



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

June 24, 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 - Chair
Joseph Crapo - Vice-Chair
Kimberly Burton
Deborah 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, 702-455-5882, 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

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

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

- III. Approval of Minutes for May 27, 2025. (For possible action)
- IV. Approval of the Agenda for June 24, 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

07/15/25 PC

- 1. **VS-25-0392-SAMS TRUST & PEARSON SAMUEL BART & ANGELA OWENS TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Campbell Road, and Hickam Avenue and Helena Avenue within Lone Mountain (description on file). AB/nai/cv (For possible action)
- 2. **WS-25-0391-JAY JOSHUA: WAIVER OF DEVELOPMENT STANDARDS** to reduce rear setback on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Bright Angel Way and west of Dapple Gray Road within Lone Mountain. AB/rp/cv (For possible action)
- 3. **WS-25-0409-ANDERSON REGINA & JUSTIN C: WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback for a proposed addition in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Las Lagunas Lane and east of Durango Drive within Lone Mountain. AB/my/cv (For possible action)

07/16/25 BCC

- 4. **VS-25-0412-SCHULTZ REFINERS, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Regena Avenue and Azure Drive and Grand Canyon Drive and Park Street within Lone Mountain (description on file). AB/jud/cv (For possible action)
- 5. **WS-25-0411-SCHULTZ REFINERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** eliminate street landscaping; **3)** waive full off-site improvements; and **4)** reduce street intersection off-set.
DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)

6. **TM-25-500096-SCHULTZ REFINERS, LLC:**
TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)
7. **VS-25-0416-WORLD RESORT DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Riley Street and Bonita Vista Street, and Stange Avenue and Craig Road within Lone Mountain (description on file). AB/jud/cv (For possible action)
8. **WS-25-0415-WORLD RESORT DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce and eliminate street landscaping; 3) reduce gross lot area; 4) allow attached sidewalk; and 5) waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action)
9. **TM-25-500097-WORLD RESORT DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action)

VII. General Business
None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: July 8, 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

May 27, 2025

MINUTES

Board Members: Allison Bonanno - **Chair**
Joseph Crapo - **Vice-Chair**
Kimberly Burton
Deborah Earl
Matthew Schriever (EXCUSED)

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Michelle Baert, Michelle.Baert@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions: The meeting was called to order at 6:31 p.m.
- II. Public
Comment None
- III. Approval of April 29, 2025, Minutes
Moved by: JOE CRAPO
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for April 29, 2025

Moved by: KIM BURTON
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items

Michelle Baert reported the following upcoming events for Commissioner Becker:

1. May 29th at Desert Vista Community Center - The Nokbox joint presentation with Commissioner Becker and City Councilwoman Palenske
2. May 31st – Mt. Crest Neighborhood Services Center from 9:30a-11a for Croissants with the Commish, with pastries provided by Whiskful Thinking Bakery

VI. Planning & Zoning

06/18/2025 BCC

1. **VS-25-0317-MSP BIG HOUSE LLC & MSP REAL ESTATE HOLDINGS LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Corbett Street and Tropical Parkway, and between Grand Canyon Drive and Park Street within Lone Mountain (description on file). AB/dd/cv (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 4-0 Unanimous

2. **WS-25-0316-MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements on 1.98 acres in conjunction with a proposed single-family residential development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Corbett Street and the east side of Grand Canyon Drive within Lone Mountain. MN/dd/cv (For possible action)

Action: APPROVED as submitted, subject to staff condition that applicant will maintain (not damage) asphalt along Grand Canyon during construction.

Moved by: ALLISON BONANNO

Vote: 3-1

VI. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be June 10, 2025

X. Adjournment

The meeting was adjourned at 7:03 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0392-SAMS TRUST & PEARSON SAMUEL BART & ANGELA OWENS TRS:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Campbell Road, and Hickam Avenue and Helena Avenue within Lone Mountain (description on file). AB/nai/cv (For possible action)

RELATED INFORMATION:

APN:

138-05-301-026

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate a 33 foot patent easement along the north and east property lines. These easements are no longer required for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0578	Waiver of development standard to increase allowed floor area of an accessory structure	Approved by PC	September 2019
ZC-01-0296	Zone change to reclassify from R-U and R-E to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II)	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements are not needed 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

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SAMUEL PEARSON

CONTACT: SAMUEL PEARSON, 4220 N. FORT APACHE ROAD, LAS VEGAS, NV
89129

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-05-301-026

PROPERTY ADDRESS/ CROSS STREETS: 4220 N Fort Apache Rd

DETAILED SUMMARY PROJECT DESCRIPTION

The intent of this request is to vacate the portion of the 33' Government Patent Easement, No. 1215433, that remains on the lot so the owner will be able to use that portion of their lot for a future building project.

PROPERTY OWNER INFORMATION

NAME: Sam Pearson

ADDRESS: 4220 N Fort Apache Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: 702-459-4148

CELL

EMAIL: sam@pearsonandpearson.net

APPLICANT INFORMATION (must match online record)

NAME: Sam Pearson

ADDRESS: 4220 N Fort Apache Rd

CITY:

STATE: NV

ZIP CODE: 89129

REF CONTACT ID #

TELEPHONE: 702-459-4148

CELL

EMAIL: sam@pearsonandpearson.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Nelson Surveying LLC. - Boyd Nelson

ADDRESS: PO Box 365109

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89036

REF CONTACT ID #

TELEPHONE: 702-595-9418

CELL

702-595-9418

EMAIL: Nelsonsurveying@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.

Samuel B. Pearson

Property Owner (Signature)*

Samuel B. Pearson

Property Owner (Print)

3-14-25

Date

DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

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☒ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s)

V5-25-0392

PC MEETING DATE

7/15/2025

BCC MEETING DATE

TAB/CAC LOCATION

Lone Mountain

DATE

6/24/2025

ACCEPTED BY

NAI

DATE

5/14/2025

FEES

\$1,200.00

SAMS TRUST and Pearson,

Samuel Bart & Angela Owens Pearson

Applicant: Samuel Pearson

Site Address of the request: 4220 N. Fort Apache Rd.

Assessor's Parcel Number: 138-05-301-026

Zoning District: RS20

Planned Land Use Category: Ranch Estate Neighborhood

Justification Letter

To whom it may concern:

We built our home about 9 years ago, since then we have accumulated a 42 ft trailer, a couple utv's and a boat, we are looking to build a Detached Accessory Building to store our extra vehicles, in addition we added a game room space in the detached accessory building. I propose to build it to match my house with 2x6 wood framing, stucco walls and a tile roof.

We are applying for a Vacation and Abandonment application to vacate a patent easement. The easement is 33ft deep along the north property line and east property line. Vacating this patent easement is required so the new accessory structure can be built.

Thank you for your consideration:

Samuel Pearson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0391-JAY JOSHUA:

WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Bright Angel Way and west of Dapple Gray Road within Lone Mountain. AB/rp/cv (For possible action)

RELATED INFORMATION:

APN:

125-29-201-018

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 10 feet where 30 feet is required per Section 30.02.04 (a 66% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6095 N. Dapple Gray Drive
- Site Acreage: 0.47
- Project Type: Reduce rear setback
- Number of Stories: 1 (proposed lanai/library addition)/2 (existing single-family residence)/1 (accessory apartment and RV garage)
- Building Height (feet): 16 (proposed lanai/library addition)/34 (existing single-family residence)/16 (accessory apartment and RV garage)
- Square Feet: 1,190 (proposed lanai/library addition)/4,960 (existing single-family residence)/972 (accessory apartment and RV garage)

Site Plan & Request

The site plan depicts an existing single-family residence located at the southwest corner of Bright Angel Way and Dapple Gray Road. Access to the property is primarily from Dapple Gray Road via an existing driveway on the eastern side of the parcel, with a secondary driveway from Bright Angel Way to the north. The site plan indicates a single-family residence to the east of the property, an existing accessory living quarters with RV garage to the west, and a proposed lanai/library addition which connects both buildings. The existing RV garage will be converted into a living space. By attaching all the buildings within the site and providing interior access

between all the habitable spaces, the entire building will act as the primary dwelling. Therefore, the primary setback requirements apply to all the portions of the building. A portion of the building that was formerly an accessory living quarters and is proposed to be a part of the primary residence by this application, is 10 foot from the rear property line, necessitating a waiver to reduce the rear setback where 30 feet is required per Title 30.

Landscaping

Landscaping is not a part of this application.

Elevations

The plan depicts a 2 story single-family residence with a pitched roof and a stucco exterior. The front elevation shows a combination of window styles on the second floor and a main entrance door with an arched detailing on the first floor. The residence is 34 feet in height at its tallest point. The side elevations (left and right) show an extended, horizontally oriented design with multiple windows and smaller architectural. The existing accessory living quarters/RV is 16 foot high and features the same materials and colors as the primary residence. The proposed lanai/library will also feature the same exterior material, colors, and tile roof as the existing residence and the accessory living quarters.

Floor Plans

The floor plan depicts an existing 2 story single-family residence. The layout includes a two-car garage, lanai/library, dining room, living room, kitchen, and foyer. Multiple bedrooms and bathrooms are thoughtfully arranged throughout the home. The former accessory apartment and RV garage has been converted into a dedicated entertainment space. Additionally, an existing detached garage located at the rear of the property will be incorporated into the main residence, connected through the lanai/library, and repurposed as livable space that now features an additional family room.

Applicant's Justification

The applicant is requesting a waiver of development standards to allow a reduced rear setback of 10 feet where 30 feet is required for the accessory living quarters which will be a part of the primary residence. The application indicated that the purpose of the renovation and lanai project is to create a dedicated space for their extensive collection of magic-related historical artifacts, including props, books, and posters. The addition will also serve as a personal library and workspace. The proposed lanai, which will bring the total square footage to 8,316 square feet on a 20,473 square foot lot, will be designed to match the existing exterior of the home, maintaining architectural consistency and aesthetic appeal.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0478-03	Waive landscaping/screening buffer requirements	Approved by PC	May 2003
VS-0223-03	Vacate and abandon easements	Approved by PC	April 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified R-U and R-E to R-E (RNP-I) and R-A to R-A (RNP-II)	Approved by BCC	September 2001

Surrounding Land Use

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

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**Waiver 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.

Staff appreciates that the proposed addition is architecturally compatible with the existing primary dwelling; However, staff typically does not support waivers of development standards for reduced setbacks on residential uses, as required setbacks are in place to preserve the character of the neighborhood and surrounding community. In addition, the proposed reduction in the rear setback conflicts with the Neighborhood Preservation Overlay (NPO) standards outlined in Title 30, Chapter 30.02.26(F), which requires that primary structure setbacks within NPO overlays adhere to the applicable district standard, which is 30 feet for the rear setback in the RS20 zoning district. The request to reduce the rear setbacks is a self-imposed hardship; therefore, staff recommends denial.

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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSHUA JAY

CONTACT: HENRY MAZURCZYK, 8228 SEVEN FALLS STREET, NORTH LAS VEGAS,
NV 89085



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-29-201-018

PROPERTY ADDRESS/ CROSS STREETS: 6095 N Dapple Gray Road, Las Vegas 89149, corner of bright angel way

DETAILED SUMMARY PROJECT DESCRIPTION

Building a lanai/library building connector to front and rear house

PROPERTY OWNER INFORMATION

NAME: Joshua Jay

ADDRESS: 148 W 23rd

CITY: New York

STATE: NY

ZIP CODE: 10011

TELEPHONE: 6145822032

CELL 6145822032

EMAIL: joshua@joshuajay.com

APPLICANT INFORMATION (must match online record)

NAME: Joshua Jay

ADDRESS: 6095 N Dapple Gray Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

REF CONTACT ID # _____

TELEPHONE: _____

CELL 6145822032

EMAIL: joshua@joshuajay.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Henry Mazurczyk

ADDRESS: 8228 Seven Falls Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89085

REF CONTACT ID # _____

TELEPHONE: _____

CELL 9084893169

EMAIL: henrymazurczyk@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.

Joshua Jay
Property Owner (Signature)*

JOSHUA JAY

Property Owner (Print)

2-27-25

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-25-0391

PC MEETING DATE 7/15/25

BCC MEETING DATE —

TAB/CAC LOCATION Lone Mountain

ACCEPTED BY Tyler (tpd)

DATE 5/14/25

FEES \$800.00

DATE 6/24/25

Joshua Jay

6095 N Dapple Gray Road
Las Vegas NV 89149
614-582-2032

Renovation Project

March 24, 2025

To whom it may concern,

My name is Joshua Jay and this letter is to explain the reasoning behind the renovation/ lanai project. I am a professional magician and have toured the world performing my craft. I have long collected historical artifacts related to magic- props, books, posters, and more-and I wish to display those things for my guests and family to enjoy.

This space will also serve as my library and a working space where I can practice new illusions and dream up the ideas that will eventually make it into my professional shows. I hope to make this portion of my home an oasis for creating new illusions, and something I can be proud to share with my guests.

I would like to request a waiver of development standards to allow a reduced rear setback of 10 ft where 30 ft is required for an addition, per section 30.02.04.

The existing living structures and garage space plus the square footage of the proposed lanai are 6922 square feet on a 20473 square foot lot.

The exterior of the proposed lanai will blend in and match with the existing front and rear homes.

Thanks,

Joshua Jay

PLANNER
COPY

WS-25-0391
JL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0409-ANDERSON REGINA & JUSTIN C:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed addition in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay

Generally located north of Las Lagunas Lane and east of Durango Drive within Lone Mountain.
AB/my/cv (For possible action)

RELATED INFORMATION:

APN:

138-04-110-024

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback to 25 feet where 40 feet is required per Section 30.02.04 (a 38% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8380 Las Lagunas Lane
- Site Acreage: 0.51
- Project Type: Reduce front setback
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 488 (addition)/3,759 (total including addition)

Site Plan

The site plan depicts a house that is 30 feet from the back of curb to the south, 27 feet from the west property line, 85.3 from the north property line, and 15 feet from the east property line. A 488 square feet addition is proposed on the south side of the home. The addition is 25 feet from the back of curb to the south and 13 feet from the east property line. There is a shed 2 feet away from the existing house. The applicant has agreed and provided revised plan to move the shed 6 feet from the existing house. Access to the property is from Las Lagunas Lane to the south.

Elevations

The elevations depict a 14 foot high one story addition. The existing house has stucco exteriors, and the addition will include the same material and colors to match the house.

Floor Plans

The floor plan for the addition shows 3 new bedrooms, hallway, and bathroom. Each bedroom has its own closet.

Applicant's Justification

The applicant wants to add guest rooms to the home and also create a courtyard with the positioning of the addition. The applicant further states that neighbors have similar additions and that it would therefore not be uncharacteristic of the neighborhood to have this addition built.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Undeveloped land
South, West, & East	Low-Intensity Suburban Neighborhood	RS20 (NPO-RNP)	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

Waiver 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.

Staff finds the house is already built at 30 feet from the back of curb. This is due to the previous code regulations which allowed the front setback to be measured from the front property line (centerline of the street) rather than the back of curb. While the existing home is a legal non-conforming structure, the proposed addition will increase the nonconformity and will further reduce the setback to 25 feet. There is enough room within the property to fit the addition and still meet Title 30 requirements. Therefore, staff finds the request to be a self-imposed hardship. Additionally, there are no other homes in the area that have similar additions in the front. As a result, 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

- The existing shed to be moved away from the house to meet the minimum 6 feet separation requirement prior to final inspection.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JUSTIN ANDERSON

CONTACT: JUSTIN ANDERSON, 8380 LAS LAGUNAS LANE, LAS VEGAS, NV 89129



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 13804110024

PROPERTY ADDRESS/ CROSS STREETS: 8380 LAS LAGUNAS LN

DETAILED SUMMARY PROJECT DESCRIPTION

CONSTRUCT NEW ADDITION TO EXISTING PROPERTY. 28X17 ADDITIONAL FEET ON FRONT OF PROPERTY. NEW AREA WILL BE 13 FT FROM EAST PROPERTY LINE, 45 FEET FROM FRONT PROPERTY LINE. OWNER OF PARCEL OWNS 20 FT OF STREET.

PROPERTY OWNER INFORMATION

NAME: JUSTIN ANDERSON
ADDRESS: 8380 LAS LAGUNAS LN
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: 702-286-7469 CELL: _____ EMAIL: superjca1@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: SAME
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: JUSTIN ANDERSON
ADDRESS: 8380 LAS LAGUNAS LN
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129 REF CONTACT ID # _____
TELEPHONE: 702-286-7469 CELL: _____ EMAIL: superjca1@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.

[Signature]
Property Owner (Signature)*

JUSTIN ANDERSON
Property Owner (Print)

4-4-25
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) WS-25-0409

PC MEETING DATE 7/17/25

BCC MEETING DATE _____

TAB/CAC LOCATION Lone Mtn

ACCEPTED BY MY

DATE 5/22/25

FEES \$800

DATE 6/24/25

WS-25-0409

PLANNER
COPY

Greetings,

My wife Regina Anderson and I are writing to request a waiver of the front yard setback requirement for our property located at 8380 Las Lagunas Ln. The property was constructed in 1995 with all building codes and RS20 criteria accounted for. Our lot is a half-acre property and has improvements made to the rear of the property. A pool and expansive concrete patio area was constructed in the late nineties by a previous owner. My wife and I purchased the property in 2016. We had dreams of adding an additional bathroom and potentially a guest bedroom. The space near the front door area in the front yard was where we intended to build. If additional living area was added, the space between the new structure and the existing garage wall would leave a nice courtyard area. In 2022 my wife and I permitted and constructed a covered pavilion area in the backyard area that is just behind the house just past the pool deck.

We are proposing to build additional living space on the front side of the property, extending 28 ft forward from existing structure. The front wall of the new space will end 25 feet behind the curb line. This is 45 feet behind the front property line as we own half of the street. The new front elevation will be constructed with the same materials and look as the existing structure. The side setback with the proposed new construction area will be 13 ft off the east property line. The existing pool and covered pavilion improvements leave it difficult to construct additional living square footage to the home without demolishing some of these previous improvements.

We have spoken with the neighbors surrounding our property and they are all in favor of the addition to our home. We have submitted plans and specifications to the HOA and have their approval also. The additional bedroom and bathroom count will raise our home's value not only to benefit us, but also for the neighborhood.

The new front setback condition on our property will be similar to our next-door neighbor's setback. They constructed additional space prior to the zoning change in 2024. One block from our property on Los Monteros Street, there is an active building permit for an additional dwelling unit being constructed with similar setbacks as to what we are proposing. Our request is not setting new precedent for the neighborhood.

In conclusion, we are requesting a waiver of the front yard setback requirement for our property. The new front scape of the property will fit in with the neighborhood aesthetic. Thank you for your time and consideration of this request.

Justin Anderson 702-286-7469

WS 25-0409
PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0412-SCHULTZ REFINERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Regena Avenue and Azure Drive and Grand Canyon Drive and Park Street within Lone Mountain (description on file). AB/jud/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-503-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

This is a request to vacate patent easements that are no longer needed.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0411	Waivers of development standards and design review for a single-family detached residential development is a companion item on this agenda.
TM-25-500096	A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed 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 4 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to the back of curb for Regena Avenue, 40 feet to the back of curb for Grand Canyon Drive, 30 feet to the back of curb for Azure Drive and associated spandrels;
- Applicant to coordinate a contribution with Public Works for improvements on Regena Avenue, Grand Canyon Drive and Azure Drive;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETE LAAS

CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-503-001

PROPERTY ADDRESS/ CROSS STREETS: GRAND CANYON DRIVE & REGENA AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 8 SINGLE FAMILY RESIDENTIAL LOTS ON 5 ACRES, NEW TENTATIVE MAP APPLICATION, DESIGN REVIEW AND WAIVERS OF DEVELOPMENT STANDARDS, AND VACATION OF PATENT EASEMENT 1170338

PROPERTY OWNER INFORMATION

NAME: SCHULTZ REFINERS, LLC

ADDRESS: 723 S 3rd Street

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89101

TELEPHONE: _____ CELL 725-500-9263 EMAIL: davidc@hybridint.net johnathan@hybridint.net

APPLICANT INFORMATION (must match online record)

NAME: TOLL SOUTH LV, LLC

ADDRESS: 1140 NORTH TOWN CENTER DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: 702-216-7436 CELL _____ EMAIL: SBHPLANNING@TOLLBROTHERS.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS,

STATE: NV

ZIP CODE: 89130

REF CONTACT ID # 136396

TELEPHONE: 702-815-0720 CELL 702-308-7115 EMAIL: PLAAS@IMPULSECIVIL.NET

*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)*

Johnathan Schultz, Manager Schultz Refiners LLC
Property Owner (Print)

April 15, 2025
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☒ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s)

VS 25-0412

ACCEPTED BY

MH

PC MEETING DATE

DATE

5/22/25

BCC MEETING DATE

FEES

\$1200.00

TAB/CAC LOCATION

Lane Mountain

DATE

6/24/25

April 21, 2025
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: Justification Letter for Vacation of Patents for Grand Canyon - Regena
Impulse Reference Number SB25-36, APR25-100512**

To Whom It May Concern:

The proposed Grand Canyon - Regena project is 5.0 acres generally located at the southeast corner of Grand Canyon Drive and Regena Avenue, in Section 30, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada. The site consists of parcel APN 125-30-503-001.

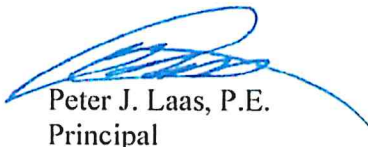
On behalf of our client, Toll South LV, LLC, we are requesting a vacation of the patent easement 1170338 being 33' along the east side of the property. We would also request to vacate 3' of the patent easement 1170338 along Regena Avenue and 3' along Azure Drive. The patent easements are no longer needed for development of the project site.

Please note, a waiver of development standards has been submitted with this application to waive full off-sites, including curb, gutter, sidewalks, and streetlights to conform with the rural standards of the surrounding parcels.

Approval of this application would not create an adverse impact on the surrounding properties.

If you have any questions or comments about this letter, please call me at 702-853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Michael Bradshaw, Toll South LV, LLC

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0411-SCHULTZ REFINERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) eliminate street landscaping; 3) waive full off-site improvements; and 4) reduce street intersection off-set.

DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-503-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 20 feet where 40 feet is the minimum per Section 30.02.04B (a 50% reduction).
2. Eliminate street landscaping along Grand Canyon Drive and Azure Drive where required per Section 30.04.01D.7.
3. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Regena Avenue, Grand Canyon Drive, and Azure Drive where required per Section 30.04.08C.
4. Reduce the street intersection off-set to 122 feet where 125 feet is the standard per Section 30.04.08F (a 2.4% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,341/22,018 (gross)/18,009/19,087 (net)
- Number of Stories: 1
- Building Height (feet): 24 (maximum for all designs)

- Square Feet: 3,313 (minimum)/4,014 (maximum)

Site Plan

The plan depicts a proposed 8 lot single-family detached residential development located on the east side of Grand Canyon Drive, the north side of Azure Drive, and the south side of Regena Avenue. The plans show the overall site is 5.0 acres with a density of 1.6 dwelling units per acre. The lots range in size from 20,341 gross square feet up to 22,018 gross square feet, and 18,009 net square feet up to 19,087 net square feet. All lots will be accessed from Regena Avenue via a 38 foot wide private street that will run north to south and terminate in a cul-de-sac. No off-site improvements are provided along Regena Avenue, Grand Canyon Drive, or Azure Drive.

Landscaping

The plan depicts the only street landscaping will be along Regena Avenue and will consist of a 10 foot wide landscape strip along the street, which will contain large trees spaced 30 feet on-center as well as shrubs and groundcover. No landscaping is shown along Grand Canyon Drive or Azure Drive.

Elevations

The plans depict 4 different models with models 1 through 3 being offered in 2 different finishes and model 3 being offered in 3 different finishes for a total of 9 potential designs. All of the designs are 1 story with a maximum height of 24 feet. Each of the designs also features various architectural features on all 4 sides of the homes including contrasting stucco finishes, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

The plans feature multiple bedrooms, bathrooms, a custom kitchen, a 2 car garage, and several other amenities. Each of the models also offers an optional attached RV garage. The proposed homes range in size from 3,313 square feet to 4,014 square feet.

Applicant's Justification

The applicant states the design of the proposed subdivision is consistent with other developments in the area. In addressing the waivers for the front setbacks, street landscaping, and off-site improvements, the applicant states that complying with the current Code requirements would be inconsistent with other single-family residences in the surrounding area. They also state that each of their lots meets the base requirements set forth by the Lone Mountain Interlocal Agreement, and that 4 of their 8 proposed lots meet the goals set forth by the agreement. Finally, the applicant states the development would not create an adverse impact on any surrounding properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-25-500096	A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda.
VS-25-0412	A vacation and abandonment of patent easements is a companion item on this agenda

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request 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 reduction of front setbacks is due to the footprint of the homes being too large for the proposed lots. A modest reduction in square footage, the relocation of the homes farther into the rear yards, or the selection of a different model of home would eliminate the need for a waiver. Additionally, since the adoption of the updated version of Title 30 at the start of 2024 eliminated the exception that allowed lots to measure the front setback from the property line, and the expectation is that new developments meet the standards set forth in the Code. The proposed reduction of setbacks also goes against Neighborhood Protection Overlay standards set forth in Title 30, Chapter 30.02.26F, which state that setbacks for primary structures within NPO-RNP overlay shall be maintained in accordance with the applicable district standards. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood as well as improving the character of the surrounding area. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

The purpose of street landscaping is to provide shade for streets and sidewalks to mitigate the urban heat island effect. Regardless of the lack of street landscaping immediately adjacent to the

proposed development, staff finds that providing street landscaping along Grand Canyon Drive and Azure Drive would improve the area as a whole. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area, 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The plans demonstrate that the density and layout of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, the homes are being developed with 4-sided architecture, which will make the subdivision better as a whole. However, staff is concerned with the elimination of street landscaping along Grand Canyon Drive and Azure Drive. Moreover, the front setback reduction could have been avoided by moving the homes farther back into the lot or reducing their size. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3:

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support this request to not install full off-site improvements on Regena Avenue, Grand Canyon Drive and Azure Drive.

Waiver of Development Standards #4:

Staff has no objection to the request to reduce the street intersection off-set between Grand Canyon Drive and Regene Avenue. Staff finds that the proposed 8 lot subdivision should see a low volume of traffic because of the limited number of lots.

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.
- Applicant is advised within 4 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to the back of curb for Regena Avenue, 40 feet to the back of curb for Grand Canyon Drive, 30 feet to the back of curb for Azure Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to coordinate a contribution with Public Works for improvements on Regena Avenue, Grand Canyon Drive and Azure Drive;
- Applicant to construct a 5 foot asphalt path along Regena Avenue, Grand Canyon Drive and Azure Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PETE LAAS

CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-503-001

PROPERTY ADDRESS/ CROSS STREETS: GRAND CANYON DRIVE & REGENA AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 8 SINGLE FAMILY RESIDENTIAL LOTS ON 5 ACRES, NEW TENTATIVE MAP APPLICATION, DESIGN REVIEW AND WAIVERS OF DEVELOPMENT STANDARDS, AND VACATION OF PATENT EASEMENT 1170338

PROPERTY OWNER INFORMATION

NAME: SCHULTZ REFINERS, LLC

ADDRESS: 723 S 3rd Street

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

TELEPHONE: _____ CELL 725-500-9263 EMAIL: davidc@hybridint.net johnathan@hybridint.net

APPLICANT INFORMATION (must match online record)

NAME: TOLL SOUTH LV, LLC

ADDRESS: 1140 NORTH TOWN CENTER DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: 702-216-7436 CELL _____ EMAIL: SBHPLANNING@TOLLBROTHERS.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89130

REF CONTACT ID # 138396

TELEPHONE: 702-815-0720 CELL 702-308-7115 EMAIL: PLAAS@IMPULSECIVIL.NET

*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)

Johnathan Schultz, Manager Schultz Refiners LLC
Property Owner (Print)

April 15, 2025
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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0411

PC MEETING DATE _____

BCC MEETING DATE 7/16/25

TAB/CAC LOCATION Large Mountain

ACCEPTED BY MH

DATE 5/22/25

FEES \$ 13,000.00

DATE June 24

May 14, 2025
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: Justification Letter for Design Review and Waivers for Grand Canyon – Regena
A Single-Family Residential Subdivision
Impulse Reference Number SB25-03, APR25-100512**

Dear Mr. Huling:

The proposed Grand Canyon - Regena project is 5.0 acres generally located at the southeast corner of Grand Canyon Drive and Regena Avenue, in Section 30, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada. The site consists of parcel APN 125-30-503-001. On behalf of our client, Toll South LV, LLC, we are requesting waivers of development standards and a design review as required by Clark County policy. The proposed Grand Canyon – Regena project is an eight-lot single-family residential subdivision. We are requesting two waivers of development standards:

The first is to reduce offset of street section to 122 feet where 125 is required by Title 30.04.08F. We are providing 122.90 feet.

The second request is to waive Title 30.04.08C which requires full offsite improvements to include curb, gutter, sidewalks, and streetlights within the public right-of-way of Grand Canyon Drive and Azure Drive. We are also requesting reduced landscaping along Regena Avenue and eliminating landscaping requirements along Grand Canyon Drive and Azure Drive per section 30.04.01D. This request to waive this portion of Title 30 is being requested to conform with rural standards that currently exist in the area.

The proposed homes will follow either a “modern farmhouse”, a “Spanish contemporary”, or a “modern coastal” style with square footages ranging between 3,313 and 4,288 square feet. There are four different proposed single-story models, all with a maximum height not exceeding 24 feet. Please refer to the floor plans and elevations attached with this application for specifications and more detail.

The Lone Mountain Interlocal Agreement has a minimum net lot size of 18,000 square feet with a goal of 18,500 square feet. We currently meet the minimum net lot size requirement on all lots and half of the lots meet the goal of 18,500 square feet. The other half are not able to meet the Lone Mountain Interlocal Agreement goal due to the requirement by the Las Vegas Valley Water District to access the property from Regena Avenue causing us to provide a common element in the south portion of the size for sewer access to the site from Azure Drive. Also, the full dedication of Grand Canyon Drive impedes on the square footage goal for half of the lots.

Impulse

Civil Engineering & Planning

7485 West Azure Drive, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

FAX 702-478-8535

Approval of this application would not create an adverse impact on the surrounding properties. If you have any questions or comments about this letter, please call me at 702-853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.

Principal

Cc: Michael Bradshaw, Toll South LV, LLC

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APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500096-SCHULTZ REFINERS, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-503-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,341/22,018 (gross)/18,009/19,087 (net)

Project Description

The plans depict a proposed 8 lot single-family detached residential development located on the east side of Grand Canyon Drive, the north side of Azure Drive, and the south side of Regena Avenue. The plans show the overall site is 5.0 acres with a density of 1.6 dwelling units per acre. The lots range in size from 20,341 gross square feet up to 22,018 gross square feet, and 18,009 net square feet up to 19,087 net square feet. All lots will be accessed from Regena Avenue via a 38 foot wide private street that will run north to south and terminate in a cul-de-sac. A 10 foot wide landscape strip is provided along Regena Avenue. No landscaping is provided along either Azure Drive and Grand Canyon Drive, and no off-site improvements are provided along any street frontage for this project.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0411	Waivers of development standards and design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0412	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The lots are only accessible from an internal private street, and the density of the subdivision is compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the reduction of setbacks for the development and the elimination of landscaping along Azure Drive and Grand Canyon Drive to be a self-imposed hardship. For these reasons staff is recommend denial of the accompanying waiver of development standards and design review, which could result in design changes that affect the layout of the tentative map. As a result, 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 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;
- Right-of-way dedication to include 30 feet to the back of curb for Regena Avenue, 40 feet to the back of curb for Grand Canyon Drive, 30 feet to the back of curb for Azure Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to coordinate a contribution with Public Works for improvements on Regena Avenue, Grand Canyon Drive and Azure Drive;
- Applicant to construct a 5 foot asphalt path along Regena Avenue, Grand Canyon Drive and Azure Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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, and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PETE LAAS

CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-503-001

PROPERTY ADDRESS/ CROSS STREETS: GRAND CANYON DRIVE & REGENA AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 8 SINGLE FAMILY RESIDENTIAL LOTS ON 5 ACRES, NEW TENTATIVE MAP APPLICATION, DESIGN REVIEW AND WAIVERS OF DEVELOPMENT STANDARDS, AND VACATION OF PATENT EASEMENT 1170338

PROPERTY OWNER INFORMATION

NAME: SCHULTZ REFINERS, LLC

ADDRESS: 723 S 3rd Street

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

TELEPHONE: _____

CELL 725-500-9263

EMAIL: davidc@hybridint.net

johnathan@hybridint.net

APPLICANT INFORMATION (must match online record)

NAME: TOLL SOUTH LV, LLC

ADDRESS: 1140 NORTH TOWN CENTER DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: 702-216-7436

CELL _____

EMAIL: SBHPLANNING@TOLLBROTHERS.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS,

STATE: NV

ZIP CODE: 89130

REF CONTACT ID # 136396

TELEPHONE: 702-815-0720

CELL 702-308-7115

EMAIL: PLAAS@IMPULSECIVIL.NET

*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)*

Johnathan Schultz, Manager Schultz Refiners LLC
Property Owner (Print)

April 15, 2025
Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s)

TM-25-500090

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

ACCEPTED BY

DATE

FEES

MH

5/22/25

\$750.00

DATE

01/24/25

Impulse

Civil Engineering & Planning

7485 West Azure Drive, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

plaas@impulsecivil.net

May 14, 2025

Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: Hold Letter for
Grand Canyon & Regena – Tentative Map
Impulse Reference Number SB25-03**

Mr. Huling:

The proposed Grand Canyon & Regena project is generally located at the southeast corner of Regena Avenue and Grand Canyon Drive, in Section 30, of Township 19 South, Range 60 East, M.D.M. Clark County, Nevada. The site consists of the parcel APN 125-30-503-001. The purpose of this letter is to acknowledge that we are aware this tentative map application will be held to approval at Board of County Commissions hearing because of it being a companion application with a waiver of development standards and design review and will follow that application process.

If you have any questions or comments about this letter, please call me at 815-0720.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Michael Bradshaw, Toll South LV, LLC

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TMS-500090

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0416-WORLD RESORT DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Riley Street and Bonita Vista Street, and Stange Avenue and Craig Road within Lone Mountain (description on file). AB/jud/cv (For possible action)

RELATED INFORMATION:

APN:

138-05-601-021; 138-05-601-022

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements throughout the subject parcels since these easements are no longer needed.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0415	Waivers of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-25-500097	A tentative map for an 8 lot single family-residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed 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 4 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

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet to the back of curb for Craig Road, 30 feet for the back of curb for Bonita Vista Street, 30 feet to the back of curb for Riley Street and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to construct a 5 foot asphalt path along Craig Road, Bonita Vista Street and Riley Street;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK ENGINEERING

CONTACT: RICK ENGINEERING, 1050 E. FLAMINGO ROAD, SUITE S305, LAS VEGAS, NV 89119

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-05-601-021 & 138-05-601-022

PROPERTY ADDRESS/ CROSS STREETS: The NEC of N Riley St. & W Craig Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

8 LOT SINGLE FAMILY RESIDENTIAL

Planner
Copy

PROPERTY OWNER INFORMATION

NAME: WORLD RESORT DEVELOPMENT L L C

ADDRESS: 1026 MERRY OAK LN

CITY: ARCADIA

STATE: CA

ZIP CODE: 91006

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Toll South LV, LLC

ADDRESS: 1140 North Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: 702-216-7436

CELL _____

EMAIL: sbhplanning@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RICK Engineering- Jason Dineen

ADDRESS: 1050 E. Flamingo Rd. Suite S305

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-827-0650

CELL 702-303-5046

EMAIL: jdineen@rickengineering.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.

Kening Xu

Kening Xu

04/30/25

Property Owner (Signature)*

Property Owner (Print)

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
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APPLICATION # (s) V5-25-0416

PC MEETING DATE _____

BCC MEETING DATE 7/16/25

TAB/CAC LOCATION Lone Mountain

ACCEPTED BY Jan

DATE 5/22/25

FEES \$1,200

DATE 6/24/25



RICK

702-827-0650
rickengineering.com

1050 E. Flamingo Road #S305
Las Vegas, NV 89119

May 20, 2025

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

SUBJECT: *Justification Letter for
Vacation
APR#25-100486
APN 138-05-601-021 & 022
CRAIG AND RILEY*

✓S-25-0416
Planner
Copy

Dear Planning Manager,

On behalf of the Developer, Toll Brothers, we submit this justification letter for the vacation of existing patent easements encumbering the property.

Request- Vacate the existing patent easement 1224720 and 1224721.

Justification- The patents are no longer necessary to preserve public access, utilities, or drainage.

We appreciate your consideration in reviewing and approving this application. If you have any questions regarding this justification letter, please contact Jason Dineen directly at jdineen@rickengineering.com or 702-303-5046. Thank you for this opportunity to bring this new community to Clark County.

Sincerely,
RICK ENGINEERING COMPANY

Jason B. Dineen, P.E.
Associate

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0415-WORLD RESORT DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce and eliminate street landscaping; 3) reduce gross lot area; 4) allow attached sidewalk; and 5) waive full off-site improvements.

DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain.
AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

138-05-601-021; 138-05-601-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback to a minimum of 21.5 feet where 40 feet is the minimum setback per Section 30.02.04B (a 46% reduction).
b. Reduce the rear setback to a minimum of 27.5 feet for Lots 1 through 3 where 30 feet is the minimum setback per Section 30.02.04B (an 8% reduction).
c. Reduce the rear setback to a minimum of 29 feet for Lots 6 through 8 where 30 feet is the minimum setback per Section 30.02.04B (a 3% reduction).
2. a. Reduce the width of the street landscaping strip along Riley Street to 5 feet where a minimum of 10 feet is required per Section 30.04.01D (a 50% reduction).
b. Reduce the width of the street landscaping strip along Bonita Vista Street to 5 feet where a minimum of 6 feet is required per Section 30.04.01D (a 17% reduction).
c. Eliminate street landscaping along Craig Road where a minimum 6 foot wide landscaping strip is required per Section 30.04.01D.
3. Reduce the gross lot area to 19,200 square feet where 20,000 square feet is required per Section 30.02.04B (a 4% decrease).
4. Allow an attached sidewalk along Riley Street where a detached sidewalk is required per Section 30.04.08C
5. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Craig Road and Bonita Vista Street where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 19,262/22,342 (gross)/16,755/21,073 (net)
- Number of Stories: 1
- Building Height (feet): 24 (maximum for all designs)
- Square Feet: 3,313 (minimum)/4,014 (maximum)

Site Plans

The plans depict a proposed 8 lot single-family detached residential development located on the north side of Craig Road, the west side of Bonita Vista Street, and the east side of Riley Street. The plans show the overall site is 5.0 acres with a density of 1.6 dwelling units per acre. The lots range in size from 19,262 gross square feet up to 22,342 gross square feet, and 16,755 net square feet up to 21,073 net square feet. All lots will be accessed from Bonita Vista Street via a 37 foot wide private street that will run east to west and terminate in a cul-de-sac. A 5 foot wide attached sidewalk will be provided along Riley Street and no additional off-site improvements are shown on Craig Road or Bonita Vista Street.

Landscaping

The plan depicts a 5 foot wide landscaping strip along Riley Street and Bonita Vista Street. The plans show that both landscape strips will contain medium trees spaced 20 feet on-center as well as shrubs and groundcover. No landscaping is shown along Craig Road.

Elevations

The elevation plans depict 4 different models with Models 1 through 3 being offered in 2 different finishes and Model 3 being offered in 3 different finishes for a total of 9 potential designs. All of the designs are 1 story with a maximum height of 24 feet. Each of the designs also features various architectural features on all 4 sides of the homes, including contrasting stucco finishes, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

The plans feature multiple bedrooms, bathrooms, a custom kitchen, a 2 car garage, and several other amenities. Each of the models also offers an optional attached RV garage. The proposed homes range in size from 3,313 square feet to 4,014 square feet.

Applicant's Justification

The applicant states the design of the proposed subdivision is consistent with other developments in the area. In addressing the waivers for the front setbacks, the elimination of street landscaping along Craig Road, and the elimination of off-site improvements along Craig Road and Bonita Vista Street, the applicant states that complying with the current Code requirements would be inconsistent with other single-family residences in the surrounding area. The applicant also states

they are remaining consistent with the surrounding area by matching the attached sidewalk and 5 foot landscaping strip currently located along Riley Street with their own. Finally, the applicant states that the reductions in gross square footage for Lot 8 and the rear setback reductions for Lots 1 through 3 and Lots 6 through 8 are minor enough that they will be imperceptible.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-25-500097	A tentative map to develop an 8 lot single-family residential subdivision is a companion item on this agenda.
VS-25-0416	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request 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 reduction of front setbacks is due to the footprint of the homes being too large for the proposed lots. A modest reduction in square footage, the relocation of the homes farther into the rear yards, or the selection of a different model of home would eliminate the need for a waiver. Additionally, since the adoption of the updated version of Title 30 at the start of 2024 eliminated the exception that allowed lots to measure the front setback from the property line, and the expectation is that new developments meet the standards set forth in the Code. The proposed reduction of setbacks also goes against Neighborhood Protection Overlay standards set forth in Title 30, Chapter 30.02.26F, which state that setbacks for primary structures within NPO-RNP overlay shall be maintained in accordance with the applicable district standards. Front

setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood as well as improving the character of the surrounding area. For these reasons, staff cannot support this request.

Waiver of Development Standards #2a & #2b

While staff does not normally support the reduction in landscaping requirements, staff finds that in this case the reductions are minor enough that they should not have a negative effect on the development. Five feet of landscaping is being provided along Riley Street and Bonita Vista Street where 10 feet and 6 feet are required respectively. The reduction along Bonita Vista Street will be imperceptible from the right-of-way, and while the reduction on Riley Street is greater, the 5 feet of landscaping will match the existing street landscaping to the north. However, since staff is not supporting the other waivers in this application, staff cannot support this request.

Waiver of Development Standards #2c

The purpose of street landscaping is to provide shade for streets and sidewalks to mitigate the urban heat island effect. Regardless of the lack of street landscaping immediately adjacent to the proposed development, staff finds that providing street landscaping along Craig Road would improve the area as a whole. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff finds that the reduction in gross lot size being requested is minor and should not have an impact on the rest of the development or the surrounding area. However, as some lots within the proposed development are larger than what is required by Title 30, staff finds that a slight reconfiguration of the lots may be able to eliminate this waiver entirely. Additionally, staff is not supporting the other waivers in this application, and for these reasons staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The plans demonstrate that the density and layout of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, the homes are being developed with 4-sided architecture, which will make the subdivision better as a whole. However, staff is concerned with the elimination of street landscaping along Craig Road. Moreover, the front and rear setback reductions could have been avoided by using different models or reducing their size. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Riley Street. The site has no existing off-site improvements; therefore, there is no reason a

detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, as Craig Road is a major arterial street it is important that full off-site improvements are installed for the protection of not only the pedestrians in the area, but for vehicular traffic.

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.
- Applicant is advised within 4 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

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet to the back of curb for Craig Road, 30 feet for the back of curb for Bonita Vista Street, 30 feet to the back of curb for Riley Street and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Craig Road, Bonita Vista Street and Riley Street.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK ENGINEERING

CONTACT: RICK ENGINEERING, 1050 E. FLAMINGO ROAD, SUITE S305, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-05-601-021 & 138-05-601-022

PROPERTY ADDRESS/ CROSS STREETS: The NEC of N Riley St. & W Craig Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

8 LOT SINGLE FAMILY RESIDENTIAL

Planner
Copy

PROPERTY OWNER INFORMATION

NAME: WORLD RESORT DEVELOPMENT L L C

ADDRESS: 1026 MERRY OAK LN

CITY: ARCADIA

STATE: CA

ZIP CODE: 91006

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Toll South LV, LLC

ADDRESS: 1140 North Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: 702-216-7436 CELL _____ EMAIL: sbhplanning@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RICK Engineering- Jason Dineen

ADDRESS: 1050 E. Flamingo Rd. Suite S305

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-827-0650 CELL 702-303-5046 EMAIL: jdineen@rickengineering.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.

Kening Xu

Property Owner (Signature)*

Kening Xu

Property Owner (Print)

04/30/25

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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS/DR-25-0415

PC MEETING DATE _____

BCC MEETING DATE 7/16/25

TAB/CAC LOCATION Long Mountain

DATE 6/24/25

ACCEPTED BY Jan

DATE 5/22/25

FEES \$1,300



RICK

702-827-0650
rickengineering.com

1050 E. Flamingo Road #S305
Las Vegas, NV 89119

May 13, 2025

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

Planner
Copy

SUBJECT: *Justification Letter for
Tentative Map, Design Review, and Waiver of Standards
APR#25-100486
APN 138-05-601-021 & 022
CRAIG AND RILEY*

Dear Planning Manager,

Thank you for the opportunity to bring this Toll Brothers community to Clark County (CC). We look forward to working with you and CC staff to make this community and project a success.

On behalf of the Developer, Toll Brothers, we respectfully submit this letter for your review as the justification for the proposed Design Review and Waiver of Standards for this project.

We are pleased to offer this Justification Letter for the Tentative Map (TM), Design Review (DR), and Waiver of Standards (WS) for a proposed +/- 5.0 acre single family eight (8) lot residential development generally located on the northeast corner of Craig Road and Riley Street on APN 138-05-601-021 & 022.

Project Description

The subject parcels are both currently zoned RS-20 and this project proposes four lots on each side of the proposed 37' private right of way denoted as Street "A" on the site plan. Lots 1-4 are situated on the north side of Street "A" and lots 5-8 are situated on the south side of Street "A".

The project proposes an onsite 37' private right of way, denoted as Street A on the site plan, that enters the parcel from the east end of the project site from North Bonita Vista Street and then continues westward and terminates in a cul-de-sac.

This project proposes four single story product types that are described as follows:

1. Arroyo – 3,313 sf with 2 elevation options, 3 car garage, RV garage option
2. Mesquite - 3,691 sf with 2 elevation options, 3 car garage, RV garage option
3. Primrose – 4,288 sf with 2 elevation options, 3 car garage, RV garage option
4. Plan 4 – 4,014 sf with 3 elevation options, 4 car garage

A Lot Fit exhibit has been included with the submittal.

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER



Water Main Discussion

The water purveyor in the area is Las Vegas Valley Water District (LVVWD). There is an existing 8" water main on the east side of Bonita Vista Street and an existing 12" water main on the south side of Craig Road. Both of these existing mains extend along the entire eastern and southern frontages of the subject parcel. This project does not propose any water main improvements or extensions for Craig Road or Bonita Vista Street.

There is an existing 8" water main on the east side of Riley Street north of the subject parcel with an 8" stub that extends south at the northwest corner of the subject parcel. Additionally, there is an 8" stub extending north, on the west side of Riley Street, from the existing 12" water main in Craig Road. This project proposes to extend the 8" stub north from Craig Road along the west side of Riley Street approximately 70 feet. The project then proposes to construct opposing 45 degree bends to move the water main to the east side of Riley Street and construct the water main north to connect into the existing 8" stub at the northwest corner of the subject parcel.

This project proposes to install an 8" water main from the existing 8" water main in Bonita Vista Street and run west along the south side of the proposed Street "A" to serve Lots 1-8.

RICK and the developer understand that the water plans will need to be processed through LVVWD for approvals concurrently with the Improvement Plan submittals through CC.

Sewer Main Discussion

The sewer purveyor in the area is the City of Las Vegas (CLV). There is an existing 8" sewer main on the west side of Riley Street and an existing 12" sewer main on the south side of Craig Road. Both of these existing mains extend along the entire western and southern frontages of the subject parcel. This project does not propose any sewer main improvements or extensions for Craig Road or Riley Street.

There is an existing 8" sewer main on the east side of Bonita Vista Street that terminates with an 8" stub approximately 10 feet north of the centerline of the proposed Street "A". Due to the fact that the existing sewer main lies east of centerline, this project does not propose to extend the sewer north along Bonita Vista Street.

This project proposes to install an 8" sewer main from the existing manhole in Bonita Vista Street and run west along the north side of the proposed Street "A" to serve Lots 1-8.

RICK and the developer are aware that an interlocal agreement with CLV will be required to connect into the CLV sewer. This process has already been initiated with CLV. Furthermore, RICK and the developer understand that the sewer plans will need to be processed through CLV for approvals concurrently with the Improvement Plan submittals through CC.



Traffic Discussion

The proposed single-family residential development is not expected to adversely impact the existing traffic conditions in the surrounding area.

On March 27, 2025, RICK requested a traffic analysis scope from Kent Chang. On April 1, 2025, Mr. Chang replied that he did not require anything for this project. A copy of the e-mail is attached to this letter for your convenience.

Off-Site Improvements Discussion

Riley Street

This project proposes to dedicate the 30' right-of-way (ROW) for the eastern portion of Riley Street along the western frontage of the subject parcel. This project proposes to construct full half-street improvements with asphaltic concrete (AC) pavement, curb, gutter, and an attached sidewalk along Riley Street to match the existing improvements north of the project site. This project is respectfully requesting a waiver for the use of an attached sidewalk to match the existing construction north of the subject parcel (See WS#1 below). Likewise, this project proposes, and respectfully requests a waiver for, a five foot wide landscape common element behind the back of sidewalk to match the existing improvements to the north of the project site (See WS#2 below).

Craig Road

This project proposes to dedicate the 50' ROW for the northern portion of Craig Road along the southern frontage of the subject parcel. Craig Road is currently constructed in a rural nature with approximately 24' +/- of existing AC pavement with existing roadside ditches. The existing 24' +/- AC pavement is situated entirely on the north side of the centerline of Craig Road. Due to the rural nature and feel of the existing community, this project proposes to leave Craig Road as constructed and is respectfully requesting a waiver of full offsites and landscaping to match the existing construction in the area (See WS#3 and WS#4 below).

Bonita Vista Street

This project proposes to dedicate the 30' ROW for the western portion of Bonita Vista Street along the eastern frontage of the subject parcel. Bonita Vista Street is currently constructed in a rural nature with approximately 32' +/- of existing AC pavement with existing roadside ditches. The existing 32' +/- AC pavement is situated offset from centerline with approximately 20' +/- of AC pavement on the west side of centerline and approximately 12' +/- of AC pavement on the east side of centerline. Due to the rural nature and feel of the existing community, this project proposes to leave Bonita Vista Street as constructed and is respectfully requesting a waiver of full offsites to match the existing construction in the area (See WS#5 below). Likewise, this project proposes a five foot wide landscape common element behind the back of ROW to match the proposed landscape common element on the west side of the subject parcel along Riley Street. There are currently no landscape buffers along Bonita Vista Street for the existing developments to the east and north of the subject parcel. This project respectfully requests a waiver for the proposed five-foot-wide landscape common element (See WS#6 below).

Lot Front Setbacks Discussion

Per Title 30.02.04.B, RS20 front setback is a minimum of 40 feet. Per Title 30.02.25.D.1.ii.a, front setbacks shall be measured from the future right-of-way, the edge of any right-of-way or the lot line, whichever is closest.

This project proposes a 37' private ROW for the interior Street "A". Due to the nature of the private ROW, the lot area is measured to include the portion of private ROW along the frontage of the lot to the centerline of the private ROW. The front setback is now measured from the edge of the private ROW and not the centerline of the private ROW as was done in the past. We respectfully request to reduce the front setback to 21.5'. This will place the structure at 40' from the centerline of the private ROW and maintain a driveway length at a minimum of 20' (See WS#7 below).

Most of the existing properties in the area were constructed under the previous code which allowed the 40' front setback to be measured from the centerline of the private ROW. This project proposes the same result.

Lot Rear Setbacks Discussion

Per Title 30.02.04.B, RS20 rear setback is a minimum of 30 feet.

This project proposes the use of four floor plans as shown on the Lot Fit Exhibit. In an attempt to provide at least two product types available for each lot, the rear yard setbacks for lots 1-3 and lots 6-8 would require minor reductions from the standards. We are specifically asking for a 2.2' reduction for lots 1-3 and a 1.0' reduction for lots 6-8 (See WS#8 and WS#9 below).

Due to the large lots and the minor requested reductions, the private open space provided in the rear yards and side yards would not be adversely impacted and would provide ample space for private enjoyment. Additionally, the ability to provide a variety of product type will enhance the aesthetic of the subdivision and create architectural relief for the residents of the community and the general public.

Lot Areas Discussion

Lots 1-4 are subject to Title 30.02.04.B RS20 Standards which state that the gross lot area minimum is 20,000 square feet (sf) and the net lot area minimum is 18,000 sf. Lots 1-4 comply with these lot area standards.

Lots 5-8 are subject to Title 30.02.04.B RS20 Standards as well, however, due to the fact that these lots are adjacent to Craig Road, which is classified as a collector in the Northwest – Las Vegas Valley Transportation Map dated 01/29/2025, these lots are allowed up to a 10% reduction in required net lot area per Title 30.02.25.C.3.ii. This would result in a net lot area minimum of 16,200 sf. Lots 5-7 comply with these lot area standards.

Lot 8 has a gross lot area of 19,262 sf and a net lot area of 16,754 sf. While the net lot area complies with Title 30, the gross lot area falls short of the required 20,000 sf requirement. We are respectfully requesting a waiver to allow Lot 8 to have a 19,200 sf gross lot area requirement. This would result in a 4.0% reduction in the gross lot area standard of Title 30.02.04.B (See WS#10 below).

Waivers of Standards Requested

WS#1 – Riley Street Attached Sidewalk

Per Title 30.04.08.C.5.ii.a, 5' detached sidewalks are required along local streets. Due to the existing construction north of the project site having attached sidewalk, we respectfully request a waiver of this standard to match the existing construction.

WS#1 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The property to the north is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. The proposed attached sidewalk will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#2 – Riley Street 5' Landscape Strip

Per Title 30.04.01.D.7.ii.a, a 6-foot wide minimum landscaping strip shall be provided. Per Title 30.04.01.D.7.ii.b, where a detached sidewalk is required and when an attached sidewalk is proposed or is allowed to remain, a 10-foot-wide minimum landscape strip shall be provided.

Due to the existing construction north of the project site having an attached sidewalk and an existing 5-foot-wide landscape strip, we respectfully request a waiver of this standard to match the existing construction.

WS#2 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The property to the north is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. The proposed reduction from the required ten foot wide landscape strip to a five foot wide landscape strip will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#3 – Craig Road Waiver of Full Off-sites

Title 30.04.08.C.1 requires construction of full half-street improvements including AC pavement, curb, gutter, sidewalk, and streetlighting.

Craig Road, both east and west of the subject parcel, is currently constructed in a rural nature with 24' +/- of AC pavement and roadside ditches with no streetlighting. This waiver request simply asks to keep the rural nature of the existing area. We respectfully request a waiver of this standard to match the existing construction.

WS#3 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. Craig Road, both east and west of the subject parcel, is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. Keeping the construction of Craig Road as it is will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#4 – Craig Road Waiver of Landscaping

Per Title 30.04.01.D.7.v.(b), when curb, gutter, and sidewalk are not installed, a 6-foot wide landscaped area shall be provided on-site.

Due to the existing construction on Craig Road, both east and west of the subject parcel, having no landscape strips, we respectfully request a waiver of this standard to match the existing construction.

WS#4 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. Craig Road, both east and west of the subject parcel, is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. Keeping the construction of Craig Road as it is will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#5 – Bonita Vista Waiver of Full Off-sites

Title 30.04.08.C.1 requires construction of full half-street improvements including AC pavement, curb, gutter, sidewalk, and streetlighting.

Bonita Vista Street, both north and east of the subject parcel, is currently constructed in a rural nature with approximately 32' +/- of AC pavement and roadside ditches with no streetlighting. This waiver request simply asks to keep the rural nature of the existing area. We respectfully request a waiver of this standard to match the existing construction.

WS#5 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. Bonita Vista Street, both north and east of the subject parcel, is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. Keeping the construction of Bonita Vista Street as it is will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#6 – Bonita Vista Street 5' Landscape Strip

Per Title 30.04.01.D.7.v.(b), when curb, gutter, and sidewalk are not installed, a 6-foot wide landscaped area shall be provided on-site.

Due to the existing construction north and east of the project site having no sidewalk and no landscape strips, we respectfully request a waiver of this standard to allow the construction of a five-foot-wide landscape strip.

WS#6 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The properties to the north and east of the subject parcel are currently constructed without landscaping strips. This will not cause any adverse effect to any of the adjacent properties and will help to add landscaping to the area.
- ii. 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;
 - a. The proposed reduction from the required six to ten foot wide landscape strip to a five foot wide landscape strip will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#7 – Front Lot Setback Reduction to 21.5'

Per Title 30.02.04.B, RS20 front setback is a minimum of 40 feet. Per Title 30.02.25.D.1.ii.a, front setbacks shall be measured from the future right-of-way, the edge of any right-of-way or the lot line, whichever is closest.

This project proposes a 37' private ROW for the interior Street "A". Due to the nature of the private ROW, the lot area is measured to include the portion of private ROW along the frontage of the lot to the centerline of the private ROW. The front setback is now measured from the edge of the private ROW and not the centerline of the private ROW as was done in the past.

We respectfully request a waiver of this standard to reduce the front setback to 21.5'. This will place the structure at 40' from the centerline of the private ROW and maintain a driveway length at a minimum of 20'.

WS#7 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The reduction of the front setback will only be seen within the project site. This will not cause any adverse effect to any of the adjacent properties in the area.
- ii. 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;
 - a. The proposed reduction of the front lot setback will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#8 – Rear Lot Setback Reduction to 27.8' (Lots 1-3)

Per Title 30.02.04.B, RS20 rear setback is a minimum of 30 feet.

This project proposes the use of four floor plans as shown on the Lot Fit Exhibit. In an attempt to provide at least two product types available for each lot, the rear yard setbacks for lots 1-3 would require minor reductions from the standards. We are specifically asking for a 2.2' reduction for lots 1-3. This equates to a 7.33% reduction of the standard.

Due to the large lots and the minor requested reductions, the private open space provided in the rear yards and side yards would not be adversely impacted and would provide ample space for private enjoyment. Additionally, the ability to provide a variety of product type will enhance the aesthetic of the subdivision and create architectural relief for the residents of the community and the general public.

WS#8 Analysis**Standards for Approval**

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The reduction of the rear setback on lots 1-3 will be only 2.2' and will not be reasonably noticeable to the existing properties to the north of these lots. This will not cause any adverse effect to any of the adjacent properties in the area.
- ii. 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;
 - a. The proposed reduction of the rear lot setback will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be similar in construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#9 – Rear Lot Setback Reduction to 29.0' (Lots 6-8)

Per Title 30.02.04.B, RS20 rear setback is a minimum of 30 feet.

This project proposes the use of four floor plans as shown on the Lot Fit Exhibit. In an attempt to provide at least two product types available for each lot, the rear yard setbacks for lots 6-8 would require minor reductions from the standards. We are respectfully requesting a 1.0' reduction for lots 6-8. This equates to a 3.33% reduction of the standard.

Due to the large lots and the minor requested reductions, the private open space provided in the rear yards and side yards would not be adversely impacted and would provide ample space for private enjoyment. Additionally, the ability to provide a variety of product type will enhance the aesthetic of the subdivision and create architectural relief for the residents of the community and the general public.

WS#9 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The reduction of the rear setback on lots 6-8 will be only 1.0' and will not be reasonably noticeable to the general public from Craig Road. This will not cause any adverse effect to any of the adjacent properties in the area.
- ii. 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;
 - a. The proposed reduction of the rear lot setback will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be similar in construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#10 – Lot 8 Gross Lot Area Reduction to 19,200 sf

Per Title 30.02.04.B, RS20 gross lot area is 20,000 sf.

This project proposes the use of four floor plans as shown on the Lot Fit Exhibit. In an attempt to provide at least two product types available for each lot, the eastern property line of Lot 6 had to be moved east to allow the Ridgewood product type to fit on the lot due to the setback constraints of the bulb of the cul-de-sac (See Lot Fit sheet LF 1.4). This caused Lot 8 to be slightly smaller, 19,262 sf, gross lot area than the required 20,000 sf gross lot area. We are respectfully requesting an 800 sf reduction in the gross lot area requirement for Lot 8. This equates to a 4.0% reduction of the standard.

Due to the large lot and the minor requested reduction, the private open space provided in the rear yard and side yard would not be adversely impacted and would provide ample space for private enjoyment. Additionally, the ability to provide a variety of product type will enhance the aesthetic of the subdivision and create architectural relief for the residents of the community and the general public.

WS#10 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The reduction of the gross lot area of Lot 8 will only be 800 sf and will not be reasonably noticeable to the general public from Craig Road. This will not cause any adverse effect to any of the adjacent properties in the area.
- ii. 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;
 - a. The proposed reduction of the gross lot area will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be similar in construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.



Conclusion:

We believe that the proposed single-family residential development, as presented, would be a benefit to the community and Clark County.

We appreciate your consideration in reviewing and approving this application. If you have any questions regarding this justification letter, please contact Jason Dineen directly at jdineen@rickengineering.com or 702-303-5046. Thank you again for this opportunity to bring this new community to Clark County.

Sincerely,
RICK ENGINEERING COMPANY

Jason B. Dineen, P.E.
Associate

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500097-WORLD RESORT DEVELOPMENT, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain.
AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

138-05-601-021; 138-05-601-022

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 19,262/22,342 (gross)/16,755/21,073 (net)

Project Description

The plans depict a proposed 8 lot single-family detached residential development located on the north side of Craig Road, the west side of Bonita Vista Street, and the east side of Riley Street. The plans show the overall site is 5.0 acres with a density of 1.6 dwelling units per acre. The lots range in size from 19,262 gross square feet up to 22,342 gross square feet, and 16,755 net square feet up to 21,073 net square feet. All lots will be accessed from Bonita Vista Street via a 37 foot wide private street that will run east to west and terminate in a cul-de-sac. A 5 foot wide attached sidewalk will be provided along Riley Street with a 5 foot wide landscaping strip behind it, and a 5 foot wide landscape strip is provided along Bonita Vista Street. No off-site improvements or landscaping are shown on Craig Road, and no off-site improvements are shown along Bonita Vista Street.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0415	Waivers of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0416	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The lots are only accessible from an internal private street, and the density of the subdivision is compliant with the underlying zoning and Master Plan land use category. Staff is recommending denial of the accompanying waiver of development standards and design review, which could result in design changes that affect the layout of the tentative map. As a result, 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 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;
- Right-of-way dedication to include 50 feet to the back of curb for Craig Road, 30 feet for the back of curb for Bonita Vista Street, 30 feet to the back of curb for Riley Street and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Craig Road, Bonita Vista Street and Riley Street.

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.

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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICK ENGINEERING

CONTACT: RICK ENGINEERING, 1050 E. FLAMINGO ROAD, SUITE S305, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-05-601-021 & 138-05-601-022

PROPERTY ADDRESS/ CROSS STREETS: The NEC of N Riley St. & W Craig Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

8 LOT SINGLE FAMILY RESIDENTIAL

Planner
Copy

PROPERTY OWNER INFORMATION

NAME: WORLD RESORT DEVELOPMENT L L C

ADDRESS: 1026 MERRY OAK LN

CITY: ARCADIA

STATE: CA

ZIP CODE: 91006

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Toll South LV, LLC

ADDRESS: 1140 North Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: 702-216-7436 CELL _____ EMAIL: sbhplanning@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RICK Engineering- Jason Dineen

ADDRESS: 1050 E. Flamingo Rd. Suite S305

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-827-0650 CELL 702-303-5046 EMAIL: jdineen@rickengineering.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.

Kening Xu

Kening Xu

04/30/25

Property Owner (Signature)*

Property Owner (Print)

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 checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-25-500097

PC MEETING DATE _____

BCC MEETING DATE 7/16/25

TAB/CAC LOCATION Lone Mountain

ACCEPTED BY Jan

DATE 5/22/25

FEES 8750

DATE 6/24/25



RICK

702-827-0650
rickengineering.com

1050 E. Flamingo Road #S305
Las Vegas, NV 89119

May 13, 2025

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

Planner
Copy

SUBJECT: *Justification Letter for
Tentative Map, Design Review, and Waiver of Standards
APR#25-100486
APN 138-05-601-021 & 022
CRAIG AND RILEY*

Dear Planning Manager,

Thank you for the opportunity to bring this Toll Brothers community to Clark County (CC). We look forward to working with you and CC staff to make this community and project a success.

On behalf of the Developer, Toll Brothers, we respectfully submit this letter for your review as the justification for the proposed Design Review and Waiver of Standards for this project.

We are pleased to offer this Justification Letter for the Tentative Map (TM), Design Review (DR), and Waiver of Standards (WS) for a proposed +/- 5.0 acre single family eight (8) lot residential development generally located on the northeast corner of Craig Road and Riley Street on APN 138-05-601-021 & 022.

Project Description

The subject parcels are both currently zoned RS-20 and this project proposes four lots on each side of the proposed 37' private right of way denoted as Street "A" on the site plan. Lots 1-4 are situated on the north side of Street "A" and lots 5-8 are situated on the south side of Street "A".

The project proposes an onsite 37' private right of way, denoted as Street A on the site plan, that enters the parcel from the east end of the project site from North Bonita Vista Street and then continues westward and terminates in a cul-de-sac.

This project proposes four single story product types that are described as follows:

1. Arroyo – 3,313 sf with 2 elevation options, 3 car garage, RV garage option
2. Mesquite - 3,691 sf with 2 elevation options, 3 car garage, RV garage option
3. Primrose – 4,288 sf with 2 elevation options, 3 car garage, RV garage option
4. Plan 4 – 4,014 sf with 3 elevation options, 4 car garage

A Lot Fit exhibit has been included with the submittal.

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER



Water Main Discussion

The water purveyor in the area is Las Vegas Valley Water District (LVVWD). There is an existing 8" water main on the east side of Bonita Vista Street and an existing 12" water main on the south side of Craig Road. Both of these existing mains extend along the entire eastern and southern frontages of the subject parcel. This project does not propose any water main improvements or extensions for Craig Road or Bonita Vista Street.

There is an existing 8" water main on the east side of Riley Street north of the subject parcel with an 8" stub that extends south at the northwest corner of the subject parcel. Additionally, there is an 8" stub extending north, on the west side of Riley Street, from the existing 12" water main in Craig Road. This project proposes to extend the 8" stub north from Craig Road along the west side of Riley Street approximately 70 feet. The project then proposes to construct opposing 45 degree bends to move the water main to the east side of Riley Street and construct the water main north to connect into the existing 8" stub at the northwest corner of the subject parcel.

This project proposes to install an 8" water main from the existing 8" water main in Bonita Vista Street and run west along the south side of the proposed Street "A" to serve Lots 1-8.

RICK and the developer understand that the water plans will need to be processed through LVVWD for approvals concurrently with the Improvement Plan submittals through CC.

Sewer Main Discussion

The sewer purveyor in the area is the City of Las Vegas (CLV). There is an existing 8" sewer main on the west side of Riley Street and an existing 12" sewer main on the south side of Craig Road. Both of these existing mains extend along the entire western and southern frontages of the subject parcel. This project does not propose any sewer main improvements or extensions for Craig Road or Riley Street.

There is an existing 8" sewer main on the east side of Bonita Vista Street that terminates with an 8" stub approximately 10 feet north of the centerline of the proposed Street "A". Due to the fact that the existing sewer main lies east of centerline, this project does not propose to extend the sewer north along Bonita Vista Street.

This project proposes to install an 8" sewer main from the existing manhole in Bonita Vista Street and run west along the north side of the proposed Street "A" to serve Lots 1-8.

RICK and the developer are aware that an interlocal agreement with CLV will be required to connect into the CLV sewer. This process has already been initiated with CLV. Furthermore, RICK and the developer understand that the sewer plans will need to be processed through CLV for approvals concurrently with the Improvement Plan submittals through CC.



Traffic Discussion

The proposed single-family residential development is not expected to adversely impact the existing traffic conditions in the surrounding area.

On March 27, 2025, RICK requested a traffic analysis scope from Kent Chang. On April 1, 2025, Mr. Chang replied that he did not require anything for this project. A copy of the e-mail is attached to this letter for your convenience.

Off-Site Improvements Discussion

Riley Street

This project proposes to dedicate the 30' right-of-way (ROW) for the eastern portion of Riley Street along the western frontage of the subject parcel. This project proposes to construct full half-street improvements with asphaltic concrete (AC) pavement, curb, gutter, and an attached sidewalk along Riley Street to match the existing improvements north of the project site. This project is respectfully requesting a waiver for the use of an attached sidewalk to match the existing construction north of the subject parcel (See WS#1 below). Likewise, this project proposes, and respectfully requests a waiver for, a five foot wide landscape common element behind the back of sidewalk to match the existing improvements to the north of the project site (See WS#2 below).

Craig Road

This project proposes to dedicate the 50' ROW for the northern portion of Craig Road along the southern frontage of the subject parcel. Craig Road is currently constructed in a rural nature with approximately 24' +/- of existing AC pavement with existing roadside ditches. The existing 24' +/- AC pavement is situated entirely on the north side of the centerline of Craig Road. Due to the rural nature and feel of the existing community, this project proposes to leave Craig Road as constructed and is respectfully requesting a waiver of full offsites and landscaping to match the existing construction in the area (See WS#3 and WS#4 below).

Bonita Vista Street

This project proposes to dedicate the 30' ROW for the western portion of Bonita Vista Street along the eastern frontage of the subject parcel. Bonita Vista Street is currently constructed in a rural nature with approximately 32' +/- of existing AC pavement with existing roadside ditches. The existing 32' +/- AC pavement is situated offset from centerline with approximately 20'+/- of AC pavement on the west side of centerline and approximately 12' +/- of AC pavement on the east side of centerline. Due to the rural nature and feel of the existing community, this project proposes to leave Bonita Vista Street as constructed and is respectfully requesting a waiver of full offsites to match the existing construction in the area (See WS#5 below). Likewise, this project proposes a five foot wide landscape common element behind the back of ROW to match the proposed landscape common element on the west side of the subject parcel along Riley Street. There are currently no landscape buffers along Bonita Vista Street for the existing developments to the east and north of the subject parcel. This project respectfully requests a waiver for the proposed five-foot-wide landscape common element (See WS#6 below).



Lot Front Setbacks Discussion

Per Title 30.02.04.B, RS20 front setback is a minimum of 40 feet. Per Title 30.02.25.D.1.ii.a, front setbacks shall be measured from the future right-of-way, the edge of any right-of-way or the lot line, whichever is closest.

This project proposes a 37' private ROW for the interior Street "A". Due to the nature of the private ROW, the lot area is measured to include the portion of private ROW along the frontage of the lot to the centerline of the private ROW. The front setback is now measured from the edge of the private ROW and not the centerline of the private ROW as was done in the past. We respectfully request to reduce the front setback to 21.5'. This will place the structure at 40' from the centerline of the private ROW and maintain a driveway length at a minimum of 20' (See WS#7 below).

Most of the existing properties in the area were constructed under the previous code which allowed the 40' front setback to be measured from the centerline of the private ROW. This project proposes the same result.

Lot Rear Setbacks Discussion

Per Title 30.02.04.B, RS20 rear setback is a minimum of 30 feet.

This project proposes the use of four floor plans as shown on the Lot Fit Exhibit. In an attempt to provide at least two product types available for each lot, the rear yard setbacks for lots 1-3 and lots 6-8 would require minor reductions from the standards. We are specifically asking for a 2.2' reduction for lots 1-3 and a 1.0' reduction for lots 6-8 (See WS#8 and WS#9 below).

Due to the large lots and the minor requested reductions, the private open space provided in the rear yards and side yards would not be adversely impacted and would provide ample space for private enjoyment. Additionally, the ability to provide a variety of product type will enhance the aesthetic of the subdivision and create architectural relief for the residents of the community and the general public.

Lot Areas Discussion

Lots 1-4 are subject to Title 30.02.04.B RS20 Standards which state that the gross lot area minimum is 20,000 square feet (sf) and the net lot area minimum is 18,000 sf. Lots 1-4 comply with these lot area standards.

Lots 5-8 are subject to Title 30.02.04.B RS20 Standards as well, however, due to the fact that these lots are adjacent to Craig Road, which is classified as a collector in the Northwest – Las Vegas Valley Transportation Map dated 01/29/2025, these lots are allowed up to a 10% reduction in required net lot area per Title 30.02.25.C.3.ii. This would result in a net lot area minimum of 16,200 sf. Lots 5-7 comply with these lot area standards.

Lot 8 has a gross lot area of 19,262 sf and a net lot area of 16,754 sf. While the net lot area complies with Title 30, the gross lot area falls short of the required 20,000 sf requirement. We are respectfully requesting a waiver to allow Lot 8 to have a 19,200 sf gross lot area requirement. This would result in a 4.0% reduction in the gross lot area standard of Title 30.02.04.B (See WS#10 below).

Waivers of Standards Requested**WS#1 – Riley Street Attached Sidewalk**

Per Title 30.04.08.C.5.ii.a, 5' detached sidewalks are required along local streets. Due to the existing construction north of the project site having attached sidewalk, we respectfully request a waiver of this standard to match the existing construction.

WS#1 Analysis**Standards for Approval**

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The property to the north is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. The proposed attached sidewalk will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#2 – Riley Street 5' Landscape Strip

Per Title 30.04.01.D.7.ii.a, a 6-foot wide minimum landscaping strip shall be provided. Per Title 30.04.01.D.7.ii.b, where a detached sidewalk is required and when an attached sidewalk is proposed or is allowed to remain, a 10-foot-wide minimum landscape strip shall be provided.

Due to the existing construction north of the project site having an attached sidewalk and an existing 5-foot-wide landscape strip, we respectfully request a waiver of this standard to match the existing construction.

WS#2 Analysis**Standards for Approval**

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The property to the north is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. The proposed reduction from the required ten foot wide landscape strip to a five foot wide landscape strip will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#3 – Craig Road Waiver of Full Off-sites

Title 30.04.08.C.1 requires construction of full half-street improvements including AC pavement, curb, gutter, sidewalk, and streetlighting.

Craig Road, both east and west of the subject parcel, is currently constructed in a rural nature with 24' +/- of AC pavement and roadside ditches with no streetlighting. This waiver request simply asks to keep the rural nature of the existing area. We respectfully request a waiver of this standard to match the existing construction.

WS#3 Analysis**Standards for Approval**

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. Craig Road, both east and west of the subject parcel, is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. Keeping the construction of Craig Road as it is will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#4 – Craig Road Waiver of Landscaping

Per Title 30.04.01.D.7.v.(b), when curb, gutter, and sidewalk are not installed, a 6-foot wide landscaped area shall be provided on-site.

Due to the existing construction on Craig Road, both east and west of the subject parcel, having no landscape strips, we respectfully request a waiver of this standard to match the existing construction.

WS#4 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. Craig Road, both east and west of the subject parcel, is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. Keeping the construction of Craig Road as it is will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#5 – Bonita Vista Waiver of Full Off-sites

Title 30.04.08.C.1 requires construction of full half-street improvements including AC pavement, curb, gutter, sidewalk, and streetlighting.

Bonita Vista Street, both north and east of the subject parcel, is currently constructed in a rural nature with approximately 32' +/- of AC pavement and roadside ditches with no streetlighting. This waiver request simply asks to keep the rural nature of the existing area. We respectfully request a waiver of this standard to match the existing construction.

WS#5 Analysis**Standards for Approval**

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. Bonita Vista Street, both north and east of the subject parcel, is currently constructed in the same manner as the proposed project. This will not cause any adverse effect to any of the adjacent properties.
- ii. 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;
 - a. Keeping the construction of Bonita Vista Street as it is will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#6 – Bonita Vista Street 5' Landscape Strip

Per Title 30.04.01.D.7.v.(b), when curb, gutter, and sidewalk are not installed, a 6-foot wide landscaped area shall be provided on-site.

Due to the existing construction north and east of the project site having no sidewalk and no landscape strips, we respectfully request a waiver of this standard to allow the construction of a five-foot-wide landscape strip.

WS#6 Analysis**Standards for Approval**

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The properties to the north and east of the subject parcel are currently constructed without landscaping strips. This will not cause any adverse effect to any of the adjacent properties and will help to add landscaping to the area.
- ii. 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;
 - a. The proposed reduction from the required six to ten foot wide landscape strip to a five foot wide landscape strip will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#7 – Front Lot Setback Reduction to 21.5'

Per Title 30.02.04.B, RS20 front setback is a minimum of 40 feet. Per Title 30.02.25.D.1.ii.a, front setbacks shall be measured from the future right-of-way, the edge of any right-of-way or the lot line, whichever is closest.

This project proposes a 37' private ROW for the interior Street "A". Due to the nature of the private ROW, the lot area is measured to include the portion of private ROW along the frontage of the lot to the centerline of the private ROW. The front setback is now measured from the edge of the private ROW and not the centerline of the private ROW as was done in the past.

We respectfully request a waiver of this standard to reduce the front setback to 21.5'. This will place the structure at 40' from the centerline of the private ROW and maintain a driveway length at a minimum of 20'.

WS#7 Analysis**Standards for Approval**

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The reduction of the front setback will only be seen within the project site. This will not cause any adverse effect to any of the adjacent properties in the area.
- ii. 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;
 - a. The proposed reduction of the front lot setback will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be the same construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#8 – Rear Lot Setback Reduction to 27.8' (Lots 1-3)

Per Title 30.02.04.B, RS20 rear setback is a minimum of 30 feet.

This project proposes the use of four floor plans as shown on the Lot Fit Exhibit. In an attempt to provide at least two product types available for each lot, the rear yard setbacks for lots 1-3 would require minor reductions from the standards. We are specifically asking for a 2.2' reduction for lots 1-3. This equates to a 7.33% reduction of the standard.

Due to the large lots and the minor requested reductions, the private open space provided in the rear yards and side yards would not be adversely impacted and would provide ample space for private enjoyment. Additionally, the ability to provide a variety of product type will enhance the aesthetic of the subdivision and create architectural relief for the residents of the community and the general public.

WS#8 Analysis**Standards for Approval**

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The reduction of the rear setback on lots 1-3 will be only 2.2' and will not be reasonably noticeable to the existing properties to the north of these lots. This will not cause any adverse effect to any of the adjacent properties in the area.
- ii. 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;
 - a. The proposed reduction of the rear lot setback will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be similar in construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#9 – Rear Lot Setback Reduction to 29.0' (Lots 6-8)

Per Title 30.02.04.B, RS20 rear setback is a minimum of 30 feet.

This project proposes the use of four floor plans as shown on the Lot Fit Exhibit. In an attempt to provide at least two product types available for each lot, the rear yard setbacks for lots 6-8 would require minor reductions from the standards. We are respectfully requesting a 1.0' reduction for lots 6-8. This equates to a 3.33% reduction of the standard.

Due to the large lots and the minor requested reductions, the private open space provided in the rear yards and side yards would not be adversely impacted and would provide ample space for private enjoyment. Additionally, the ability to provide a variety of product type will enhance the aesthetic of the subdivision and create architectural relief for the residents of the community and the general public.

WS#9 Analysis**Standards for Approval**

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The reduction of the rear setback on lots 6-8 will be only 1.0' and will not be reasonably noticeable to the general public from Craig Road. This will not cause any adverse effect to any of the adjacent properties in the area.
- ii. 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;
 - a. The proposed reduction of the rear lot setback will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be similar in construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.

WS#10 – Lot 8 Gross Lot Area Reduction to 19,200 sf

Per Title 30.02.04.B, RS20 gross lot area is 20,000 sf.

This project proposes the use of four floor plans as shown on the Lot Fit Exhibit. In an attempt to provide at least two product types available for each lot, the eastern property line of Lot 6 had to be moved east to allow the Ridgewood product type to fit on the lot due to the setback constraints of the bulb of the cul-de-sac (See Lot Fit sheet LF 1.4). This caused Lot 8 to be slightly smaller, 19,262 sf, gross lot area than the required 20,000 sf gross lot area. We are respectfully requesting an 800 sf reduction in the gross lot area requirement for Lot 8. This equates to a 4.0% reduction of the standard.

Due to the large lot and the minor requested reduction, the private open space provided in the rear yard and side yard would not be adversely impacted and would provide ample space for private enjoyment. Additionally, the ability to provide a variety of product type will enhance the aesthetic of the subdivision and create architectural relief for the residents of the community and the general public.

WS#10 Analysis

Standards for Approval

The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- i. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - a. The reduction of the gross lot area of Lot 8 will only be 800 sf and will not be reasonably noticeable to the general public from Craig Road. This will not cause any adverse effect to any of the adjacent properties in the area.
- ii. 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;
 - a. The proposed reduction of the gross lot area will not materially affect the health and safety of any person.
- iii. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
 - a. Granting of this application will be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title as it will be similar in construction as to what is present in the area currently.
- iv. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.
 - a. This proposal will be adequately served by, and will not create any undue burden on, any public improvements, facilities, or services.



Conclusion:

We believe that the proposed single-family residential development, as presented, would be a benefit to the community and Clark County.

We appreciate your consideration in reviewing and approving this application. If you have any questions regarding this justification letter, please contact Jason Dineen directly at jdineen@rickengineering.com or 702-303-5046. Thank you again for this opportunity to bring this new community to Clark County.

Sincerely,
RICK ENGINEERING COMPANY

Jason B. Dineen, P.E.
Associate