



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

November 13, 2018

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 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 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Dr. Sharon Stover – Chair Rachel Levi
 Stacey Lindburg- Vice Chair Evan Wishengrad
 Teresa Krolak-Owens

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com

County Liaison: Sue Baker, 702-455-1900, sue.baker@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.
- III. Approval of October 9, 2018 Minutes (For possible action)

BOARD OF COUNTY COMMISSIONERS
 STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
 SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
 YOLANDA KING, County Manager

IV. Approval of Agenda for November 13, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Updates from Commissioner Brown's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area.

VI. Planning & Zoning

11/20/18 PC

1. **VS-18-0769-HANDELMAN, DAVID J. & WLADISLA O.: VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Park Street and between Red Coach Avenue and Stange Avenue within Lone Mountain (description on file). LB/sd/ml (For possible action)

11/20/18 BCC

2. **TM-18-500188-LONE MOUNTAIN ESTATES, LLC: TENTATIVE MAP** consisting of 9 lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Grand Canyon Drive between Craig Road and Helena Avenue within Lone Mountain. LB/dg/ml (For possible action)
3. **WS-18-0788-LONE MOUNTAIN ESTATES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) increase wall height; 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 4) alternative private street standards. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Grand Canyon Drive between Craig Road and Helena Avenue within Lone Mountain. LB/dg/ja (For possible action)
4. **TM-18-500189-HEUMANN, JOACHIM & KITTY & DOMENECH FAMILY TRUST, ET AL:** **TENTATIVE MAP** consisting of 45 lots and common lots on 15.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east and west sides of Durango Drive between Craig Road and the south side of Hickam Avenue within Lone Mountain. LB/dg/ml (For possible action)
5. **ZC-18-0796-HEUMANN, JOACHIM & KITTY & DOMENECH FAMILY TRUST, ET AL:** **ZONE CHANGE** to reclassify 15.1 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) allow alternative landscaping; and 3) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights). **DESIGN REVIEW** for a proposed single family residential development. Generally located on the east and west sides of Durango Drive between Craig Road and the south side of Hickam Avenue within Lone Mountain (description on file). LB/dg/ml (For possible action)

12/04/18 PC

6. **UC-18-0797-MCCORMICK, THOMAS H. JR & MALLINGER, JENNIFER SEP PPTY TR:** **USE PERMIT** to increase the size of an existing accessory apartment in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Jensen Street and Lone Mountain Road within Lone Mountain. LB/jt/ml (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

7. **UC-18-0809-INES G. ESQUIVEL TRUST, ET AL: USE PERMITS** for the following: 1) allow accessory structures to not be architecturally compatible with the principal structure; 2) allow proposed accessory structures to exceed one half the footprint of the principal structure; and 3) allow the cumulative area of all accessory structures to exceed the footprint of the principal structure in conjunction with an existing single family residence on 0.79 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive, 300 feet south of Racel Street within Lone Mountain. MK/jor/ml (For possible action)
8. **WS-18-0811-JO-EL LIVING TRUST, ET AL: USE PERMIT** to reduce the area for pastures, turnouts, and exercise or training areas. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the front setback for an agricultural accessory structure; and 2) reduce the separation between existing accessory structures in conjunction with a residential boarding stable on 2.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Brent Lane and on the west side of Mustang Street within Lone Mountain. MK/jor/ml (For possible action)

12/05/18 BCC

9. **TM-18-500197-N2MH, LLC: TENTATIVE MAP** consisting of 9 single family residential lots on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of El Capitan Way and La Mancha Avenue within Lone Mountain. LB/gc/ml (For possible action)
10. **VS-18-0825-N2MH, LLC: VACATE AND ABANDON** easements of interest to Clark County located between El Campo Grande Avenue and La Mancha Avenue, and between El Capitan Way and Kevin Way within Lone Mountain (description on file). LB/gc/ml (For possible action)
11. **WS-18-0824-N2MH, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot area; 2) increased wall height; 3) modified street standards; 4) reduced street intersection off-set; and 5) off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increased finished grade on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of El Capitan Way and La Mancha Avenue within Lone Mountain. LB/gc/ml (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's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: November 27, 2018

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
Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130
Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager



Lone Mountain Citizens Advisory Council

October 9, 2018

MINUTES

Board Members:	Dr. Sharon Stover – Chair – PRESENT Stacey Lindburg – Vice Chair – PRESENT Teresa Krolak-Owens – PRESENT	Rachel Levi – EXCUSED Evan Wishengrad – PRESENT
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Sue Baker, Sue.baker@clarkcountynv.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:32 p.m.
- II. Public Comment
None
- III. Approval of September 25, 2018 Minutes
Moved by: TERESA
Action: Approved subject minutes as recommended
Vote: 4-0/Unanimous
- IV. Approval of Agenda for October 9, 2018
Moved by: STACEY
Action: Approved agenda as recommended, noting items #1-3, and #4-6 heard together
Vote: 4-0/Unanimous
- V. Informational Items
Received updates from Commissioner Brown's office pertaining to the turnout at the National Night Out event that was scheduled October 2nd.

VI. Planning & Zoning

1. **TM-18-500176-LONE MOUNTAIN ESTATES, LLC: TENTATIVE MAP** consisting of 9 single family residential lots and a common lot on a 9.9 acre portion of 12.6 acres in an R-E (RNP-I) Zone. Generally located on the east side of Jensen Street and the south side of Helena Avenue within Lone Mountain. LB/rk/ml

Action: Approved subject to all staff conditions
Moved by: EVAN
Vote: 4-0/Unanimous

2. **VS-18-0742-LONE MOUNTAIN ESTATES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Jensen Street and Grand Canyon Drive and Solitaria Drive and Helena Avenue within Lone Mountain. LB/rk/ml

Action: Approved subject to all staff conditions
Moved by: EVAN
Vote: 4-0/Unanimous

3. **WS-18-0743-LONE MOUNTAIN ESTATES, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade on a 9.9 acre portion of 12.6 acres in an R-E (RNP-I) Zone. Generally located on the east side of Jensen Street and the south side of Helena Avenue within Lone Mountain. LB/rk/ml

Action: Approved subject to all staff conditions
Moved by: EVAN
Vote: 4-0/Unanimous

4. **TM-18-500173-KOSTICK SL & E 1996 REV FAM TR & KOSTICK RANDALL NOEL TRS: TENTATIVE MAP** consisting of 7 single family residential lots and common lots on 5.1 acres in an R-E (RNP-I) Zone. Generally located on the north side of Tropical Parkway and the east side of Campbell Road within Lone Mountain. LB/pb/ml

Action: Approved subject to all staff conditions
Moved by: EVAN
Vote: 4-0/Unanimous

5. **VS-18-0734-KOSTICK SL & E 1996 REV FAM TR & KOSTICK RANDALL NOEL TRS: VACATE AND ABANDON** easements of interest to Clark County located between Tropical Parkway and Bright Angel Way, and between Campbell Road and El Capitan Way within Lone Mountain LB/pb/ml

Action: Approved subject to all staff conditions
Moved by: EVAN
Vote: 4-0/Unanimous

6. **WS-18-0733-KOSTICK SL & E 1996 REV FAM TR & KOSTICK RANDALL NOEL TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; 2) allow a proposed single family residential lot to have direct access onto an arterial street (Tropical Parkway); and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Tropical Parkway. **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade in conjunction with a proposed single family residential development on 5.1 acres in an R-E (RNP-1) Zone. Generally located on the north side of Tropical Parkway and the east side of Campbell Road within Lone Mountain. LB/pb/ml

Action: Approved subject to all staff conditions

Moved by: EVAN

Vote: 4-0/Unanimous

- VII. General Business
None
- VIII. Public Comment
None
- IX. Next Meeting Date
The next regular meeting will be October 30, 2018
- X. Adjournment
The meeting was adjourned at 7:16 p.m.

11/20/18 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RED COACH AVE/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0769-HANDELMAN, DAVID J. & WLADISLA Q.:

VACATE AND ABANDON easements of interest to Clark County located between Tee Pee Lane and Park Street and between Red Coach Avenue and Stange Avenue within Lone Mountain (description on file). LB/sd/ml (For possible action)

RELATED INFORMATION:

APN:

138-06-602-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing 33 foot government patent easement along the western property line and a 3 foot government patent easement along the northern property line of the subject parcel. The applicant states that the existing easements are no longer required and approval of this application will allow for the development of their property.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1533-06	Waived reduce setbacks for single-family residence - expired	Approved by PC	December 2006

Surrounding Land Use

	Planned Land Use Category	Neighborhood	Zoning District	Existing Land Use
North, East, & West	Rural Preservation	Neighborhood	R-E	Single-family residence
South	Rural Preservation	Neighborhood	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID HANDELMAN

CONTACT: DAVID HANDELMAN, 8820 SAILPLANE AVENUE, LAS VEGAS, NV 89129



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>9/25/18</u>	APP. NUMBER: <u>VS-18-0769</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: _____ CHECK #: <u>185</u> COMMISSIONER: <u>L.B</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>Lone Mountain</u> TAB/CAC DATE: <u>10/30</u> TIME: <u>6:30</u> PC MEETING DATE: <u>11/20/18</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>P-E</u> PLANNED LAND USE: <u>RNP</u>

PROPERTY OWNER	NAME: <u>David Handelman</u> ADDRESS: <u>8820 Sailplane Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-273-9510</u> CELL: <u>702-273-9510</u> E-MAIL: <u>Scaffoldave@gmail.com</u>
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APPLICANT	NAME: <u>David Handelman</u> ADDRESS: <u>8820 Sailplane Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-273-9510</u> CELL: <u>702-273-9510</u> E-MAIL: <u>Scaffoldave@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>David Handelman</u> ADDRESS: <u>8820 Sailplane Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-273-9510</u> CELL: <u>702-273-9510</u> E-MAIL: <u>Scaffoldave@gmail.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 138-06-602-014

PROPERTY ADDRESS and/or CROSS STREETS: Red Coach & Tee Pee

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

<p><u>David Handelman</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>September 25th, 2018</u> (DATE) By <u>David Handelman</u></p> <p>NOTARY PUBLIC: <u>[Signature]</u></p>	<p><u>David Handelman</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> TYLER HENDERSON Notary Public - State of Nevada County of Clark APPT. NO. 13-10617-1 My App. Expires April 18, 2021 </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Justification Letter

I David Handelman, wish to have the patent easement on our parcel abandoned and vacated. The easement was put in effect back in 1964 and is far out dated. When the easement was created the parcel was on the outskirts of town far from the inner city. Over the course of the fifty years since the creation of the easement the government did nothing with the easement and should have no real reason to still have plans for any use on the property. The easement is not allowing us to protect our property by putting a permanent wall or fence on our property line on Red Coach. The easement is also enabling us to block the sides of our property. The easement will also affect the freedom of our dogs who should be allowed to roam free with a secure gate on sides the property. I am a native Las Vegan who is fulfilling his life's dream to have a custom home on this property and appreciate your help in the vacation of this easement.

Thank You David Handelman and Family

11/20/18 BCC AGENDA SHEET

LONE MOUNTAIN ESTATES AREA 5
(TITLE 30)

GRAND CANYON DR/CRAIG RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-18-500188-LONE MOUNTAIN ESTATES, LLC:

TENTATIVE MAP consisting of 9 lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Grand Canyon Drive between Craig Road and Helena Avenue within Lone Mountain. LB/dg/ml (For possible action)

RELATED INFORMATION:

APN:
138-06-701-021

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,600 and 20,138 (gross)/15,066 and 16,953 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 9 lots on 5 acres for a density of 1.8 dwelling units per acre. All proposed lots within the subdivision will be served by a 39 foot wide private street, with access from Helena Avenue, which terminates into 2 stub streets. Access to the subdivision will be controlled by an access gate. The increased finished grade will generally be along the east and south property lines.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-18-0788	A waiver of development standards request for reduced lot areas in conjunction with a proposed single family residential development.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff is not supporting WS-18-0788, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Approval is contingent upon approval of WS-18-0788.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Craig Road, 40 feet for Grand Canyon Drive, 30 feet for Helena Avenue and all associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact either the Southern Nevada Health District or the City of Las Vegas.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LONE MOUNTAIN ESTATES, LLC

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

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM) <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>September 27, 2018</u> APP. NUMBER: <u>TM-18-500188</u> PLANNER ASSIGNED: <u>DGO</u> TAB/CAC: <u>Lone Mountain</u> ACCEPTED BY: <u>DGO</u> TAB/CAC MTG DATE: <u>Oct. 30</u> TIME: <u>6:30pm</u> FEE: <u>\$750.00</u> PC MEETING DATE: _____ CHECK #: <u>31</u> BCC MEETING DATE: <u>Nov. 20</u> <u>1:00pm</u> COMMISSIONER: <u>Larry Brown</u> ZONE / AE / RNP: <u>REC(RNP-I)</u> OVERLAY(S)? <u>RNP-I</u> PLANNED LAND USE: <u>LM-RNP</u> TRAILS? <input checked="" type="radio"/> N PFNA? Y <input checked="" type="radio"/> N NOTES: <u>WS-18-0788</u>
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PROPERTY OWNER	NAME: <u>Lone Mountain Estates, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd. STE #205</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u>
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APPLICANT	NAME: <u>Lone Mountain Estates, LLC</u> ADDRESS: <u>3311 S. Rainbow Blvd. STE #205</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: _____ E-MAIL: <u>kt@ktri.biz</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering ATTN: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 138-06-701-021 ✓

PROPERTY ADDRESS and/or CROSS STREETS: Jensen & Helena

TENTATIVE MAP NAME: Lone Mountain Estates Area 5

TENTATIVE MAP #: _____ GROSS ACREAGE: 4.98

NUMBER OF LOTS: 9 GROSS DENSITY: 1.81

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
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TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

September 14, 2018
LMT-18-001

Dionicio Gordillo
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Re: Jensen & Helena Area 5 – Tentative Map

Dear Mr. Gordillo:

Taney Engineering, on behalf of our client, Lone Mountain Estates LLC, realizes the Tentative Map will not be acted within NRS time frames. We respectfully request that the Tentative Map is submitted concurrently with our other land use application (Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

Elisha Scrogum
Project Coordinator

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

GRAND CANYON DR/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0788-LONE MOUNTAIN ESTATES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) increase wall height; 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 4) alternative private street standards.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Grand Canyon Drive between Craig Road and Helena Avenue within Lone Mountain. LB/dg/ja (For possible action)

RELATED INFORMATION:

APN:

138-06-701-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce gross lot area to 18,600 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 7% reduction).
- b. Reduce net lot area to 15,066 square feet where a minimum net lot area of 18,000 square feet is required per Table 30.40-1 (a 16.3% reduction).
2. Increase block wall height to 10.5 feet (4.5 feet retaining with 6 feet screen wall) where a maximum of 9 feet (3 feet retaining with 6 foot screen wall) is allowed per Chapter 30.64 (a 17% increase).
3. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Craig Road where required per Chapter 30.52.
- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Grand Canyon Drive where required per Chapter 30.52.
4. Allow a 2% cross fall street where the standard is crown streets with 2% fall per Standard Drawing 210.S1.

DESIGN REVIEWS

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development to 60 inches where 18 inches is the standard per Chapter 30.32 (a 233% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,600 and 20,138 (gross)/15,066 and 16,953 (net)
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development consisting of 9 lots on 5 acres for a density of 1.8 dwelling units per acre. All proposed lots within the subdivision will be served by a 39 foot wide private street, with access from Helena Avenue, which terminates into 2 stub streets. Access to the subdivision will be controlled by an access gate. The increased finished grade will generally be along the east and south property lines.

Landscaping

The plans depict required landscaping along Craig Road, Grand Canyon Drive, and Helena Avenue on the interior of lots and not on the outside of the walls. The increased wall heights of 10.5 feet will be along the east and south property lines.

Elevations and Floor Plans

The proposed homes are custom designs and therefore no plans are provided with this request.

Applicant's Justification

The applicant indicates that the proposed development is consistent in lot size and density with the surrounding R-E (RNP-I) zoned properties. Both adjacent subdivisions to the west and east have 9 residential lots with similar lot sizes. The increased finished grade is to allow the lots to drain to the private street and then south to Helena Avenue.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-18-500188	A tentative map for a single family residential development is a companion item on the agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1 & Design Review #1

Per the Lone Mountain Specific Policy from the Comprehensive Master Plan, in an area designated RNP, a minimum net lot size of 18,500 square feet or larger is encouraged when lot size variation is needed to subdivide a parcel larger than 0.5 acres. The proposed residential development can be redesigned to meet the minimum gross and net lot sizes required for the zoning district. The reduction to the gross and net lot size requirements is a self-imposed burden; therefore, staff cannot support this request.

Staff finds the overall design of the single family residential development is not consistent and compatible with planned land uses in the area and not compliant with Urban Specific Policy 10 of the Comprehensive Master Plan. The policy encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Additionally, this portion of the request is not consistent and compliant with provisions within the Lone Mountain Interlocal Agreement that indicates a minimum net lot area of 18,000 square feet with a goal of 18,500 square feet.

Waiver of Development Standards #2 (Block Wall Heights)

The applicant indicates that the increase in the height of the retaining walls is necessary due to drainage and grading design constraints for the property. The existing site constraints are a unique circumstance for the site, which justifies the increase in the height of the retaining and screen walls. However since staff is not supporting the lot area reductions and overall subdivision design, and this portion of the request cannot function independent of waiver #1 and design review #1, staff cannot support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control in the northwest of the valley. 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 the waiver of development standards for full off-site improvements along Grand Canyon Drive and Craig Road.

Waiver of Development Standards #4

Staff can support this waiver for a cross fall street design verses the center crown standard design, if the drainage study demonstrates the need for it.

Design Review #2

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

Staff Recommendation

Approval of waiver of development standards #4 and design review #2; and denial of waivers of development standards #1, #2, and #3, and design review #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Proposed landscaping to be on the outside of the wall along Grand Canyon Drive.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Craig Road, 40 feet for Grand Canyon Drive, 30 feet for Helena Avenue and all associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact either the Southern Nevada Health District or the City of Las Vegas.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LONE MOUNTAIN ESTATES, LLC

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

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC) \$300.00
- WAIVER OF DEVELOPMENT STANDARDS (WS) \$175.00
- DESIGN REVIEW (DR) \$500.00
 - PUBLIC HEARING \$175.00
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

STAFF

DATE FILED: September 27, 2018 APP. NUMBER: WS-18-0788
 PLANNER ASSIGNED: DGO TAB/CAC: Lone Mountain
 ACCEPTED BY: DGO TAB/CAC MTG DATE: Oct. 30 TIME: _____
 FEE: \$1150.00 PC MEETING DATE: _____
 CHECK #: 10 BCC MEETING DATE: Nov. 20 1:00pm
 COMMISSIONER: Larry Brown ZONE / AE / RNP: RE (RNP-I)
 OVERLAY(S)? RNP-I PLANNED LAND USE: LM-RNP
 PUBLIC HEARING? Y N NOTIFICATION RADIUS: 500 SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: N/A
 APPROVAL/DENIAL BY: N/A COMMENCE/COMPLETE: N/A

PROPERTY OWNER

NAME: Lone Mountain Estates, LLC ✓
 ADDRESS: 3311 S. Rainbow Blvd. STE #205
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: 702-873-6700 CELL: _____
 E-MAIL: kt@ktri.biz

APPLICANT

NAME: Lone Mountain Estates, LLC
 ADDRESS: 3311 S. Rainbow Blvd. STE #205
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: 702-873-6700 CELL: _____
 E-MAIL: kt@ktri.biz ACA CONTACT ID #: _____

CORRESPONDENT

NAME: Taney Engineering ATTN: Elisha Scrogum ✓
 ADDRESS: 6030 S. Jones Blvd.
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-362-8844 CELL: _____
 E-MAIL: elishas@taneycorp.com ACA CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-06-701-021
 PROPERTY ADDRESS and/or CROSS STREETS: Jensen & Helena
 PROJECT DESCRIPTION: Single family residential

(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)* Nevada
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 9/17/18 (DATE)
 By Ken Templeton
 NOTARY PUBLIC: Susan Berger

Property Owner (Print) KEN TEMPLETON, Manager, NSM LLC ✓

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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

September 27, 2018

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

SINGLE FAMILY DEVELOPMENT (TITLE 30)

CRAIG/GRANDCANYON

TENTATIVE MAP consisting of 9 lots and no common lots on 4.98 gross acres in an R-E (Rural Estates Residential) (RNP-1).

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** for increased retaining wall/screen wall height; **2)** reduce lot area; **3)** reduce net lot area; **4)** waive off-site improvements; **5)** modified standard drawings in conjunction with a single family residential subdivision.

DESIGN REVIEW for the following: **1)** a proposed single family residential development; and **2)** increase finish grade on 4.98 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Grand Canyon and the south side of Craig within Lone Mountain.

RELATED INFORMATION:

APN:

138-06-701-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined wall/retaining wall height to 10.5-ft (6 feet screen/4.5 feet retaining) where 9 feet (6 feet screen/3 feet retaining) is permitted per Section 30.64.050 (a 16.7% increase)
2. Reduce lot area from 20,000 square feet required (Table 30.40-1) to 18,600 square feet (a 7% reduction)
3. Reduce net lot area from 18,000 square feet required (Table 30.40-1) to 15,066 square feet (a 16.3% decrease)
4. Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and reduce paving width. (*Grand Canyon + Craig*)
5. Allow a 2% cross fall street where the standard is crown streets with 2% fall per Standard Drawing No. 210.S1



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

DESIGN REVIEWS:

1. A proposed single family residential development (no elevations provided – custom homes)
2. Increase finished grade for a single family residential development to 5 feet (60 inches) where 18 inches is the standard (a 333% increase)

LAND USE PLAN:

LONE MOUNTAIN – RURAL NEIGHBORHOOD PRESERVATION

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.98 gross
- Number of Lots: 9
- Density (du/ac): 1.81
- Gross Minimum/Maximum Lot Size (square feet): 18,601/20,138
- Net Minimum/Maximum Lot Size (square feet): 15,066/16,953
- Project Type: Single Family Residential
- Number of Stories: Custom Homes – Not determined
- Building Height: up to 35 feet max per zoning code
- Square Feet: Custom Homes – Not determined

Site Plans

The plans depict a single family residential development consisting of 9 residential lots on 4.98 acres for a density of 1.81 dwelling units per acre. The minimum net lot area of 15,066 square feet and a maximum net lot area of 16,740 square feet. The minimum gross lot area is 18,601 square feet and the maximum gross lot area is 20,138 square feet. All proposed lots will be accessed from a private gated entry from Helena Avenue a public 60-ft wide right-of-way with a paved street developed to rural standards. A waiver of off-site improvements is being requested for Craig and Grand Canyon, both 80-ft right-of-ways, to leave these roads as rural streets with the existing pavement.

Landscaping

The plans depict 24-inch box trees on the interior of lots along the perimeter streets.

Elevations & Floor Plans

The proposed homes are to be custom homes and therefore no plans/elevations are provided. There is no design review for architecture requested with this application.

Applicant's Justification

The proposed single family residential development is consistent in lot size and density with the surrounding properties zoned R-E. Both adjacent subdivisions to the west and



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6030 SOUTH JONES BLVD.
 LAS VEGAS, NV 89118
 TELEPHONE: 702-362-8844
 FAX: 702-362-5233

east of this property have 9 residential lots on approximately 5 acre parcels, they are all gated subdivisions, and have lot sizes that are very similar in size. The subdivisions to the east and west have gross lot areas ranging from 18,501 square feet to 19,500 square feet. Net lot sizes were not required at the time these subdivision were created, but the net lot sizes range from approximately 13,800 square feet to 17,800 square feet. The proposed gross lot sizes are very similar to those constructed in these developments; the net lots sizes are in the same range as well. To the south is vacate properties planned for R-E development in the City of Las Vegas jurisdiction. To the north are developed and undeveloped R-E properties with 4-lot cul-de-sacs on 2.5 acre parcels. The additional fill on the site is being proposed to allow the lots to drain to the private street and then south to Helena, this is being requested to have adequate flood protection and meet the drainage criteria. The area has steep topography from west to east with approximately 10 feet to 12 feet of elevation drop across the property. This elevation is being proposed to be accommodated by a retaining wall (up to 6-ft in height) along the rear of the lots abutting Grand Canyon, a cross slope street (approximately 0.75-ft in elevation difference form west to east), and a 4.5-ft retaining wall at the rear of the lots along the east side of the site.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

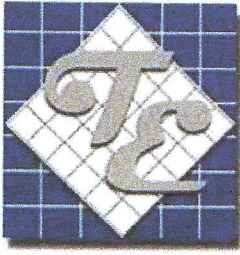
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Waivers of Development Standards

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

The project is less than the 2 du/ac density allowed in the R-E zoning district, while all proposed lots do not exceed the gross and net areas as required in Title 30, they are



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FAX: 702-362-5233

nearly identical in lot areas as the 2 adjacent developed subdivisions to the west and east and one located 330-ft to the west. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. While all proposed lots do not meet the suggest goal of 18,500 square feet minimum net lot size, the surrounding residential developments contain similar number of lots and similar lot sizes making this project compatible to these development. Therefore, the proposed project is consistent with the adjacent R-E zoned properties and complies with the purpose of the RNP-I Overlay District and Policy 1.3 of the Enterprise Land Use Plan, which states that infill development should be consistent with existing adjacent development.

Waivers of Development Standards #1

The proposed walls along the north and the east property lines, are in need of the over height wall. The primary reasoning for the over height walls is the land slopes from west to east, but we are draining the proposed lots from east to west, resulting in the need for an over height retaining wall at the rear of lots 6 through 9 and along the north side of lot 6. The retaining wall needed is primarily 4.5-feet in height 6 feet of screen wall placed on top for a total exposed wall height of 10.5-feet.

Waivers of Development Standards #2 & #3

This proposed lot size reduction will not result in any increase in density permitted in the R-E zone, the site is surrounded by property in the RNP-I Overlay District. The purpose of the RNP-I Overlay District is to ensure that the character of the rural and other residential development is preserved. The waiver to reduce these lot sizes to be nearly identical to the adjacent and nearby existing residential development will aid in meeting Policy 2.3 of the Lone Mountain Land Use Plan that states when residential developments are proposed adjacent to these areas, adjacent lots of similar size should be encouraged as a transition area.

Waivers of Development Standards #4

To maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. Both Craig and Grand Canyon right-of-way have existing pavement and serve as access road for adjacent residential developments. Maintaining the roads in the existing condition aids in keeping the rural character of the area and differentiating it from other portions of the valley. Grand Canyon is a collector street, but does not cross the 215 beltway to the north and ends at Cheyenne to the south, not making it a cross town collector, but a regional collector primarily through the RNP. Craig right of way terminates approximately 660-ft east of the site at Lone Mountain Park and will never be extended through. Because of these unique circumstances it is appropriate for the offsite improvements to not be required on this project.



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Waivers of Development Standards #5

The cross fall street will aid in mitigating the up to 12 feet elevation difference across the site. The cross fall street will meet all drainage and flood control requirements.

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The proposed home elevations and floor plans will be developed for custom homes on a lot by lot basis and a design review submitted separately or as required by code for semi/custom and custom homes. The intent of the development is to preserve the rural character of the adjacent developments and keep the large lot neighborhood concept of the area intact. The RNP-I Overlay requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project is in compliance.

Design Review #2

The design review represents the maximum grade difference along the boundary of this application. The area requiring the significant fill is primarily located along the east boundary of the site. The fill is needed to aid the lots to drain to the private street and meet drainage requirements. The maximum fill needed will continue to be evaluated through the technical drainage study required for this project, in an effort to minimize this amount and come closer to meeting the code requirement.

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

Respectfully,

TANEY ENGINEERING

Robert Cunningham, PE
Taney Engineering

11/20/18 BCC AGENDA SHEET

HICKAM AVE/DURANGO DR
(TITLE 30)

DURANGO DR/HICKAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-18-500189-HEUMANN, JOACHIM & KITTY & DOMENECH FAMILY TRUST, ET AL:

TENTATIVE MAP consisting of 45 lots and common lots on 15.1 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the east and west sides of Durango Drive between Craig Road and the south side of Hickam Avenue within Lone Mountain. LB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

138-04-301-024; 138-04-401-001; 138-05-701-009; 138-05-701-020; 138-05-701-038; 138-05-701-050

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.1
- Number of Lots/Units: 45
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 9,602/14,550 (gross)/8,100/12,574 (net)
- Project Type: Single family residential development

The plan depicts a proposed single family residential development consisting of 45 lots with a density of 3 dwelling units per acre (du/ac). The proposed development will actually consist of 4 separate subdivisions that are accessed by 38 foot wide cul-de-sac streets as follows: 1) 15 lots on the west side of Durango Drive between Craig Road and Helena Avenue with access to the private cul-de-sac from Helena Avenue; 2) 14 lots on the west side of Durango Drive between Helena Avenue and Hickam Avenue with access to the private cul-de-sac from Helena Avenue; and 3) two, 8 lot subdivisions on the east side of Durango Drive on both sides of Hickam Avenue with access to both private cul-de-sacs from Hickam Avenue.

The plans also depict full off-site improvements for Durango Drive with a request to waive full off-site improvements for Craig Road, Helena Avenue, and Hickam Avenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-D	Undeveloped
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed single family residences & undeveloped

Related Applications

Application Number	Request
ZC-18-0796	A zone boundary amendment to reclassify 15.1 acres to R-D zoning for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements along Durango Drive;
- Right-of-way dedication to include 45 feet to back of curb for Durango Drive, 60 feet for Helena Avenue, 60 feet for Hickman Avenue and all associated spandrels;

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Vacate all unnecessary right-of-way, easements and/or grants.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and/or vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names;
- Streets B and C shall have the same name;
- Craig Avenue shall have the suffix of Road.

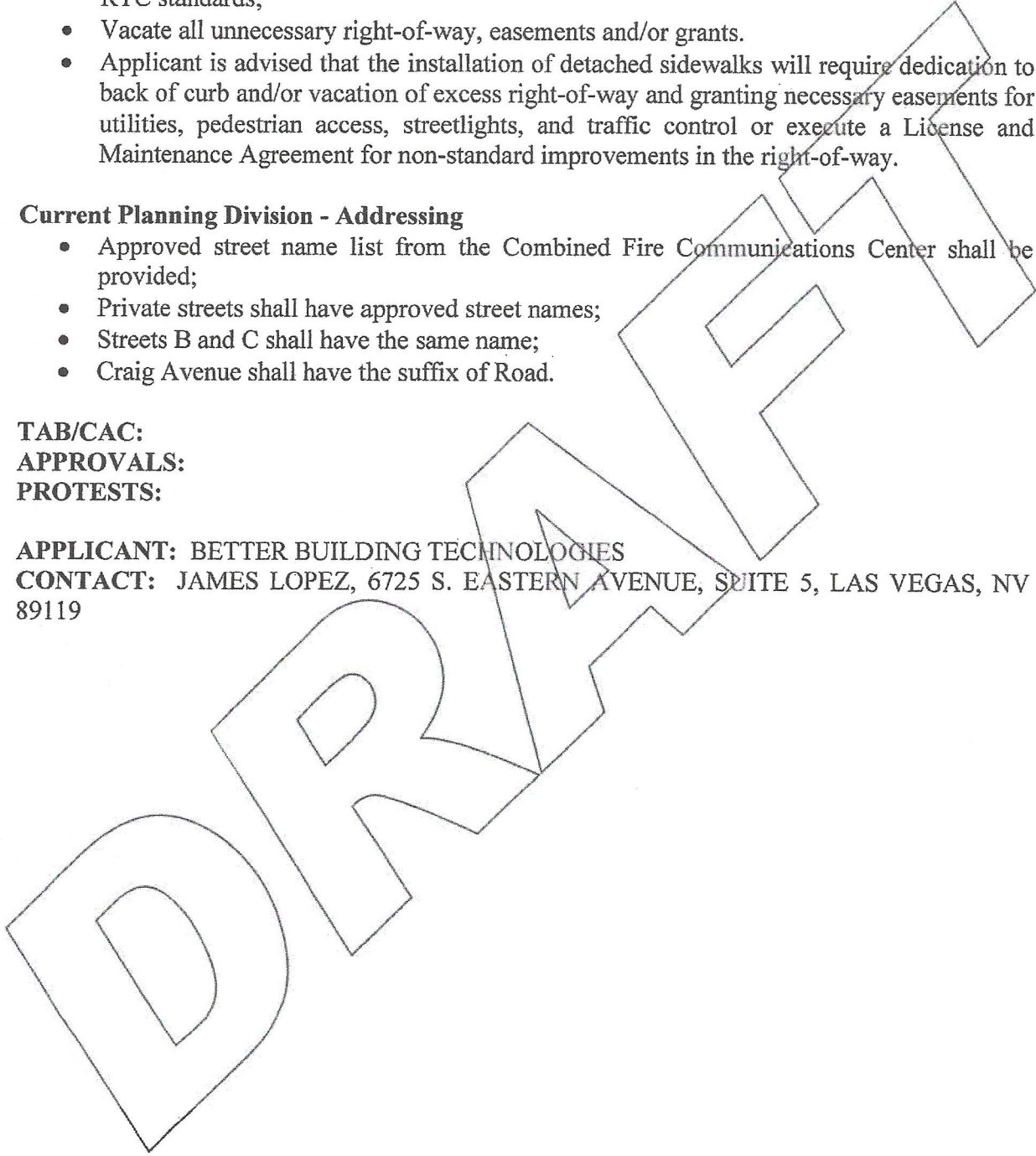
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BETTER BUILDING TECHNOLOGIES

CONTACT: JAMES LOPEZ, 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119





TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input type="checkbox"/> TENTATIVE MAP (TM) <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>October 1, 2018</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$750.00</u> CHECK #: _____ COMMISSIONER: <u>Larry Brown</u> OVERLAY(S)? <u>RNP-I</u> TRAILS? Y <input checked="" type="checkbox"/> (N) PFNA? Y <input checked="" type="checkbox"/> (N)	APP. NUMBER: <u>TM-18-500189</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>Oct. 30</u> TIME: <u>6:30 pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>Nov. 20</u> 1:00 pm ZONE / AE / RNP: <u>REC(RNP+I)</u> PLANNED LAND USE: <u>LM-PL</u> NOTES: <u>ZC-18-0796</u>
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PROPERTY OWNER	NAME: <u>Domenech Family Trust / Joachim & Kitty Heumann</u> ADDRESS: <u>2005 E. Mesquite Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-493-5017</u> FAX: _____ CELL: <u>702-525-7915</u> E-MAIL: <u>sdomenechr@aol.com</u>
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APPLICANT	NAME: <u>Better Building Technologies</u> ADDRESS: <u>410 South Rampart Blvd, Ste 390</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-505-9197</u> FAX: _____ CELL: _____ E-MAIL: _____
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CORRESPONDENT	NAME: <u>James Lopez, P.E.</u> ADDRESS: <u>6725 S. Easter Ave, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-898-6269</u> FAX: _____ CELL: _____ E-MAIL: <u>james@jplengineeringinc.</u>
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ASSESSOR'S PARCEL NUMBER(S): 138-05-701-009, 138-05-701-050, 138-04-401-001, 138-04-30-024, 138-05-701-020, 138-05-701-038,

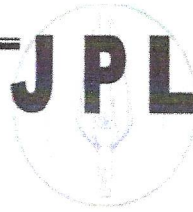
PROPERTY ADDRESS and/or CROSS STREETS: SW Corner of Craig and Durango

TENTATIVE MAP NAME: _____

TENTATIVE MAP #: _____ GROSS ACREAGE: 15.1

NUMBER OF LOTS: 45 GROSS DENSITY: 2.91

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
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September 25, 2018

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

RE: HOLD LETTER
Durango Hickam
Tentative Map APN#'s 138-04-401-001/002, 138-04-301-024, 138-05-701-038,
138-05-701-020 and 138-705-701-050, 138-05-701-009

Dear Staff:

This TM is being submitted concurrently, with a ZC, WC, and SDR for the assembled parcels. We request that this TM be held to be heard with the Zone Change if necessary.

Should you have any questions regarding the project, please feel free to contact our office at (702) 898-6269.

Sincerely,

JPL Engineering, Inc.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

DURANGO DR/HICKAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0796-HEUMANN, JOACHIM & KITTY & DOMENECH FAMILY TRUST, ET AL:

ZONE CHANGE to reclassify 15.1 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot area; **2)** allow alternative landscaping; and **3)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEW for a proposed single family residential development.

Generally located on the east and west sides of Durango Drive between Craig Road and the south side of Hickam Avenue within Lone Mountain (description on file). LB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

138-04-301-024; 138-04-401-001; 138-05-701-009; 138-05-701-020; 138-05-701-038; 138-05-701-050

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the gross lot area to 9,602 square feet where a minimum of 10,000 square feet is required per Table 30.40-1 (a 4% reduction).
2. Allow a 5 foot wide landscape area with a proposed 5 foot detached sidewalk along Durango Drive where street screening and buffering is required per Figure 30.64-5 or Figure 30.64-6.
3.
 - a. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Craig Road where full off-site improvements are required per Chapter 30.52.
 - b. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Helena Avenue where full off-site improvements are required per Chapter 30.52.
 - c. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Hickam Avenue where full off-site improvements are required per Chapter 30.52.

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.1
- Number of Lots/Units: 45
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 9,602/14,550 (gross)/8,100/12,574 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,430 to 2,631

Site Plan & Project Scope

The plan depicts a proposed single family residential development consisting of 45 lots with a density of 3 dwelling units per acre (du/ac). The proposed development will actually consist of 4 separate subdivisions that are accessed by 38 foot wide cul-de-sac streets as follows: 1) 15 lots on the west side of Durango Drive between Craig Road and Helena Avenue with access to the private cul-de-sac from Helena Avenue; 2) 14 lots on the west side of Durango Drive between Helena Avenue and Hickam Avenue with access to the private cul-de-sac from Helena Avenue; and 3) two, 8 lot subdivisions on the east side of Durango Drive on both sides of Hickam Avenue with access to both private cul-de-sacs from Hickam Avenue.

The plans also depict full off-site improvements for Durango Drive with a request to waive full off-site improvements for Craig Road, Helena Avenue, and Hickam Avenue. The reduction in gross lot area applies to 7 lots which are generally designed adjacent to Durango Drive.

Landscaping

The plans depict a 5 foot wide landscape area directly behind the proposed curb with a detached 5 foot wide sidewalk along the west and east sides of Durango Drive. No other landscaping is provided along any of the other streets since the request includes a waiver of full off-sites along Craig Road, Helena Avenue, and Hickam Avenue.

Elevations

The plans depict 3 single family model residences. All models are proposed to be single story with a maximum height of 19 feet. All the residences have pitched roofs with concrete tile roofing material. Building materials consist of stucco, stone veneer, and wrought iron. Decorative trim and other architectural elements are shown on all elevations.

Floor Plans

The plans depict homes ranging in size from 2,430 to 2,631 square feet (livable area) with 3 car garages that are front loaded.

Applicant's Justification

The applicant indicates that the proposed project conforms to the Lone Mountain Land Use Plan. The development is consistent with the existing and planned land use in this area. The proposed residences are compatible with the architectural styles of existing homes in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-D	Undeveloped
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed single family residences & undeveloped

Related Applications

Application Number	Request
TM-18-500189	A tentative map for a single family residential development is a companion item on the agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to reclassify R-D zoning conforms to the Lone Mountain Land Use Plan and is consistent with provisions of the Lone Mountain Interlocal Agreement. The R-D zoning will function as a transition area between Durango Drive, an arterial street, and the RNP area to the east and west. This request conforms to Land Use Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The overall project complies with Urban Specific Policy 4 of the Comprehensive Master Plan which encourages the preservation of existing residential neighborhood by developing vacant lots within the area at similar densities as the existing area. Therefore, staff can support the zone change.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can support the waiver to decrease the gross lot area for 7 lots. Staff finds the reduction to be negligible with the maximum reduction occurring for 1 lot at 4% from the standard. The 7 lots are generally designed along Durango Drive which is an arterial street. Generally, the larger lots are adjacent to the RNP planned areas and the combination of lot sizes will function as an appropriate transition. Similar minor reduction requests have been approved for R-D zoned lots throughout Lone Mountain and other residential developments.

Waiver of Development Standards #2

Staff can also support the waiver to modify the street landscaping standard along Durango Drive. The proposed streetscape inverts the location of the landscaping and sidewalk but still achieves a landscape area that softens the streetscape along Durango Drive and also provides for a greater pedestrian safety with the detached sidewalk.

Design Review

The sizes of the proposed homes are similar to existing homes in the surrounding area. As stated above the overall density of the project is consistent with the land use plan and Lone Mountain Interlocal Agreement; therefore, staff finds the design of the project complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control in the northwest area of the valley. 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 the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and #2, and the design review; and denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved.

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on substantial changes.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements along Durango Drive;
- Right-of-way dedication to include 45 feet to back of curb for Durango Drive, 60 feet for Helena Avenue, 60 feet for Hickman Avenue and all associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Vacate all unnecessary right-of-way, easements and/or grants.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and/or vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 to contact either the Southern Nevada Health District or the City of Las Vegas.

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

APPLICANT: BETTER BUILDING TECHNOLOGIES

CONTACT: JAMES LOPEZ, 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE \$ 500. ⁰⁰ <input checked="" type="checkbox"/> CONFORMING (ZC) \$ 350. ⁰⁰ <i>ndk</i> <input type="checkbox"/> NONCONFORMING (NZC) \$ 200. ⁰⁰ <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) \$ 300. ⁰⁰ <input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$ 175. ⁰⁰ <input type="checkbox"/> PUBLIC HEARING \$ 500. ⁰⁰ <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>October 1, 2018</u> PLANNER ASSIGNED: <u>DGO</u> ACCEPTED BY: <u>DGO</u> FEE: <u>\$2,025.00</u> CHECK #: _____ COMMISSIONER: <u>Larry Brown</u> OVERLAY(S)? <u>ANPF</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-18-0796</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>Oct. 30</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>Nov. 20</u> 1:00pm ZONE / AE / RNP: <u>AE (ANPF)</u> PLANNED LAND USE: <u>RL</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Lily Chow</u> ADDRESS: <u>2055 Junction Avenue # 137</u> CITY: <u>San Jose</u> STATE: <u>CA</u> ZIP: <u>95131</u> TELEPHONE: <u>408-657-6928</u> FAX: _____ CELL: _____ E-MAIL: <u>lilychow882@yahoo.com</u>	
	APPLICANT	NAME: <u>Better Building Technologies</u> ADDRESS: <u>410 South Rampart Blvd, Ste 390</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-505-9197</u> FAX: _____ CELL: _____ E-MAIL: <u>robert.lively@betterbuildingtech.com</u>	
	CORRESPONDENT	NAME: <u>James Lopez</u> ADDRESS: <u>6725 S. Eastern Ave, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-898-6269</u> FAX: _____ CELL: _____ E-MAIL: <u>james@jplengineeringinc.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 138-04-301-024

PROPERTY ADDRESS and/or CROSS STREETS: Durango/Hickam

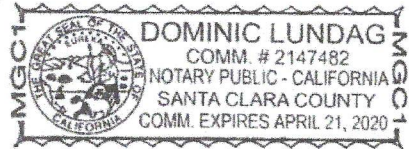
PROJECT DESCRIPTION: _____

(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.

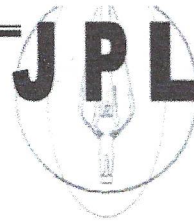
Property Owner (Signature)* _____
 Property Owner (Print) Lily Chow

STATE OF CALIFORNIA
 COUNTY OF ALAMEDA

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 21st, 2018 (DATE)
 By LILY CHOW
 NOTARY PUBLIC: _____



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



Planner Copy

September 26, 2018

Clark County Development Services
Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Durango Hickam 45 Lot Residential Subdivision
Conforming Zone Change, Site Design Review, and Waiver of Standards
APN(s): 138-05-701-009, 020, 050, 038; 138-04-301-024; 138-04-401-001

Dear Staff:

On behalf of the applicant, Better Building Technologies, we are requesting a Conforming Zone Change, Site Design Review and Waiver of Conditions for the development of a 45 lot residential Subdivision for the above listed properties generally located on Durango Drive between Hickam and Craig Boulevard.

Conforming Zone Change

The total gross acreage is 15.1 acres. The Applicant requests a change from the existing RE to RD with a density of 3 units per acre (45-units/15.1-acres=2.98 units/acre). This is consistent with the current Planned Land Use designation of RL-Residential Low Density, and would allow Applicant to proceed with plans for a 45 lot subdivision. The properties are surrounded by RE (existing residential to the west and east RE zoning (undeveloped) to the north and south.

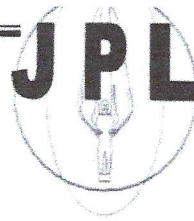
Site Design Review

The subdivision will consist of single story residential units ranging from 2,430 sq-ft to 2,31 sq-ft situated on a minimum lot size of 8100 sq-ft lots (smallest lot is 8106 and the largest lot is 12,574). The average lot size is 9,327 sq-ft. The builder is DR Horton. Floor plans and color elevations are provided herein. The proposed units will fit in nicely as a transition from RD to RE.

Waiver of Standards

We are requesting the following waivers:

- Reduce landscape buffer within detached sidewalk section for development adjacent to Arterial Street per Title 189 Section 30.48.935 1. A. from 15' (from back of curb 5' landscape, 5 sidewalk, 5 landscape) to 10' (form back of curb 5 landscape, 5' sidewalk (Section 30.64.040). Screening requirements to remain in place.



- Provide rural standards roadway improvements on Helena, Hickam and Craig Road (32' AC pavement and roadside swale in place of curb gutter sidewalk and no street lights) where full offsite improvements are required per Title 19 Section 30.52.

Reducing the landscape buffer is generally consistent with the neighboring properties to the north, northeast and east which generally provide detached sidewalk and 5' landscape buffer. The rural standard road sections are consistent with residential subdivisions to the west (along Bonita Vista Drive between Craig and Hickam) east (along Hickam and Helena). The request for rural standard improvements is based on meeting with the neighbor that would like to keep the rural complexion of the neighborhood.

We feel the area is well suited for this Low Density Residential along the Durango frontage and the proposed units will complete a large proportion of the infill properties between Craig and Florine.

Sincerely,

James Lopez, P.E.
JPL Engineering, Inc.