



Lone Mountain Citizens Advisory Council

May 14, 2019

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	Chris Darling – PRESENT Dr. Sharon Stover– EXCUSED
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 6:30 p.m.

II. Public Comment
None

III. Approval of April 30, 2019 Minutes

Moved by: EVAN

Action: Approved subject minutes as submitted

Vote: 4-0/Unanimous

IV. Approval of Agenda for May 14, 2019

Moved by: EVAN

Action: Approved agenda as submitted, with items 5-7 heard together

Vote: 4-0/Unanimous

V. Informational Items
None

VI. Planning & Zoning

06/04/19 PC

1. **WS-19-0288-CERNA YSMAEL C & ROSALBA: WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; and 2) reduce street intersection off-set for a proposed 4 lot single family residential development on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the west side of Dapple Gray Road and the south side of Ann Road within Lone Mountain LB/rk/ja (For possible action)

Action: DENIED based on feeling that project could be redesigned with 3 larger lots instead of 4 smaller lots

Moved by: TERESA

Vote: 4/0 Unanimous

2. **WS-19-0298-GRIMES CHRISTIAN A & SHARI: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) to reduce the rear setback for an addition; and 2) modified driveway standards in conjunction with an existing single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Jensen Street and La Madre Way within Lone Mountain. LB/sd/ja (For possible action)

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 4/0 Unanimous

06/05/19 BCC

3. **DR-19-0275-BUILDING NV, LLC: DESIGN REVIEW** for increased finished grade in conjunction with a proposed 4 lot single family residential development on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Kraft Avenue and the east side of Park Street within Lone Mountain. LB/pb/ja (For possible action)

Action: APPROVED subject to all staff conditions and condition that large trees be planted every 20' on center on Park/Kraft and shrubs be planted on perimeter of lot 4.

Moved by: CHRIS

Vote: 3/1 (member opposed is opposed to wall height)

4. **ET-19-400055 (WS-0182-17)-GRAND VERDE, LLC: WAIVER OF DEVELOPMENT STANDARDS FIRST-EXTENSION OF TIME** for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Grand Canyon Drive in conjunction with a minor subdivision map on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Verde Way within Lone Mountain. MN/sv/ja (For possible action)

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 4/0 Unanimous

5. **TM-19-500082-MARRERO, LOUIS: TENTATIVE MAP** consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Rosada Way and the east side of Park Street within Lone Mountain. LB/sd/ja (For possible action)

HELD to May 28, 2019 CAC meeting to give applicant opportunity to hold neighborhood meeting

6. **VS-19-0274-MARRERO, LOUIS: VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane and between La Madre Way and Rosada Way and portion of a right-of-way being Park Street located between Rosada Way and La Madre Way within Lone Mountain. LB/sd/ja (For possible action)

HELD to May 28, 2019 CAC meeting to give applicant opportunity to hold neighborhood meeting

7. **WS-19-0272-MARRERO, LOUIS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) increase wall height; and 3) side yard setback. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Rosada Way and the east side of Park Street within Lone Mountain. LB/sd/ja (For possible action)

HELD to May 28, 2019 CAC meeting to give applicant opportunity to hold neighborhood meeting

VII. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be May 28, 2019

X. Adjournment
The meeting was adjourned at 8:25 p.m.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

ROSADA WY/PARK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0272-MARRERO, LOUIS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) increase wall height; and 3) side yard setback.

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 south side of Rosada Way and the east side of Park Street within Lone Mountain. LB/sd/ja (For possible action)

RELATED INFORMATION:

APN:

125-31-701-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the minimum gross lot area to 19,040 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 5% reduction).
2. Increase combined wall/retaining wall height to 11 feet 3 inches (5 foot, 3 inches retaining wall/6 foot screen wall) where a combined wall/retaining maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Chapter 30.64 and Figure 30.64-15 (a 33% increase).
3. Reduce the minimum side yard setback to a public street to 12 feet 5 inches, where a minimum of 15 feet is required per Table 30.40-1 (a 17% reduction).

DESIGN REVIEWS:

1. Single family detached residential development.
2. Increase finished grade up to 66 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 266% 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/Units: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,500/18,500 (net)/18,516/24,447 (gross)
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: Up to 6,392

Site Plans

The plans submitted show a proposed 9 lot single family residential subdivision. Lots 1 through 6 will be served by a private 39 foot wide cul-de-sac off of La Madre Way and Lots 7 through 9 will be accessed off of Rosada Way.

Landscaping

Landscaping is not required as part of this application.

Elevations

The plans submitted show different exterior features for 1 story single family residences with a maximum square footage of between 5,737 to 6,392 square feet. All the residences will be constructed of stucco, stone veneer with wood pop out architectural features, concrete tiles with pitched rooflines.

Floor Plans

The plans show different floor plans with 3 to 4 bedrooms with 2 car garages.

Applicant's Justification

The applicant states that the proposed project meets the minimum lot size for all 9 lots; however, the applicant is requesting a waiver to the minimum gross lot size for 3 lots, Lots 7, 8 and 9. They will range between 18,516 to 19,040 square feet for the gross lot area; however, will meet the minimum net lot area of 18,500 square feet. The other lots meet code requirements for both minimum gross and net lot area. The second waiver is a request to increase the maximum retaining wall/screen wall height to 11 feet 3 inches, due to a natural wash the applicant must fill that traverses the whole site to a drainage easement along the east property line.

The last waiver is to reduce the side yard setbacks to 12.5 feet, where a 15 foot setback is required. This is due to the requirement to construct a cul-de-sac with an approved County turnaround at the terminus of Park Street after being vacated. In addition, the applicant is requesting an increase in the finished grade to 66 inches. The increased grade is needed due to site contours that slope from the northwest to southeast.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-19-500082	A tentative map for a 9 lot subdivision is a companion item on this agenda.
VS-19-0274	A vacation and abandonment of government patent easements and public right-of-way 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

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

The request to reduce the minimum gross lot area for Lots 7, 8, and 9 will have an impact to the overall development. Due to the applicant's request to vacate a portion of Park Street and the requisite cul-de-sac with an approved turnaround is considered to be a self-imposed hardship. Staff cannot support this request.

Waiver of Development Standards #2

The applicant has stated that they will need to fill in a natural wash that traverses the site and discharges into an existing private drainage easement along the eastern property line. Staff finds that the increase to the retaining wall/screen wall will negatively impact properties to the east. Therefore, staff cannot support this request.

Waiver of Development Standards #3

The request to reduce the side yard setback for Lot 7 is a result of the applicant's application to vacate Park Street and the requirement to construct the cul-de-sac. This represents a self-imposed hardship. As such, staff cannot support this request.

Design Review #1

Staff finds that the design of the subdivision and of the residential models comply in part with Urban Specific Policy 38 of the Comprehensive Master Plan to encourage developments to be of similar height and characteristics with surrounding areas. While the proposed subdivision meets the minimum net lot area in accordance with Policy 2.8 of the Lone Mountain Land Use Plan, whereby, "When lot size variation is needed to subdivide a parcel that is larger than a half-acre, a minimum lot size of 18,500 net square feet or larger, is encouraged". However, the applicant can redesign the subdivision to meet the minimum gross lot area; therefore, staff finds this request is a self-imposed hardship. Therefore, staff cannot support this request.

Public Works - Development Review

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. However, since Current Planning is not supporting the overall design of the site, staff cannot support this request that is based on the current site design.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Rosada Way, 30 feet for La Madre Way, 30 feet and the portion of the cul-de-sac shown on the plans for Park Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: PER4MANCE ENGINEERING, LLC, 4525 W. HACIENDA AVE, STE L-1,
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)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- 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 #)

STAFF

DATE FILED: 4/8/19
 PLANNER ASSIGNED: SWD
 ACCEPTED BY: SWD
 FEE: \$1,150
 CHECK #: 16154/10161
 COMMISSIONER: LB
 OVERLAY(S)? RNP-1
 PUBLIC HEARING? O/N
 TRAILS? Y N PFNA? Y N
 APPROVAL/DENIAL BY: _____

APP. NUMBER: WS-19-0272
 TAB/CAC: Lone Mountain
 TAB/CAC MTG DATE: 5/14 TIME: 6:30am
 PC MEETING DATE: _____
 BCC MEETING DATE: 6/5/19
 ZONE / AE / RNP: RNP
 PLANNED LAND USE: RNP
 NOTIFICATION RADIUS: 500 SIGN? Y N
 LETTER DUE DATE: _____
 COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Diane Marrero
 ADDRESS: 9108 Cotton Rose Way
 CITY: Las Vegas STATE: NV ZIP: 89134
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: Pinnacle Homes
 ADDRESS: 9225 W. Flamingo Rd. Ste 190
 CITY: Las Vegas STATE: NV ZIP: 89147
 TELEPHONE: 702-228-0720 CELL: 702-281-6609
 E-MAIL: andy@pinnacle.com REF CONTACT ID #: _____

CORRESPONDENT

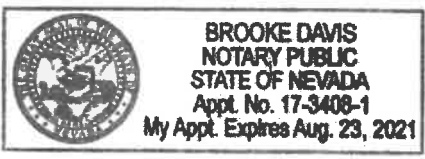
NAME: Per4mance Engineering, llc.
 ADDRESS: 4525 W. Hacienda Ave. Ste 1
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-569-9770 CELL: 702-569-9770
 E-MAIL: rayf@per4manceiv.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-31-701-011
 PROPERTY ADDRESS and/or CROSS STREETS: SEC - Rosada Way & Park St.
 PROJECT DESCRIPTION: Developer is requesting a waiver of standards to minimum gross lot size Table 30.4I

(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.

Diane Marrero _____
 Property Owner (Signature)*
Diane Marrero
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 4th, 2019 (DATE)
 By _____
 NOTARY PUBLIC: Brooke Davis



*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.



April 8, 2019

Clark County
Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89050

Re: Justification Letter La Madre Way at Park St. – Waiver(s)
(APN(s): 125-31-701-011)

Dear Planner,

Per4mance Engineering, llc. on behalf of the applicant, Pinnacle Homes, Inc. respectfully submits this justification letter in support of the Waiver application for the subject development. The proposed project requires a waiver to the minimum gross lot size for all lots to meet the requirements of the development.

Waiver #1 – Minimum Lot size (Gross) less than 20,000 sq.ft.

Per Table 30.40-1 the minimum gross lot size for a lot in R-E zoning is 20,000 sq.ft. Justification for request for this waiver is that this site meets the minimum net lot size of 18,000 sq.ft. for all lots within the subdivision. The gross lot sizes range from minimums of 18,516 sq.ft. (Lots 7) to a maximum of 19,040 sq.ft. (Lot 9). The average gross lot size is 21,241 sq.ft. The developer is respectfully requesting approval of this request as we meet minimum net lot size requirements.

Waiver #2 – Maximum combined retaining wall height/screen wall height greater than 9-ft.

Per Section 30.64.050 (a).4.a. the maximum combined retaining wall/screen wall height within a subdivision shall not exceed 9-ft. Along, the east property line of the site with have several areas where the retaining wall height exceeds 3-ft. The highest retaining wall height would be 5.3-ft with a screen wall on top the result would be an 11.3-ft combined wall. The increased retaining walls are required to fill in the natural wash which traverses the site and discharges into a private drainage easement located east of the east property line. The increased wall height will fill in the low point where the wash discharges into the existing private drainage easement. The developer is respectfully requesting approval of this request as we meet minimum net lot size requirements.

Waiver #3 – Minimum side yard setback adjacent to a Public Street

Per Table 30.40-1 Side Street Corner needs to be 15-ft. Due to the requirements to construct a cul-de-sac at the new terminus of Park Street the developer is requesting a waiver to the side yard setback. The new setback is proposed at 12.51-ft if measured west of the rear building line or 10.39-ft if measured perpendicular from southwest corner to right of way line. Refer to Waiver of Standards exhibit.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in blue ink, appearing to read "Ray Fredericksen".

Ray Fredericksen, P.E.
President

LA MADRE & PARK
(TITLE 30)

ROSADA WY/LA MADRE WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500082-MARRERO, LOUIS:

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

Generally located on the south side of Rosada Way and the east side of Park Street within Lone Mountain. LB/sd/ja (For possible action)

RELATED INFORMATION:

APN:

125-31-701-011

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/Units: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size: 18,500/18,500 (net)/18,516/24,447 (gross)
- Project Type: Single family residential development

The plans submitted show a proposed 9 lot single family residential subdivision. The request is to subdivide the existing 5 acre lot into 9 individual lots. Lots 1 through 6 will be served by a private 39 foot wide cul-de-sac off of La Madre Way and Lots 7 through 9 will be accessed off of Rosada Way.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-19-0272	A waiver of development standards for reduced lot area, increased wall height, and side yard setback with a design review for increased finished grade and a single family residential development is a companion item on this agenda.
VS-19-0274	A vacation and abandonment of government patent easements and public right-of-way 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 all requirements as outlined in Title 30. However, staff is recommending denial of this proposed tentative map based upon staff's recommendation of denial for the companion applications of WS-19-0272 and VS-19-0274.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Rosada Way, 30 feet for La Madre Way, 30 feet and the portion of the cul-de-sac shown on the plans for Park Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Interior Street shall have the suffix of Court.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: PER4MANCE ENGINEERING, LLC, 4525 W. HACIENDA AVE, STE L-1,
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)	STAFF	DATE FILED: <u>4/8/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$750.00</u> CHECK #: <u>10157</u> COMMISSIONER: <u>L.B</u> OVERLAY(S)? <u>RNP-1</u> TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-19-500082</u> TAB/CAC: <u>Love Mountain</u> TAB/CAC MTG DATE: <u>5/14</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/5/19</u> ZONE / AE / RNP: <u>R-e / RNP</u> PLANNED LAND USE: <u>RNP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Diane Marrero</u> ADDRESS: <u>9108 Cotton Rose Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Pinnacle Homes</u> ADDRESS: <u>9225 W. Flamingo Rd. Ste 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: <u>702-228-5895</u> E-MAIL: <u>andy@pinnaclelv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Per4mance Engineering, llc.</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): ~~125-31-799-023~~ 125-31-701-011

PROPERTY ADDRESS and/or CROSS STREETS: SEC - Rosada Way & Park Street

TENTATIVE MAP NAME: Rosada & Park

NUMBER OF LOTS: 9 GROSS/NET ACREAGE 5.0 GROSS/NET DENSITY 2.0

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.

Diane Marrero _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-4-19 (DATE)
 By _____

NOTARY PUBLIC: Brooke Davis

BROOKE DAVIS
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 17-3408-1
 My Appt. Expires Aug. 23, 2021

*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.



April 8, 2019

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

**Re: La Madre Way & Park St. - Hold Letter
(APN(s): 125-31-701-011)**

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Pinnacle Homes, Inc, submits this letter to permit Clark County to hold the submitted Single Family Residential Tentative Map. The tentative map can be held until the associated application for Waiver of Development Standards and Design Review have been heard and approved.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in black ink, appearing to read "Ray Fredericksen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ray Fredericksen, P.E.
President



April 8, 2019

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

**Re: La Madre & Park - NEC Tentative Map
(APN(s): 125-31-701-011)**

To Whom it May Concern,

Per4mance Engineering, llc., on behalf of our client, Pinnacle Homes Inc., respectfully submits this justification letter in support of the application for a tentative map on the above mentioned parcels. The tentative map is being submitted at this time such that an 9-lot detached single family residential subdivision improvement plans and final map can be completed at a later date. All homes within development will be custom homes.

The proposed site is located at the northeast corner of La Madre Way at Park Street within Clark County jurisdiction. The site is currently zoned R-E with an RNP Overlay. The proposed development will consist of 9 single family residential home lots with a 5-ft private drainage easement through lots 4, 5, and 6.

The site has been designed to match the RNP nature of the adjacent communities with no curb, gutter, sidewalk, and no streetlights.

The developer, respectfully requests your approval of the enclosed application for the residential subdivision tentative map.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in black ink, appearing to read "Ray Fredericksen". The signature is written in a cursive style.

Ray Fredericksen, P.E.
President

Lot Sizes -Park & La Madre

Lot	Gross Sq.ft.	Net Sq.ft.	Net W/EASEMENT	
1	22,639	19,703	n/a	
2	22,549	19,293	n/a	
3	21,062	19,620	n/a	
4	21,640	20,118	20,118	
5	23,262	19,332	19,332	
6	23,447	19,840	19,840	
7	18,516	18,516	n/a	
8	19,012	19,012	n/a	
9	19,040	19,040	n/a	
Total	191,167	174,474		
Lots	9	9		
Average	21,241	19,386		

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

ROSADA WY/PARK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0274-MARRERO, LOUIS:

VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane and between La Madre Way and Rosada Way and portion of a right-of-way being Park Street located between Rosada Way and La Madre Way within Lone Mountain (description on file). LB/sd/ja (For possible action)

RELATED INFORMATION:

APN:

125-31-701-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements along the west and east property lines and 3 foot wide government patent easements along the south and north property lines of the subject parcel and the length of the cul-de-sac. In addition, the plans depict the vacation of right-of-way being the west side of Park Street between Rosada Way and La Madre Way. The applicant states that these easements are not needed for future development. The vacation of right-of-way being Park Street will require the applicant to construct an approved County turnaround.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-19-0272	A waiver of development standards for reduced lot area, increased retaining wall/screen wall height, side yard setback with a design review for increased finished grade and 9 lot single family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-19-500082	A tentative map for 9 lot 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

This vacation request is based upon the design of a proposed project submitted with WS-19-0272 and TM-19-500082. Current Planning staff is not support those requests. It would be premature to approve this vacation without that companion project also being approved. Based on the recommendations for denial on the other applications, staff cannot support this request. If this request is approved, the owner must secure approval from the owner of APN 125-31-704-005 since that property will receive a portion of the vacated roadway, which will be outside of the existing block wall.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Rosada Way, 30 feet for La Madre Way, 30 feet and the portion of the cul-de-sac shown on the plans for Park Street, and associated spandrels;
- Secure written, notarized approval from the owner of APN 125-31-704-005;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: PER4MANCE ENGINEERING, LLC, 4525 W. HACIENDA AVE, STE L-1,
LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>4/8/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>875</u> CHECK #: <u>10155</u> COMMISSIONER: <u>L.B</u> OVERLAY(S)? <u>RNP-1</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0274</u> TAB/CAC <u>Lone Mountain</u> TAB/CAC DATE: <u>5/14</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MTG DATE: <u>6/5/19</u> ZONE / AE / RNP: <u>R-e / RNP</u> PLANNED LAND USE: <u>RNP</u>
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PROPERTY OWNER	NAME: <u>Diane Marrero</u> ADDRESS: <u>9108 Cotton Rose Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Pinnacle Homes</u> ADDRESS: <u>9225 W. Flamingo Rd., Ste 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Per4mance Engineering, llc.</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: _____ E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-31-701-011

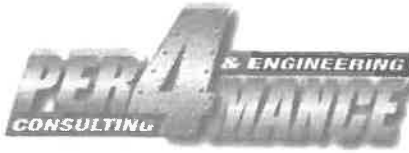
PROPERTY ADDRESS and/or CROSS STREETS: SEC Rosada Way & Park Street

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.

Diane Marrero
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 4th 2019 (DATE)
 By
 NOTARY PUBLIC: Brooke Davis

Diane Marrero
 Property Owner (Print)

BROOKE DAVIS
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 17-3408-1
 My Appt. Expires Aug. 23, 2021

*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.



April 8, 2019

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

**Re: La Madre Way at Park Street - Vacation of Patent Easements & Public Right-of-Way
(APN(s): 125-31-701-011)**

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Pinnacle Homes, Inc., respectfully submits this justification letter in support of the Vacation application for the subject development. The request is to vacate all existing patent easements located along the project boundary lines. In addition, the developer is requesting for vacation of Public Right-of-Way along Park Street.

The 33-ft patent easements are located along the west, east, north and south property lines. All patent easements are being requested to be vacated at this time only the remaining 3-ft will be vacated along the northern, western (portion of) and southern property lines are being vacated at this time. Please refer to the enclosed exhibits for exact location.

The 30-ft Public right-of-way is being requested for vacation along the west side of Park Street. Since the developer will not be dedicating his 30-ft half street (east side) the western 30-ft of right-of-way is being requested for vacation. The vacation includes two adjacent property owners as follows:

APN: 125-31-704-005 – John Patterson
125-31-704-006 – Mario Rizzi

By vacating the 33-ft patent easements the site will have a clear title and be free of encumbrances for development.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in black ink, appearing to read "Ray Fredericksen". The signature is fluid and cursive, written over a horizontal line.

Ray Fredericksen, P.E.
President

ACCESSORY STRUCTURE
(TITLE 30)

DAPPLE GRAY RD/CORBETT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0347-JACKSON BRIAN Q:

USE PERMIT for the following: 1) allow an accessory structure to exceed one-half of the footprint of the principal building; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards.

WAIVER OF DEVELOPMENT STANDARDS to increase the number of driveways to 2 in conjunction with an existing single family residence on 1 acre in an R-E (Rural Estates Residential) (PNP-I) Zone.

Generally located on the south side of Corbett Street and the east side of Dapple Gray Road within Lone Mountain. LB/nr/ja (For possible action)

RELATED INFORMATION:

APN:

125-29-306-001

USE PERMIT:

1. Increase the area of an accessory structure (metal building) to 1,500 square feet where a maximum area of 853 square feet (50% of the footprint of the principal structure) is permitted per Table 30.44-1 (a 75% increase).
2. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

WAIVER OF DEVELOPMENT STANDARDS:

Increase the number of driveways to 2 where 1 driveway is the maximum amount allowed per Uniform Standard Drawing 222 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5880 N. Dapple Gray Road
- Site Acreage: 1

- Project Type: Accessory structure/increase driveways
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 1,500 (metal building)

Site Plan

The site plan depicts a detached accessory structure (metal building) located in the southeast corner of the parcel and set back 10 feet from the south and east property lines. The existing 1,705 square foot single family residence is located on the western portion of the property. The proposed accessory structure (metal building) is separated from the existing residence by 66 feet. Access to the accessory structure will be from a new driveway off Corbett Street.

Landscaping

The applicant proposes to add 4 large trees on the east side of the property and 2 large trees on the south side of the property in order to mitigate the visual impact to neighboring properties.

Elevations

The plans depict a metal building that is 16 feet in height and is 30 feet wide by 50 feet long with vertical metal siding and a slightly pitched roof. The building has 2 roll-up doors that are 12 feet wide and 11 feet high. There is a walk through door on the west side of the structure.

Floor Plans

The plans show a 1,500 square foot metal building with an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed building will help to protect their RV and cars. The accessory structure requires a driveway separate from the primary residence; therefore, a second driveway is being requested. The accessory structure will be painted to match the colors of the existing residence.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain to RNP-I and RNP-II	Approved by BCC	January 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (2 units per acre)	R-E (RNP-1)	Undeveloped residential property

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East & West	Rural Neighborhood Preservation (2 units per acre)	R-E (RNP-1)	Developed single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The proposed metal building is to scale with the size of the property. Staff finds the accessory building incorporates proper building placement on the site and will have a 10 foot setback to property lines where the minimum setback is 5 feet. Per staff the applicant has added trees to the request to reduce the visual impact on neighboring properties; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to allowing multiple driveways on the site since the driveways otherwise comply with Uniform Standard Drawing 222.

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

- Provide 4 large trees on the east side of the metal building and 2 large trees on the south side of the metal building to incorporate screening to adjacent properties.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 2 years of approval date or it will expire.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RYAN WHITE

CONTACT: RYAN WHITE, 3682 RIVER CANYON, LAS VEGAS, NV 89129

DRAFT

RIGHTS-OF-WAY
(TITLE 30)

ANN RD/215 BELTWAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0329-LAN-LA VUONG THI FAMILY TRUST & V T L-LA TRS:

VACATE AND ABANDON a portion of a right-of-way being Stephen Avenue located between Alpine Ridge Way and Michilli Crest Way and a portion of Stephen Avenue located between Egan Crest Drive and Ruffian Road and a portion of Hammer Lane located between Hualapai Way and Ruffian Road and a portion of Egan Crest Drive located between Ann Road and Stephen Avenue and a portion of Washburn Road located between Hualapai Way and Alpine Ridge Way within Lone Mountain (description on file). LR /jvm/ja (For possible action)

RELATED INFORMATION:

APN:

126-36-301-003; 126-36-501-007, 008, 012, 025, 026, 030, 031, and 126-36-701-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The project is generally located south of Ann Road, west of Hualapai Way and east & west of the 215 Beltway.

The portions of public rights-of-way requested to be vacated are the following:

- 1) APN 126-36-501-007 & 008: northern portion of Stephen Avenue, 30 feet wide, approximately 292 feet long plus associated spandrel;
- 2) APN 126-36-501-012: western portion of Egan Crest Drive, 30 feet wide and associated spandrel;
- 3) APN 126-36-501-030 & 031: southern portion of Stephen Avenue, 30 feet wide, approximately 301 feet long;
- 4) APN 126-36-501-025 & 026: northern portion of Hammer Lane, 30 feet wide, approximately 293 feet long;
- 5) APN 126-36-301-003: southern portion of Washburn Road, east of Alpine Ridge Way, ending at the 215 Beltway right-of-way;
- 6) APN 126-36-701-001: southern portion of Washburn Road, east of 215 Beltway, ending at Hualapai Way.

The applicant requests to vacate and abandon rights-of-way located in Clark County because the applicant is also vacating rights-of-way in areas adjacent to the County that are located in the

City of Las Vegas. This request would make the vacation and abandonment of rights-of-way contiguous between the City of Las Vegas and Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone Boundary Amendment to create the RNP-1 overlay	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation & City of Las Vegas	Rural Estates Residential (R-E) & City of Las Vegas- Single-family Compact Lot District (R-CL)	Undeveloped
South	Rural Neighborhood Preservation & City of Las Vegas	Rural Estates Residential (R-E) & Rural Estates District (R-E)	Single family residential & Undeveloped
East	Rural Neighborhood Preservation & City of Las Vegas	Rural Estates Residential (R-E) & Rural Estates District (R-E)	Federal land, Undeveloped
West	Rural Neighborhood Preservation & Rural Open Land	Rural Estates Residential (R-E) & Major Development Project (MDP)	Single family residential, 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 rights-of-way 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

- Grant easements as necessary to the City of Las Vegas;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UPGROWTH NV PARTNERS, LLC

CONTACT: SLATER HANIFAN GROUP, 5740 S ARVILLE ST, STE 216, LAS VEGAS, NV 89118



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>4/25/19</u>	APP. NUMBER: <u>VS-14-0329</u>
		PLANNER ASSIGNED: <u>SV</u>	TAB/CAC: <u>Lane Mountain</u>
		ACCEPTED BY: <u>SV</u>	TAB/CAC DATE: <u>5/28</u> TIME: <u>6:30pm</u>
		FEE: <u>\$75</u> CHECK #: <u>1055</u>	PC MEETING DATE: <u>6/18 7am</u>
		COMMISSIONER: <u>LB</u>	BCC MTG DATE: _____
		OVERLAY(S)? <u>RNP I</u>	ZONE / AE / RNP: <u>RE / RNP I</u>
		TRAILS? <input checked="" type="checkbox"/> Y/N	PLANNED LAND USE: <u>RNP</u>
		PFNA? <input checked="" type="checkbox"/> Y/N	

PROPERTY OWNER	NAME: <u>Upgrowth NV Partners, LLC</u>
	ADDRESS: <u>11411 Southern Highlands Parkway # 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u>
	TELEPHONE: <u>702-220-6565</u> CELL: _____
	E-MAIL: <u>bmorris@olympiacompanies.com</u>

APPLICANT	NAME: <u>Upgrowth NV Partners, LLC</u>
	ADDRESS: <u>11411 Southern Highlands Parkway # 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u>
	TELEPHONE: <u>702-220-6565</u> CELL: _____
	E-MAIL: <u>bmorris@olympiacompanies.com</u> ACA CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team - Attn: Chelsea Jensen</u>
	ADDRESS: <u>5740 S. Arville St # 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>cjensen@shg-inc.com</u> ACA CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 126-25-601-007 (126-36-599-010, 126-36-599-008, 126-36-599-006, 126-36-799-001) Ann and 215

PROPERTY ADDRESS and/or CROSS STREETS: 126-25-601-007 (126-36-599-010, 126-36-599-008, 126-36-599-126-36-799-001) Ann and 215
owners parcel is in CLV but areas to be vacated are in Unincorporated Clark County

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.


 Property Owner (Signature)*


 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3/18/19 (DATE)
 By Chris Armstrong
 NOTARY PUBLIC: Kayla Gilbert

NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
KAYLA GILBERT
 Appl. No. 18-3754-1
 My Appl. Expires Aug 31, 2022

*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.



OLY1801.000

April 23, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

RE: BLM 120 – APN #'s 126-36-599-001, 126-36-599-004 & 005, 126-36-599-008, 126-36-599-006, 126-36-799-001 and 126-36-799-001, 126-36-601-005 Justification Letter for Clark County ROW Vacations

To Whom it May Concern:

Slater Hanifan Group, on behalf of our client, Upgrowth NV, LLC (Olympia Group), respectfully submit this justification letter to request the vacations of certain Clark County Rights-of way. This project is generally located south of Ann Road, West of Hualapai Way and east & west of the 215. Please see the attached site plan where the areas to be vacated are highlighted on an overall plan.

Vacation Justification

This project requires the vacation of certain Clark County ROW because the corresponding CLV ROW is being vacated on the opposite side of the street. CLV has required that if this project vacates city ROW and there is county ROW adjacent to it, that we submit a vacation for those areas. This vacation will serve that purpose.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,
Slater Hanifan Group

S. Tracy Stratton
Senior Project Manager

**PLANNER
COPY**

SETBACKS
(TITLE 30)

BEVVIE DR/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0354-RECENDIZ VERONICA & FIDEL:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 1.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Bevvie Drive, approximately 322 feet west of Decatur Boulevard within Lone Mountain. LB/nr/ja (For possible action)

RELATED INFORMATION:

APN:
138-13-801-016

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the front yard setback to 18 feet where a 40 foot minimum setback is required per Table 30.40-1 (a 55% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4996 Bevvie Drive
- Site Acreage: 1
- Project Type: Setback reduction
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 228 (addition)/880 (house)

Site Plan

The plan depicts an existing house in the southwest corner of the lot with a front setback of 30 feet and a legal nonconforming garage of 60 feet by 30 feet on the rear of the property. The addition is shown on the south side of the home and measures 19 feet wide by 12 feet deep for a total addition of 228 square feet of living space. The proposed addition would be 18 feet from the front property line. The property has a 3 foot high wall in the front and along the western and eastern sides of the property. A 4 foot metal fence is on the south side and the rear of the property.

Landscaping

Existing mature landscaping exists on the property and no new landscaping is required.

Elevations

The elevations show the proposed addition with an overall height of approximately 14 feet, with a pitch to match the existing roof of the single family residence.

Floor Plans

Floor plans show the existing single family residence with 2 bedrooms, 2 restrooms, living room, laundry room, and kitchen. The existing house is 880 square feet, the proposed addition would be 228 square feet for a total of 1108 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing single family residence was constructed in 1953 with a setback of 30 feet from the front property line. The home could use a little more livable area, so the 228 square foot addition is proposed. Due to the floor plan of the home, the kitchen and restrooms in the rear of the structure, the applicant indicates that expanding on the rear of the home would not suit their needs.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residence
South	Rural Neighborhood (2du/ac)	R-E	Single family residences
East	City of Las Vegas	U(M)	Place of worship
West	Rural Neighborhood (2du/ac)	R-E	Single family residence

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff can support the reduced setbacks due to the size of the existing single family residence. Patterns in this established neighborhood show that most of the houses were constructed with setbacks being measured from the middle of the roadway. It appears that only half of Bevvie

Drive was dedicated to Clark County when homes were built, making the south side of the street appear to meet setbacks, where the north portion of the street does not meet current setbacks for houses in the same age range as the applicant's. If the home was built to meet the 40 foot front setback, the proposed addition 12 foot encroachment for an addition would have been allowed per the Code by the homeowner planting two trees within the front yard. The applicant has agreed to plant 2 trees in the front yard in an effort to reduce the visual impact to the neighbors; therefore, staff can support the request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant to plant 2 medium trees in the front yard;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VERONICA RECENDIZ
CONTACT: VERONICA RECENDIZ, 4996 BEVVIE DRIVE, LAS VEGAS, NV 89108



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>5/3/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$475</u> CHECK #: <u>482</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0354</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>5/28</u> TIME: <u>6:30</u> PC MEETING DATE: <u>6/18 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Veronica Recendiz & Fidel Recendiz</u> ADDRESS: <u>4996 Bevvie Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: _____ CELL: <u>702-351-5353</u> E-MAIL: _____	
	APPLICANT	NAME: <u>Veronica Recendiz</u> ADDRESS: <u>4996 Bevvie Dr.</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: _____ CELL: <u>702-351-5353</u> E-MAIL: <u>Veronica.P.Figueroa@centurylink.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Veronica Recendiz</u> ADDRESS: <u>4996 Bevvie Dr.</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: _____ CELL: <u>702-351-5353</u> E-MAIL: <u>Veronica.P.Figueroa@centurylink.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 138-13-801-010

PROPERTY ADDRESS and/or CROSS STREETS: 4996 Bevvie Dr. LV NV 89108

PROJECT DESCRIPTION: Extend Living Room

(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.

<u>Fidel Recendiz Gonzalez</u> Property Owner (Signature)	<u>Fidel Recendiz Gonzalez</u> Property Owner (Print)
--	--

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 2, 2019 (DATE)
 By Fidel R Gonzalez and Veronica Recendiz

NOTARY PUBLIC: Raeann Pourroy

RAEANN POURROY
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 07-31-22
 Certificate No: 06-107808-1

*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.

To who it may concern,

The purpose for the extension of the living room to our property at 4996 Bevvie Dr, is due to only having 11x19 feet of usable space in this area.

We are proposing to build/extend 12feet from the existing living room towards (North) to the front of the property.

The reason for extending towards the front of the home is due to being less costly and it would require less building construction. If we would to extend towards the back of the home it would require to re-directing the plumbing & electrical work, which would costly.

The house was built before the current set backs were established "current set back is at 30feet".

We are looking to add 12feet of living space to the living room which will leave the set back to 18feet from the front to the property line.



Veronica Recendiz

702-351-5353

**PLANNER
COPY**

WS-19-0354

SINGLE FAMILY RESIDENTIAL/LOT SIZE
(TITLE 30)

CONOUGH LN/LA MADRE WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0351-SCHMIDT BOB & CHRISTINE:

WAIVER OF DEVELOPMENT STANDARDS to reduce lot area in conjunction with a proposed single family residential development.

DESIGN REVIEW for a proposed single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Conough Lane and the north side of La Madre Way within Lone Mountain. LB/md/ja (For possible action)

RELATED INFORMATION:

APN:

125-33-707-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the gross lot area to 18,500 square feet where a minimum of 20,000 square feet is required per Table 30.40-1 (a 7.5% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 5
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,500/18,672 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,800 to 4,200

Site Plans

The plans depict a proposed single family residential subdivision consisting of 5 lots at a density of 1.8 dwelling units per acre. The lots range in size from 18,500 square feet to a maximum of

18,672 square feet. All lots within the subdivision have access to the adjacent public streets, La Madre Way and Conough Lane. The public streets adjacent to the site will be developed to non-urban standards with the minimum required paving (32 feet) for Air Quality regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver of off-site improvements is required.

Landscaping

The plans depict 1 evergreen tree will be planted within the front yard of each lot adjacent to La Madre Way.

Elevations

The plans depict 2 elevation models, “Style A” and “Style B”, with a maximum height of 26 feet. Style A consists of a pitched, concrete tile roof with a stucco exterior. Stone veneer columns and decorative corbels are featured on the front elevation, in addition to a front porch. All elevations feature decorative window “pop-outs”. The west (left) elevation features a side loaded, 3 car garage. Style B features a pitched, concrete tile roof with a stucco exterior. Stone veneer columns and decorative corbels are featured on the front elevation. All elevations feature decorative window “pop-outs”. The west elevation features a side loaded, 3 car garage. Both models feature an option for a 4 car garage.

Floor Plans

The plans depict a floor area ranging between 3,800 to 4,200 square feet, depending on the option selected for the single family residence. The floor plans feature multiple bathrooms, bedrooms, closets, great room, living room, kitchen, and a pantry.

Applicant’s Justification

The applicant states architectural features are incorporated into the ranch style homes and that the design of the homes will blend well with the surrounding neighborhood. The net buildable area of the 5 lots proposed for development is similar to the 5 developed lots to the north. The proposed lots are consistent and compatible with the surrounding area.

Surrounding Land Use

	Planned Category	Land Use	Zoning District	Existing Land Use
North and East	Rural Neighborhood Preservation (up to 2 du/ac)	Rural Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential development
South	Rural Neighborhood Preservation (up to 2 du/ac)	Rural Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Horse riding/rental facility and single family residence
West	City of Las Vegas		R-E	Single family residential development

Related Applications

Application Number	Request
TM-19-500096	A tentative map for a 5 lot single family residential development is a companion item on this agenda.
VS-19-0355	A request to vacate and abandon a portion of right-of-way (La Madre Way) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Lone Mountain Specific Policy within the Comprehensive Master Plan encourages a minimum net lot size of 18,500 square feet. Additionally, the Interlocal Agreement between the City of Las Vegas and Clark County has a minimum net lot size goal of 18,500 square feet. The 5 lots proposed within the residential subdivision all have minimum areas of at least 18,500 square feet, complying with the goals of the Comprehensive Master Plan and the Interlocal Agreement. The buildable area for the proposed residential lots is consistent with the buildable area for the 5 lots immediately north of the project site. The area of the proposed lots is also compatible with the surrounding area; therefore, staff recommends approval.

Design Review

Per Section 30.48.170 of the Development Code, the purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. Staff finds that the proposed density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. This portion of the request is compliant with Land Use Goal 5 of the Comprehensive Master Plan which encourages opportunities for developing low density residential areas as a lifestyle choice. The design of the residential elevations, with varied architectural elements and floor plans, comply with Code requirements; therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for La Madre Way, 30 feet for Conough Lane, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARAGON LOFTS, LLC

CONTACT: IMPULSE CIVIL ENGINEERING, 7485 W. AZURE DR, STE 226, LAS VEGAS, NV 89130



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>5/1/19</u> APP. NUMBER: <u>WS-19-0351</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>LOVE MOUNTAIN</u> ACCEPTED BY: <u>MNO</u> TAB/CAC MTG DATE: <u>5/28/19</u> TIME: <u>6:30</u> FEE: <u>\$1,150</u> PC MEETING DATE: <u>6/18/19 7:00 PM</u> CHECK #: <u>2490</u> BCC MEETING DATE: <u>-</u> COMMISSIONER: <u>BROWN</u> ZONE / AE / RNP: <u>R-E / 1004E / RNP-E</u> OVERLAY(S)? <u>RUP-E</u> PLANNED LAND USE: <u>LTRRP</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> LETTER DUE DATE: <u>-</u> APPROVAL/DENIAL BY: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
PROPERTY OWNER	NAME: <u>CHRISTINE & BOB SCHMIDT</u> ADDRESS: <u>6758 AIRDALE CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>PARAGON LOFTS, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 1</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>MO.SEEBECK@PARARG</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>IMPULSE CIVIL ENGINEERING</u> ADDRESS: <u>7485 WEST AZURE DRIVE, SUITE 226</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u> E-MAIL: <u>PLAAS@IMPULSECIVIL</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-33-707-004

PROPERTY ADDRESS and/or CROSS STREETS: W LA MADRE WAY AND CONOUGH LANE

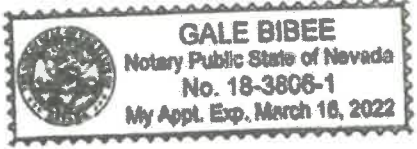
PROJECT DESCRIPTION: 5 SINGLE FAMILY RESIDENTIAL ON 2.44 ACRES

(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.

Christine T. Schmidt Christine T. Schmidt
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON April 8, 2019 (DATE)
 By Christine Schmidt
 NOTARY PUBLIC: [Signature]



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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

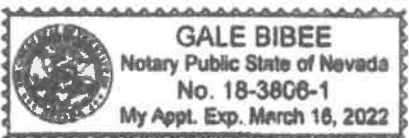
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>5/1/19</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$1,150</u> CHECK #: <u>2490</u> COMMISSIONER: <u>Brown</u> OVERLAY(S)? <u>RNP-I</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>LS-19-0351</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC MTG DATE: <u>5/28/19</u> TIME: <u>6:30</u> PC MEETING DATE: <u>6/10/19 7:00PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RE/WNE/RNP-E</u> PLANNED LAND USE: <u>LARNP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>CHRISTINE & BOB SCHMIDT</u> ADDRESS: <u>6758 AIRDALE CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>PARAGON LOFTS, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 1</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>MO.SEEBECK@PARAGON</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>IMPULSE CIVIL ENGINEERING</u> ADDRESS: <u>7485 WEST AZURE DRIVE, SUITE 226</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u> E-MAIL: <u>PLAAS@IMPULSECIVIL</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-33-707-004

PROPERTY ADDRESS and/or CROSS STREETS: W LA MADRE WAY AND CONOUGH LANE

PROJECT DESCRIPTION: 5 SINGLE FAMILY RESIDENTIAL ON 2.44 ACRES

(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.

<u>[Signature]</u> Property Owner (Signature)*	<u>ROBERT V. SCHMIDT JR</u> Property Owner (Print)	
STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>April 8, 2019</u> (DATE) By <u>Robert Vincent Schmidt Jr</u> NOTARY PUBLIC: <u>[Signature]</u>		

*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.

April 22, 2019

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

**PLANNER
COPY**

**Re: Letter of Justification for
La Madre – Request for a Design Review and Waiver of Development Standards
Impulse Reference Number PL1901**

To Whom It May Concern:

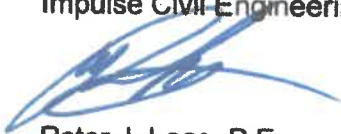
The proposed La Madre project by Paragon Life is generally located at the northeast corner of Conough Lane and La Madre Way, in Section 33, of Township 19 South, Range 60 East, M.D.M. Clark County, Nevada. The site consists of parcel APN 125-33-707-004. The purpose of this letter is to provide justification for a Design Review.

We are submitting for a Design Review per the request of the Clark County Public Works. The proposed project consists of a 2.13 acre parcel that will have 5 lots which is consistent with the allowable density in an R-E zoning classification. Lot sizes range from 18,500 square feet to 18,672 square feet. In an R-E zoning classification the minimum net lot size is 18,500 square feet. The proposed model floor plans and elevations are included with this submittal for the Design Review. The project will be limited to single-story homes of approximately 3,800 square feet to 4,200 square feet. These will be ranch-style homes with architectural features that satisfy Clark County requirements and blend well within the surrounding neighborhood. The development of Conough Lane and La Madre Way surrounding the parcel is expected to be completed with this project to rural standards. There will be no change to current zoning or planned use.

We are asking for a waiver of development standards to reduce the gross lot size from 20,000 square feet to 18,500 square feet, which a 7.5% reduction. Per Title 30.08, Gross Area is the area of a lot or parcel before public streets or other areas to be dedicated or reserved for a public use and that Net Area is the area of a lot or parcel that excludes public streets or other areas to be dedicated or reserved for a public use. Staff is interpreting the definitions above to mean that the gross area is equal to the net area unless there are easements. Based on that interpretation, a waiver is required.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principle
cc: Mo Seebeck, Paragon Life Builders

WS-19-0351

$$I = \int F \cdot dt$$

06/18/19 PC AGENDA SHEET

LA MADRE BY PARAGON LIFE
(TITLE 30)

CONOUGH LN/LA MADRE WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500096-SCHMIDT BOB & CHRISTINE:

TENTATIVE MAP consisting of 5 single family residential lots on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Conough Lane and the north side of La Madre Way within Lone Mountain. LB/md/ja (For possible action)

RELATED INFORMATION:

APN:

125-33-707-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 5
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,500/18,672 (gross and net)
- Project Type: Single family residential development

The plans depict a proposed single family residential subdivision consisting of 5 lots at a density of 1.8 dwelling units per acre. The lots range in size from 18,500 square feet to a maximum of 18,672 square feet. All lots within the subdivision have access to the adjacent public streets, La Madre Way and Conough Lane. The public streets adjacent to the site will be developed to non-urban standards with the minimum required paving (32 feet) for Air Quality regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver of off-site improvements is required.

Landscaping

The plans depict one evergreen tree will be planted within the front yard of each lot adjacent to La Madre Way.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North and East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Horse riding/rental facility and single family residence
West	City of Las Vegas	R-E	Single family residential development

Related Applications

Application Number	Request
WS-19-0351	A waiver of development standards request to reduce lot area with a design review for a single family residential development is a companion item on this agenda.
VS-19-0355	A request to vacate and abandon a portion of right-of-way (La Madre Way) 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

- Drainage study and compliance;

- Right-of-way dedication to include 30 feet for La Madre Way, 30 feet for Conough Lane, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARAGON LIFE, LLC

CONTACT: IMPULSE CIVIL ENGINEERING, 7485 W. AZURE AVE, STE 226, LAS VEGAS, NV 89130

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>5/2/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$750.00</u> CHECK #: <u>2488</u> COMMISSIONER: <u>BROWN</u> OVERLAY(S)? <u>RNP-E</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500096</u> TAB/CAC: <u>LOVE MOUNTAIN</u> TAB/CAC MTG DATE: <u>5/16/19</u> TIME: <u>6:30PM</u> PC MEETING DATE: <u>6/18/19 7:00 P.M.</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>R-E/NONE/RNP-E</u> PLANNED LAND USE: <u>LD RUP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>CHRISTINE & BOB SCHMIDT</u> ADDRESS: <u>6758 AIRDALE CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>PARAGON LOFTS, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 1</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>MO.SEEBECK@PARAGON.LIFE</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>IMPULSE CIVIL ENGINEERING</u> ADDRESS: <u>7485 WEST AZURE DRIVE, SUITE 226</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u> E-MAIL: <u>PLAAS@IMPULSECIVIL.NET</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 125-33-707-004

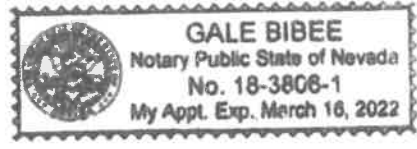
PROPERTY ADDRESS and/or CROSS STREETS: W LA MADRE WAY AND CONOUGH LANE

TENTATIVE MAP NAME: LA MADRE

NUMBER OF LOTS: 5 GROSS/NET ACREAGE 2.44 GROSS/NET DENSITY 0.48

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.

<u>Christine T. Schmidt</u> Property Owner (Signature)*	<u>Christine T. Schmidt</u> Property Owner (Print)
STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>April 8, 2019</u> (DATE) By <u>Christine Schmidt</u> NOTARY PUBLIC <u>[Signature]</u>	



*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.

April 22, 2019

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

**Re: Request to Hold La Madre
Impulse Reference Number PL1901**


**PLANNER
COPY**

To Whom it May Concern:

The proposed La Madre project by Paragon Life is generally located at the northeast corner of Conough Lane and La Madre Way, in Section 33, of Township 19 South, Range 60 East, M.D.M. Clark County, Nevada. The site consists of parcel APN 125-33-707-004. The purpose of this letter is to request that the tentative map be held to the same meeting dates as the companion applications of a design review and vacation of patent easements. This request would ensure that all three items would be heard at the same May 28th, 2019 town board and at the same June 18, 2019 Planning Commission.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

cc: Mo Seebeck, Paragon Life Builders

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LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>5/2/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>975</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>RNP-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0347</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>5/28</u> TIME: <u>6:30</u> PC MEETING DATE: <u>6/18 @ 7pm</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>BRIAN QUENTIN JACKSON</u> ADDRESS: <u>5880 N. DAPPLE GRAY RD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>702-245-0794</u> E-MAIL: <u>BRIAN@JACKSON@GMAIL.COM</u>	
	APPLICANT	NAME: <u>Ryan White</u> ADDRESS: <u>3682 River Canyon</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: _____ CELL: <u>702-234-5114</u> E-MAIL: <u>VegasValleyMotorsports@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Ryan White</u> ADDRESS: <u>3682 River Canyon</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702234-5114</u> CELL: <u>702-234-5114</u> E-MAIL: <u>VegasValleyMotorsports@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 125-29-306-001

PROPERTY ADDRESS and/or CROSS STREETS: 5880 N. DAPPLE GRAY RD.

PROJECT DESCRIPTION: INSTALLING NEW 50' X 30' METAL PREFABRICATED GARAGE

(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.

Brian Q Jackson
 Property Owner (Signature)*

BRIAN Q JACKSON
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 04/24/19 (DATE)

By Brian Q Jackson
 NOTARY PUBLIC: Susan Weber



*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.

April 29, 2019

**JUSTIFICATION LETTER
FOR VARIANCE
FOR BUILDING NEW 50' x 30' GARAGE AT 5880 N. DAPPLE GRAY ROAD
APN 125-29-306-001**

Mr. Jackson Brian, the owner would like to install 50' x 30' (1,500 s.f.) prefabricate metal garage at south west of the property.

Address of the property is 5880 N. Dapple Gray Rd., Las Vegas, NV 89149 (APN 125-29-306-001). This is a residential R-E zone.

Existing residence has 1,705 s.f..

The garage will be located at the south-west side of the property and will have minimum 10' set back from adjacent property lines. The height of the garage will be 15'-3/4". The roof pitch will be 12:3. The color of the garage will be desert to match existing structure on the site.

We will add 4 trees at south and east side of the building.

We would like to ask for permission to build this garage in order to protect RV and the cars.

waiver to add additional Drive way.

**PLANNER
COPY**

UC-19-0347

RIGHT-OF-WAY
(TITLE 30)

CONOUGH LN/LA MADRE WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0355-SCHMIDT BOB & CHRISTINE:

VACATE AND ABANDON a portion of a right-of-way being La Madre Way located between Conough Lane and Buffalo Drive and a portion of Miller Lane located between La Madre Way (alignment) and Lone Mountain Road within Lone Mountain (description on file). LB/md/ja
(For possible action)

RELATED INFORMATION:

APN:

125-33-707-004; 125-33-712-006; 125-33-804-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portions of right-of-way being La Madre Way and Miller Lane that are no longer needed for right-of-way purposes. The applicant states the right-of-way at the intersection of La Madre Way and Miller Lane was originally dedicated as a knuckle by the Conough Estates final map, document number 20070607-0002426, and has been determined to be unnecessary. The proposed vacation will allow both La Madre Way and Miller Lane to consist of a 60 foot wide right-of-way that turns at an elbow in lieu of a knuckle.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North and East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E(RNP-I)	Single family residential development
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Horse riding/rental facility and single family residence
West	City of Las Vegas	R-E	Single family residential development

Related Applications

Application Number	Request
TM-19-500096	A tentative map for a 5 lot single family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
WS-19-0351	A waiver of development standards request to reduce lot area with a design review 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

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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for La Madre Way, 30 feet for Conough Lane, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARAGON LIFE, LLC

CONTACT: IMPULSE CIVIL ENGINEERING, 7485 W. AZURE DR, STE 226, LAS VEGAS, NV 89130

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>5/2/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$875</u> CHECK #: <u>2489</u> COMMISSIONER: <u>DROWN</u> OVERLAY(S)? <u>RNP-I</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>15-19-0355</u> TAB/CAC <u>LOVE MOUNTAIN</u> TAB/CAC DATE: <u>5/28/19</u> TIME: <u>6:30 PM</u> PC MEETING DATE: <u>6/18/19</u> 7:00 AM BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-E / NONE / RNP-I</u> PLANNED LAND USE: <u>LMRNP</u>
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PROPERTY OWNER	NAME: <u>CHRISTINE & BOB SCHMIDT</u> ADDRESS: <u>6758 AIRDALE CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>PARAGON LOFTS, LLC</u> ADDRESS: <u>6402 MCLEOD DRIVE, UNIT 1</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-277-0097</u> E-MAIL: <u>MO.SEEBECK@PARAGON.LIFE</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>IMPULSE CIVIL ENGINEERING</u> ADDRESS: <u>7485 West Azure Drive, Suite 226</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u> E-MAIL: <u>PLAAS@IMPULSECIVIL.NET</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 125-33-707-004

PROPERTY ADDRESS and/or CROSS STREETS: W LA MADRE WAY AND CONOUGH LANE

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

<p><u>Christine T. Schmidt</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>April 8, 2019</u> (DATE) By <u>Christine Schmidt</u></p> <p>NOTARY PUBLIC: <u>[Signature]</u></p>	<p><u>Christine T. Schmidt</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>GALE BIBEE Notary Public State of Nevada No. 18-3808-1 My Appt. Exp. March 18, 2022</p> </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

April 22, 2019

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

**Re: Letter of Justification for
La Madre – Vacation of Patent Easements
Impulse Reference Number PL1901**

To Whom It May Concern:

The proposed La Madre project by Paragon Life is generally located at the northeast corner of Conough Lane and La Madre Way, in Section 33, of Township 19 South, Range 60 East, M.D.M. Clark County, Nevada. The site consists of parcel APN 125-33-707-004. The purpose of this letter is to provide justification for a Vacation of existing rights-of-way to conform with the planned Clark County roadway design at the intersection of La Madre Way and Miller Lane.

We have respectfully submitted this vacation of rights-of-way in concert with the discussions that our office has held with the Clark County Public Works Department. The dedicated right-of-way at Miller Lane and La Madre was originally dedicated by the Conough Estates final map, document number 20070607-02426, and has been determined to be unnecessary. We hereby request to vacate the extra dedication, leaving both La Madre Way and Miller Lane to consist of a 60 foot wide right-of-way that turns at an elbow in-leu-of a knuckle (which has been determined to be unnecessary). No vacations of patent easements are needed for this project. Please refer to the attached Vacation Exhibit for clarity.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

cc: Mo Seebeck, Paragon Life Builders

**PLANNER
COPY**

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