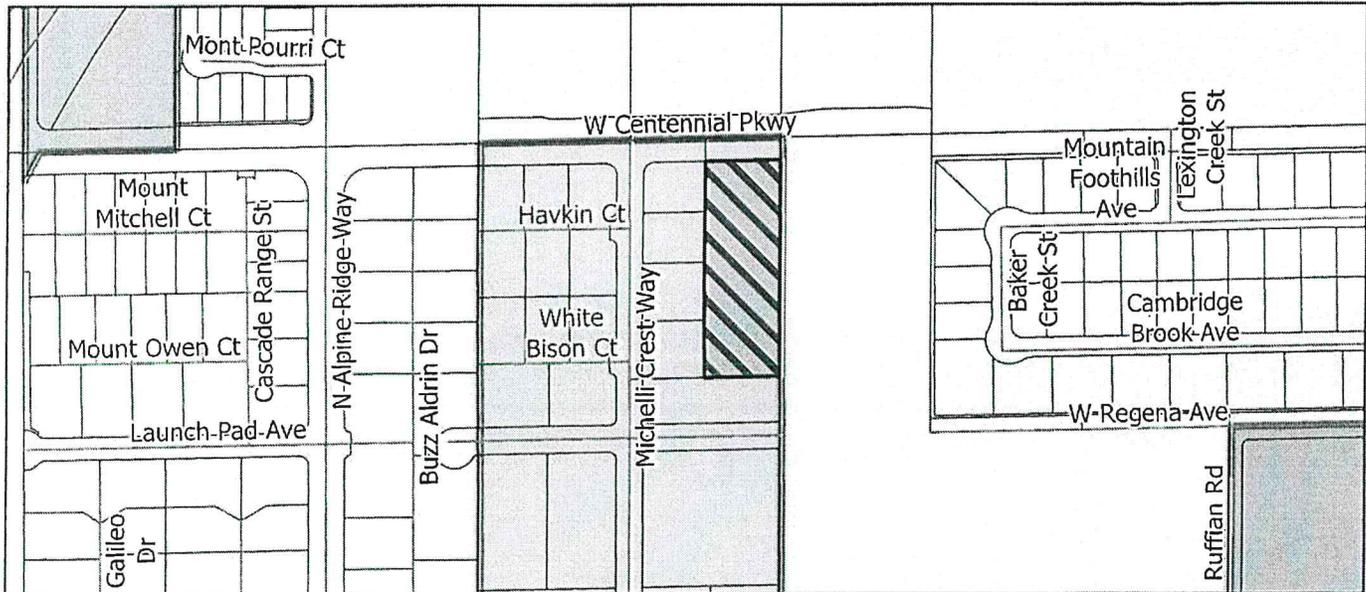
CONTACT: GABRIEL FIGUEROA, 5501 SENTINEL BRIDGE STREET, LAS VEGAS, NV 89130

Planned Land Use Amendment PA-24-700040

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Lone Mountain Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-25-501-004

PROPERTY ADDRESS/ CROSS STREETS: 10255 W. Centennial Pkwy Las Vegas, NV 89149

DETAILED SUMMARY PROJECT DESCRIPTION

Change land use from Ranch Estate Neighborhood to Low Intensity Suburban Neighborhood. Also change the Zoning from RS80 to RS10. Lastly build 5 houses.

PROPERTY OWNER INFORMATION

NAME: Gabriel Figueroa
 ADDRESS: 5501 Sentinel Bridge St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89130
 TELEPHONE: _____ CELL (702)460-1895 EMAIL: myrnav50@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Gabriel Figueroa
 ADDRESS: 5501 Sentinel Bridge St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89130 REF CONTACT ID # _____
 TELEPHONE: _____ CELL (702)460-1895 EMAIL: myrnav50@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gabriel Figueroa
 ADDRESS: 5501 Sentinel Bridge St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89130 REF CONTACT ID # 229343
 TELEPHONE: _____ CELL (702)460-1895 EMAIL: myrnav50@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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.

 Gabriel Figueroa 09/11/2024
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input checked="" type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION #(s): PA. 24-700040 ACCEPTED BY RK
 PC MEETING DATE 2-4-25 DATE 12-9-24
 BCC MEETING DATE 3-5-25 FEES \$3,200.00
 TAB/CAC LOCATION Lone Mountain DATE 1-14-25 Am VS-13-0502

Gabriel Figueroa

5501 Sentinel Bridge St.
Las Vegas, NV 89130
(702) 788-8406

27 October 2024

Dear Staff,

I hope this letter finds you well. I am writing this justification letter to you today to detail our plans for our property at 10255 W. Centennial Pkwy, Las Vegas, NV 89149 (Parcel #126-25-501-004).

My family, friends and I purchased this property with the intent for every person named on the deed to use their share of the land to build a house for themselves or their discretion.

As of right now, the land is designated a Ranch Estate with a zoning district of RS80 and we request it to be changed to Low-Intensity Suburban Neighborhood with a zoning district of RS10

We are submitting the plan amendment and zone change with no plans. A future application will be submitted with detailed plans of the houses and subdivision of the 1.82 acres of land.

Smaller sized lots exist in the area in the City of Las Vegas, which we intend to build. The site is on the edge of a rural area on Centennial Pkwy. Across the street to the north Centennial High School. The development will be a good buffer between the school and the larger lots to the south.

We strongly believe that our additions will bring new life into the area not only with beautiful homes, but we will ensure

that we, or whoever occupies them is a credit to the good faith that we strive for in this thriving community.

We hope that our application is approved so we can move forward, and we thank you for your time and continued devotion to our city.

Sincerely,

Gabriel Figueroa

Hugo Figueroa-Murguía

Nelida Figueroa-Arias

Abigail Virginia Limon

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:

ZONE CHANGE to reclassify 1.82 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development.

Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain (description on file). RM/rk (For possible action)

RELATED INFORMATION:

APN:

126-25-501-004

LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.82
- Existing Land Use: Undeveloped

Request

This request is a zone boundary amendment from RS20 to RS10 zoning with no specific development plans. A future subdivision map for the specific layout will be submitted to the County at a later date. The site has approximately 165 feet of frontage along Centennial Parkway and is 1.82 acre in size. Furthermore, the site is in the Lone Mountain Interlocal Agreement area identified as Planning Area B which must remain residential and designated at a density of no greater than 3.5 dwelling units per gross area.

Applicant's Justification

In addition to the zone change request to RS10, the applicant is requesting a Master Plan Amendment to change the Master Plan designation from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). The applicant indicates the proposed zone change is compatible to the surrounding area. The residential development to the west is zoned RS10 and RS20. Further to the east is a residential development zoned R-1 in the City of Las Vegas, and to the north across the street is Centennial High School in the City of Las Vegas.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0502-13	Vacated and abandoned a government patent easement on this site	Approved by PC	October 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	Civic (C-V)	Centennial High School
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	City of Las Vegas	RNP	Undeveloped - BLM land
West	Ranch Estates Neighborhood (up to 2 du/ac)	RS10 & RS20	Single-family residential development

Related Applications

Application Number	Request
PA-24-700040	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds even though the surrounding area may contain a mix of rural estates to low density development, the site is located within a County island within the Lone Mountain Planning Area, that is somewhat surrounded by the City of Las Vegas. Most properties within the County island are planned for Ranch Estate Neighborhood (RN) uses and primarily zoned RS20. Reclassifying this entire parcel to an RS10 zoning district would not be consistent with the existing residential development adjacent to the site. Since approval of this request is contingent upon approval of PA-24-700040, which staff is not supporting, staff cannot support the zone change request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GABRIEL FIGUEROA

**CONTACT: GABRIEL FIGUEROA, 5501 SENTINEL BRIDGE STREET, LAS VEGAS, NV
89130**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-25-501-004

PROPERTY ADDRESS/ CROSS STREETS: 10255 W. Centennial Pkwy Las Vegas, NV 89149

DETAILED SUMMARY PROJECT DESCRIPTION

Change land use from Ranch Estate Neighborhood to Low Intensity Suburban Neighborhood. Also change the Zoning from RS80 to RS10. Lastly build 5 houses.

PROPERTY OWNER INFORMATION

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 ADDRESS: 5501 Sentinel Bridge St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89130
 TELEPHONE: _____ CELL (702)460-1895 EMAIL: myrnanav50@gmail.com

APPLICANT INFORMATION (must match online record)

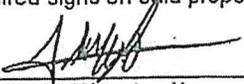
NAME: Gabriel Figueroa
 ADDRESS: 5501 Sentinel Bridge St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89130 REF CONTACT ID # _____
 TELEPHONE: _____ CELL (702)460-1895 EMAIL: myrnanav50@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gabriel Figueroa
 ADDRESS: 5501 Sentinel Bridge St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89130 REF CONTACT ID # 229343
 TELEPHONE: _____ CELL (702)460-1895 EMAIL: myrnanav50@gmail.com

*Correspondent will receive all communication on submitted application(s).

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



 Property Owner (Signature)*

Gabriel Figueroa

 Property Owner (Print)

09/11/2024

 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|------------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WFC | <input type="checkbox"/> OTHER _____ |

APPLICATION #(s) 20-24-0722
 PC MEETING DATE 2-4-25
 SOC MEETING DATE 3-5-25
 TAB/CAC LOCATION Long Mountain

ACCEPTED BY RK
 DATE 12-9-24
 FEES \$1,700.00
 RM VS. 13.0502

Gabriel Figueroa

5501 Sentinel Bridge St.
Las Vegas, NV 89130
(702) 788-8406

27 October 2024

Dear Staff,

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As of right now, the land is designated a Ranch Estate with a zoning district of RS80 and we request it to be changed to Low-Intensity Suburban Neighborhood with a zoning district of RS10

We are submitting the plan amendment and zone change with no plans. A future application will be submitted with detailed plans of the houses and subdivision of the 1.82 acres of land.

Smaller sized lots exist in the area in the City of Las Vegas, which we intend to build. The site is on the edge of a rural area on Centennial Pkwy. Across the street to the north Centennial High School. The development will be a good buffer between the school and the larger lots to the south.

We strongly believe that our additions will bring new life into the area not only with beautiful homes, but we will ensure

that we, or whoever occupies them is a credit to the good faith that we strive for in this thriving community.

We hope that our application is approved so we can move forward, and we thank you for your time and continued devotion to our city.

Sincerely,

Gabriel Figueroa

Hugo Figueroa-Murguia

Nelida Figueroa-Arias

Abigail Virginia Limon

02/05/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500150-NELSON, ROY C:

TENTATIVE MAP consisting of 4 single-family residential lots and common lots on 2.07 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. AB/mh/kh (For possible action)

RELATED INFORMATION:

APN:

138-04-604-004

LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.07
- Project Type: Single-family residential
- Number of Lots/Units: 4
- Density (du/ac): 1.93
- Minimum/Maximum Lot Size (square feet): 20,275/21,517 (gross)/18,002/18,107 (net)

Project Description & History

The plans depict a single-family residential detached development with 4 residential lots and 2 common lots on 2.07 acres located on the southwest corner of Red Coach Avenue and Buffalo Drive. The density of the overall development is shown at 1.93 dwelling units per acre. The subdivision is located within the Lone Mountain Planning Area A1, which has a goal net lot area of 18,000 square feet per the Lone Mountain Interlocal Agreement. The lots range in size from a minimum gross acreage of 20,275 square feet up to 21,517 square feet with the net size ranging from 18,002 square feet up to 18,107 square feet. All 4 lots will be accessed via a private cul-de-sac which fronts Buffalo Drive, an arterial street, to the east. The subdivision was previously approved by the Board of County Commissioners via WS-23-0873 in March 2024, but the applicant has revised the design of the subdivision, changing the frontage from Red Coach Avenue to Buffalo Drive, and adding 2 common lots. Per the WS-23-0873 Notice of Final Action, the applicant is now providing off-site improvements along Buffalo Drive, as well as a 6 foot wide landscape area along Red Coach Avenue and a 15 foot wide landscape area with detached sidewalks along Buffalo Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0190	Vacated and abandoned a portion of right-of-way being Buffalo Drive	Approved by PC	July 2024
WS-23-0873	Single-family residential subdivision with waivers for sidewalks and full off-site improvements	Approved by BCC	March 2024
UC-0417-04	Utility facility consisting of a natural gas pressure limitation station	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
East	City of Las Vegas	R-1	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Typically, staff has concerns about cul-de-sacs being accessed from collector or arterials streets, such as Buffalo Drive, due to the high speed and volume of traffic posing potential safety risks. However, numerous residences in the vicinity are already accessed via Buffalo Drive, some of which feature private streets that lead from Buffalo Drive into the residential development. Staff finds that while the proposed residential subdivision has comparable density to other subdivisions in the area, none of the proposed net lot sizes meet the goal of the Lone Mountain Interlocal Agreement. Staff is concerned that the reduced net lot sizes may adversely affect the rural characteristics of the surrounding neighborhood. Therefore, staff cannot support the proposed tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Buffalo Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and 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: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

TM-24-500150



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-04-604-004

PROPERTY ADDRESS/ CROSS STREETS: Red Coach & Buffalo

DETAILED SUMMARY PROJECT DESCRIPTION

4-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: Red Coach 4, LLC
ADDRESS: 3455 Cliff Shadows Pkwy Suite 290
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: 702-365-8588 CELL n/a EMAIL: andrewa@summithomesnv.com

APPLICANT INFORMATION (must match online record)

NAME: Summit Homes of Nevada, LLC
ADDRESS: 3455 Cliff Shadows Pkwy Suite 290
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # ra
TELEPHONE: 702-365-8588 CELL n/a EMAIL: andrewa@summithomesnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn. Emily Sidebottom
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # # 217076
TELEPHONE: 702-362-8844 CELL n/a EMAIL: emilys@taneycorp.com

*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)

Nathan White
Property Owner (Print)

4/5/24
Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|--|-----------------------------|--------------------------------|
| <input type="checkbox"/> AL | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADA | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PLD | <input type="checkbox"/> SDR | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICANT: TM-24-500150
FILING DATE: 2-4-25
APPROVAL DATE: _____
APPROVAL LOCATION: Lane Maintain

ACCEPTED BY: MH
DATE: 12-2-24
FEE: 1750



TM-24-500680

TANEY ENGINEERING

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

November 26, 2024

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Red Coach & Buffalo
WS-23-0873
APN: 138-04-604-004
Justification Letter (Revised)**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting this justification for a Tentative Map consisting of 4 single-family residential lots and 2 common element lots. Due to unforeseen circumstances and hardships, we have adjusted the site plan to better accommodate current conditions and ensure the viability of the project moving forward. Some of these adjustments or changes are as follows:

- Access will be off Buffalo Dr instead of Red Coach Avenue.
- The number of lots has changed from 4 lots to 4 lots and 2 common elements
- Due to the 2 added comment elements, the lot sizes of the 4 lots have changed from what was previously approved. However, all the 4 lots still meet the minimum requirement of 18,000 sf (net) and 20,000 sf (gross).

Some of the items that have not changed for this process are as follows:

- Elevations & Floor Plans
- Waivers
 - Waiver of Development Standards – Offsite Improvements (Red Coach Avenue) → Proposing no curb, gutter, sidewalks, or streetlights.
 - Waiver of Development Standards – Alternative Landscaping (Red Coach Avenue) → Proposing to have 6-foot-wide landscape area along Red Coach Avenue per WS-23-0873 NOFA
 - Design Review – Architecture
 - Design Review – Single-Family Residential Subdivision
 - Per previous NOFA, trees are not required for the landscaping along Buffalo Drive and Red Coach Avenue.
- Per WS-23-0873 NOFA, off-site improvements will be provided for Buffalo Drive, as well as landscaping but no trees.

While these revisions are necessary to address the specific challenges we have encountered, we respectfully request that all waivers previously granted in connection with the original site plan remain applicable to this revised application. The approved waivers are critical to the continued development of this project, and we believe that their conditions and justifications remain valid despite the changes to the site plan. We have worked diligently to ensure that the revised site plan is in line with the overall intent and spirit of the originally approved plan and that it complies with all relevant standards, apart from the conditions covered by the previously granted waivers.

TM-24-500180



We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Handwritten signature of Jeff Thomson.

Jeff Thomson, EI
Assistant Project Manager