

IV. Approval of Agenda for February 11, 2020 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Item

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

VI. Planning & Zoning

1. **AR-20-400002 (UC-1674-06) -BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: USE PERMIT FIRST APPLICATION FOR REVIEW** for a museum with accessory commercial uses on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side of El Campo Grande Avenue within Lone Mountain. LB/bb/jd (For possible action) 03/03/20 PC
2. **AR-20-400008 (WS-1156-08) -BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for the following: 1) to allow a reduction of the number of parking spaces for a museum; 2) trash enclosure requirements; and 3) to allow access from a residential local street on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side of El Campo Grande Avenue within Lone Mountain. LB/bb/jd (For possible action) 03/03/20 PC
3. **WS-20-0028-702 CAPITAL GROUP, LLC: WAIVER OF DEVELOPMENT STANDARDS** to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. LB/sd/jd (For possible action) 03/03/20 PC
4. **WS-20-0037-CHRISTOPHER PAUL M LIVING TRUST & CHRISTOPHER PAUL M TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce rear setback for a proposed single family residence on 0.6 acres in an R-E (RNP-I) Zone. Generally located on the west side of Ruffian Road, approximately 200 feet south of Stephen Avenue within Lone Mountain. LB/sd/jd (For possible action) 03/03/20 PC
5. **ET-20-400001 (UC-0685-15)-SPIKE & CHICO, LLC: USE PERMIT SECOND EXTENSION OF TIME** to commence an assisted/independent living facility. **WAIVER OF DEVELOPMENT STANDARDS** to reduce landscaping. **DESIGN REVIEW** for a proposed assisted/independent living facility in conjunction with an existing single family residence on 4.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of El Capitan Way, between Tropical Parkway and Corbett Street within Lone Mountain. LB/jvm/jd (For possible action) 03/04/20 BCC
6. **UC-20-0033-JENNY GREGORY & JEAN: USE PERMIT** to allow additional household pets (dogs) in conjunction with an existing single family residence on 0.5 acres in an R-E Zone. Generally located on the east side of Queen Irene Court and north of Azure Drive within Lone Mountain. LB/nr/jd (For possible action) 03/04/20 BCC

VII. General Business

1. Appoint one CAC member to be involved in the update of Clark county zoning title 30. This member would represent the lone mountain CAC and at a minimum attend a kick-off meeting with the consultant on Friday, March 20th from 11:00 a.m. to 12:00 p.m. to discuss the updating process.

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IX. Next Meeting Date: February 25, 2020

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129

Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130

Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Lone Mountain Citizens Advisory Council

January 28, 2020

MINUTES

| | | |
|----------------|---|--|
| Board Members: | Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – EXCUSED Kimberly Burton – PRESENT | Chris Darling – PRESENT Dr. Sharon Stover – PRESENT |
| Secretary: | Dawn vonMendenhall, clarkcountycac@hotmail.com | |
| Town Liaison: | Sue Baker, Sue.baker@clarkcountynv.gov | |

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of January 14, 2020 Minutes
Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for January 28, 2020
Moved by: SHARON
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item
Received updates pertaining to progress on off leash dog park area at Lone Mountain Park, offsite improvements at Fort Apache/Ann, Town Board member training on Feb 8th and new Art Project RNP signs in center median at Ann/Fort Apache.

VI. Planning & Zoning

1. **WS-19-0958-SCHREIBER TED & JULIE: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Whispering Sands Drive, 153 feet west of Sisk Road within Lone Mountain. LM/sd/jd 02/04/2020 PC

Action: DENIED because applicant failed to meet with neighbor directly affected by the reduced setback and the board would like to keep setbacks in RNP compliant with Title 30

Moved by: TERESA

Vote: 4/0 – Unanimous

2. **UC-19-1002-FERGUSON KEVIN RICHARD & WERTSBAUGH LESLIE E: USE PERMIT** for small livestock (rabbits and fowl) in conjunction with a single family home on 1.1 acres in an R-E Zone. Generally located on the south side of Wittig Avenue, 650 feet west of Jones Boulevard within Lone Mountain. MK/bb/jd 02/18/20 PC

Action: APPROVED to allow 100 small animals total with condition that Code Enforcement visits periodically to ensure there is a measurable attrition rate with 2 years.

Moved by: TERESA

Vote: 3-1 (member opposed did not want the current numbers of animals on the property to increase to approved number of 100)

3. **VS-19-0998-HOMES FOR OUR TROOPS INC: VACATE AND ABANDON** easements of interest to Clark County located between Florine Avenue and Hickam Avenue, and between Cimarron Road and Tomsik Street within Lone Mountain LB/jt/jd 02/18/20 PC

Action: APPROVED subject to all staff conditions

Moved by: KIM

Vote: 4/0 – Unanimous

4. **WS-19-0967-KELL TERRANCE & SIGNE A: WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback, and; 2) allow a second driveway for an existing single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Washburn Road and Kevin Way within Lone Mountain. LB/sd/jd 02/04/2020 PC

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 4/0 – Unanimous

5. **WS-19-0907-KARAS JOHN G & MARCIE M: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an addition to an existing single family home on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Verde Way, 200 feet west of Bonita Vista Street within Lone Mountain. LB/bb/jd 02/18/20 PC

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 4/0 – Unanimous

VI. General Business

None

VIII. Public Comment

Allen Holland spoke in request of a motor grader on Riley between La Madre & Rosada Way

IX. Next Meeting Date

The next regular meeting will be February 11, 2020

X. Adjournment

The meeting was adjourned at 7:32 p.m.

MUSEUM
(TITLE 30)

PARK ST/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400002 (UC-1674-06) -BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:

USE PERMIT FIRST APPLICATION FOR REVIEW for a museum with accessory commercial uses on 9.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Park Street and the north side of El Campo Grande Avenue within Lone Mountain. LB/bb/jd (For possible action)

RELATED INFORMATION:

APN:

125-30-706-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5850 N. Park Street
- Site Acreage: 9.1
- Project Type: Art museum
- Number of Stories: 1
- Square Feet: 14,200
- Parking Required/Provided: 41/12 (approved with WS-1156-08)

Site Plans

The approved plans depict an approximately 11,200 square foot addition to an existing 3,000 square foot residence to be used as a museum. The plans also depict a new parking lot at the southeast corner of the property with access from Tee Pee Lane. Exterior materials consist of sand colored stucco and a tile roof. The floor plan depicts five gallery rooms. The applicant will exhibit works of art by special invitation during a maximum of 24 events per year. The applicant offers incidental sale of the exhibited art as an accessory commercial use.

The approved plans with this application were superseded by the approval of WS-1156-08. The exhibit was approved for a maximum of 24 days per calendar year. The application was

approved for the accessory commercial use to the museum consisting of the incidental sale of the exhibited art.

Landscaping

The site was approved with no parking lot landscaping, where 6 large trees or 8 medium trees are required. The street landscaping was also waived where a 6 foot wide landscape strip with trees is the standard (Figure 30.64-13).

Elevations

The single family home is constructed of painted stucco siding and tile roof. The museum building is constructed with painted concrete walls and matching tile roof.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400181 (UC-1674-06):

Current Planning

- Until January 18, 2020 to commence and review as a public hearing;
- 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 and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-1674-06 (ET-0066-13):

Current Planning

- Until January 18, 2018 to commence and review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or 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.

Listed below are the approved conditions for UC-1674-06 (ET-0266-09):

Current Planning

- Until January 18, 2014 to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for UC-1674-06 (ET-0204-08):

Current Planning

- Until January 18, 2010 to commence and review as a public hearing;
- Property owner must apply for a commercial septic system permit for the museum from the Nevada Division of Environmental Protection;
- Property owner to acquire additional water rights from the Nevada Division of Water Resources to convert from a domestic use well to a commercial use well;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Drainage study and compliance;
- Compliance with previous conditions.

Listed below are the approved conditions for UC-1674-06:

Current Planning

- 4 years for review as a public hearing;
- Limited to 24 days per calendar year;
- Any future additions will require approval of a new use permit;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Construct paving to non-urban standards on Corbett Street and Tee Pee Lane; Execute Restrictive Covenant (deed restrictions).

Applicant's Justification

The museum is completed and the applicant will continue operations with approval of this application. The museum received a certificate of occupancy on December 23, 2019.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|----------------|--------------|
| ET-18-400182 (WS-1156-08) | Third extension of time to reduce parking and museum redesign | Approved by PC | October 2018 |
| ET-18-400181 (UC-1674-06) | Fourth extension of time for the use permit | Approved by PC | October 2018 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|--|----------------|----------------|
| WS-1156-08 (ET-0067-13) | Second extension of time to reduce parking and museum redesign | Approved by PC | September 2013 |
| UC-1674-06 (ET-0066-13) | Third extension of time for the use permit | Approved by PC | September 2013 |
| WS-1156-08 (ET-0136-10) | First extension of time to reduce parking and museum redesign | Approved by PC | October 2010 |
| UC-1674-06 (ET-0266-09) | Second extension of time for the use permit | Approved by PC | November 2009 |
| VS-0183-09 | Vacated portions of Corbett Street and a portion of Tee Pee Lane | Approved by PC | May 2009 |
| WS-1156-08 | Reduced parking and museum redesign | Approved by PC | February 2009 |
| UC-1674-06 (ET-0204-08) | First extension of time for the use permit | Approved by PC | September 2008 |
| UC-1674-06 | Original application for a museum and waivers for landscaping | Approved by PC | January 2007 |
| VC-0910-00 | Allowed an accessory structure (sculpture) in the front yard | Approved by PC | July 2000 |

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|------------------------------|---|
| AR-20-400008 (WS-1156-08) | First application for review of approved waivers and completed construction is a related 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

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. The museum construction is complete, however, the certificate of occupancy was not issued until December 2019, which is not enough time to establish any impacts to the surrounding area; therefore, staff recommends approval with an additional review period for this property.

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

- Until January 18, 2021 to review.
- Applicant is advised that a Clark County Business License may be required; and that a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: ROBERT BELLIVEAU

CONTACT: ROBERT BELLIVEAU, 5850 N PARK ST, LAS VEGAS, NV 89149



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 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-1674-06</u> (ORIGINAL APPLICATION #) | STAFF | DATE FILED: <u>1/9/2020</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>JR</u> FEE: <u>\$475</u> CHECK #: <u>1907</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>AR-20-400002</u> TAB/CAC: <u>LOME MOUNTAIN</u> TAB/CAC MTG DATE: <u>2/1/20</u> TIME: <u>6:20pm</u> PC MEETING DATE: <u>March 3, 2020</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E RNP1</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>300</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER | NAME: <u>ROBERT ROCK BELLIVEAU (TRS)</u> ADDRESS: <u>5850 N. PARK ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-645-7997</u> CELL: <u>SAME</u> E-MAIL: <u>rrobbell@aol.com</u> | |
| | APPLICANT | NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ | |
| | CORRESPONDENT | NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 125-30-706-001

PROPERTY ADDRESS and/or CROSS STREETS: PARK ST. AND EL CAMPO GRANDE AVE

PROJECT DESCRIPTION: APPLICATION TO REVIEW FOR MUSEUM

(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.

Robert Belliveau

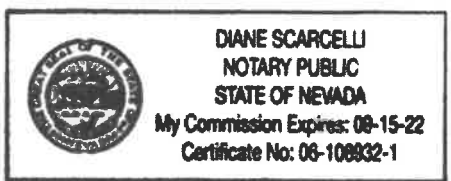
 Property Owner (Signature)*

Robert Belliveau

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-9-20 (DATE)
 By Robert Belliveau
 NOTARY PUBLIC: Diane Scarcelli



*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.

January 9, 2019

Mr. Robert Belliveau
5850 North Park Street
Las Vegas, NV 89149
702-645-7997

Subject: Justification Letter for Application to Review

AR-20 400002

To Whom It May Concern:

I am applying for an application to review for UC-1674-06. This application was previously approved with extensions of time to accommodate the construction period of the museum. The museum is finally completed and the Certificate of Occupancy was issued December 23, 2019. Per the Notice of Final Action, we are required to apply for an application to review for the museum. We respectfully ask for approval of this application.

Sincerely,


Mr. Robert Belliveau

MUSEUM
(TITLE 30)

PARK ST/EL CAMPO GRANDE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400008 (WS-1156-08) -BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: **1)** to allow a reduction of the number of parking spaces for a museum; **2)** trash enclosure requirements; and **3)** to allow access from a residential local street on 9.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone

Generally located on the east side of Park Street and the north side of El Campo Grande Avenue within Lone Mountain. LB/bb/jd (For possible action)

RELATED INFORMATION:

APN:

125-30-706-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Provide 12 parking spaces, where 41 parking spaces are required (a 71% reduction).
2. Eliminate trash enclosure requirements as needed per 30.56.120.
3. Allow access from a residential local street (El Campo Grande Avenue) where not permitted per Table 30.56-2.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5850 N. Park Street
- Site Acreage: 9.1
- Project Type: Art museum
- Number of Stories: 1
- Square Feet: 14,200
- Parking Required/Provided: 41/12 (approved with WS-1156-08)

Site Plans

The original approvals (WS-1156-08 and UC-1674-06) indicated that a 2 story, 11,200 square foot addition to the 3,000 square foot existing single family residence, was designated for the

museum use. The plans for WS-1156-08 indicated the modification of a previously approved museum. Changes in the parking lot layout show access to the parking lot via El Campo Grande Avenue.

The applicant requested a reduction in parking to 12 spaces where 41 spaces are required. The applicant stated that justification for the reduction of parking is based on the maximum 35 visitors allowed at the facility for a 4 hour period, and that the guests will be arriving on-site via a bus. Due to the nature of this particular museum, an engineering analysis indicated that the provided 12 spaces and 1 bus space presents more than sufficient amount of parking for this site. The requirement for a trash enclosure was waived due to the fact that no food or drink is allowed at the museum and no additional trash will be generated.

Landscaping

No additional landscaping will be installed per the waiver of development standards approval.

Elevations

The approved design review for a single story museum was submitted due to cost and impractical considerations of having a 2 story structure with an elevator. The modifications of the structure include architectural elements that are compatible with the single family residence. Exterior materials for the museum addition are constructed with stucco finishing, stone veneer, and Spanish roof tiles.

Floor Plans

The approved floor plans show 4 gallery rooms, 2 offices, 2 storage rooms, restrooms, and a gift shop.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400182 (WS-1156-08):

Current Planning

- Until January 18, 2020 to commence and review as a public hearing;
- 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 and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-1156-08 (ET-0067-13):

Current Planning

- Until January 18, 2018 to commence and review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or 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.

Listed below are the approved conditions for WS-1156-08 (ET-0136-10):

Current Planning

- Until January 18, 2014 to commence and review as a public hearing to coincide with UC-1674-06;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Right-of-way dedication to include 30 feet for Park Street and 30 feet for El Campo Grande Avenue;
- Execute a Restrictive Covenant Agreement (deed restriction).

Listed below are the approved conditions for WS-1156-08:

Current Planning

- Until January 18, 2011 to commence and review as a public hearing to coincide with UC-1674-06;
- A maximum of 35 guests per museum event;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Pave Corbett Street and Tee Pee Lane to non-urban standards, or apply for and have approved the vacation of Corbett Street and Tee Pee Lane;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restriction).

Applicant's Justification

The museum is completed and the applicant will continue operations with approval of this application. The museum received a certificate of occupancy on December 23, 2019.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|----------------|----------------|
| ET-18-400182 (WS-1156-08) | Third extension of time to reduce parking and museum redesign | Approved by PC | October 2018 |
| ET-18-400181 (UC-1674-06) | Fourth extension of time for the use permit | Approved by PC | October 2018 |
| WS-1156-08 (ET-0067-13) | Second extension of time to reduce parking and museum redesign | Approved by PC | September 2013 |
| UC-1674-06 (ET-0066-13) | Third extension of time for the use permit | Approved by PC | September 2013 |
| WS-1156-08 (ET-0136-10) | First extension of time to reduce parking and museum redesign | Approved by PC | October 2010 |
| UC-1674-06 (ET-0266-09) | Second extension of time for the use permit | Approved by PC | November 2009 |
| VS-0183-09 | Vacated and abandoned portions of Corbett Street and a portion of Tee Pee Lane | Approved by PC | May 2009 |
| WS-1156-08 | Reduced parking and museum redesign | Approved by PC | February 2009 |
| UC-1674-06 (ET-0204-08) | First extension of time for the original use permit | Approved by PC | September 2008 |
| UC-1674-06 | Use permit and a design review for a museum and waivers of development standards for landscaping | Approved by PC | January 2007 |

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|------------------------------|---|
| AR-20-400002 (UC-1674-06) | First application for review of a use permit for an approved museum is a related 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

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. The museum construction is complete, however, the certificate of occupancy was not issued until December 2019, which is not enough time to establish any impacts to the surrounding area; therefore, staff recommends approval with an additional review period for this property.

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

- Until January 18, 2021 to review.
- Applicant is advised that a Clark County Business License may be required; and that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ROBERT BELLIVEAU

CONTACT: ROBERT BELLIVEAU, 5850 N PARK ST, LAS VEGAS, NV 89149



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZN)
- 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)
 - WS-1156-083
 - (ORIGINAL APPLICATION #)

| | | |
|-----------------------|--|--|
| STAFF | DATE FILED: <u>1/15/2020</u> | APP. NUMBER: <u>AR-20-400008</u> |
| | PLANNER ASSIGNED: <u>JVM</u> | TAB/CAC: <u>LOME MOUNTAIN</u> |
| | ACCEPTED BY: <u>JOR</u> | TAB/CAC MTG DATE: <u>2/11/20</u> TIME: <u>6:20pm</u> |
| PROPERTY OWNER | FEE: <u>\$475</u> | PC MEETING DATE: <u>March 3, 2020</u> |
| | CHECK #: <u>90485899</u> | BCC MEETING DATE: _____ |
| | COMMISSIONER: <u>LB</u> | ZONE / AE / RNP: <u>R-E RNP1</u> |
| APPLICANT | OVERLAY(S)? <u>NONE</u> | PLANNED LAND USE: <u>RNP</u> |
| | PUBLIC HEARING? <input checked="" type="radio"/> Y <input type="radio"/> N | NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="radio"/> N |
| | TRAILS? Y <input type="radio"/> N <input checked="" type="radio"/> PFNA? Y <input type="radio"/> N | LETTER DUE DATE: _____ |
| CORRESPONDENT | APPROVAL/DENIAL BY: _____ | COMMENCE/COMPLETE: _____ |
| | NAME: <u>ROBERT ROCK BELLIVEAU (TRS)</u> | |
| | ADDRESS: <u>5850 N. PARK ST.</u> | |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> | |
| | TELEPHONE: <u>702-645-7997</u> CELL: <u>SAME</u> | |
| | E-MAIL: <u>rrobbe1@aol.com</u> | |
| | NAME: <u>SAME AS ABOVE</u> | |
| | ADDRESS: _____ | |
| | CITY: _____ STATE: _____ ZIP: _____ | |
| | TELEPHONE: _____ CELL: _____ | |
| | E-MAIL: _____ REF CONTACT ID #: _____ | |
| | NAME: <u>SAME AS ABOVE</u> | |
| | ADDRESS: _____ | |
| | CITY: _____ STATE: _____ ZIP: _____ | |
| | TELEPHONE: _____ CELL: _____ | |
| | E-MAIL: _____ REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 125-30-706-001

PROPERTY ADDRESS and/or CROSS STREETS: PARK ST. AND EL CAMPO GRANDE AVE

PROJECT DESCRIPTION: APPLICATION TO REVIEW FOR MUSEUM

(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.

Robert Belliveau
Property Owner (Signature)*

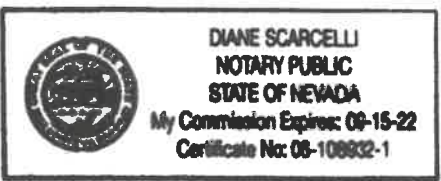
Robert Belliveau
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-9-20 (DATE)

By Robert Belliveau

NOTARY PUBLIC: Diane Scarcelli



*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.

January 9, 2019

Mr. Robert Belliveau
5850 North Park Street
Las Vegas, NV 89149
702-645-7997

AR-20-400008

Subject: Justification Letter for Application to Review

To Whom It May Concern:

I am applying for an application to review for ~~WS-115608~~. This application was previously approved with extensions of time to accommodate the construction period of the museum. The museum is finally completed and the Certificate of Occupancy was issued December 23, 2019. Per the Notice of Final Action, we are required to apply for an application to review for the museum. We respectfully ask for approval of this application.

Sincerely,


Mr. Robert Belliveau

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

GRAND CANYON DR/STANGE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0028-702 CAPITAL GROUP, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. LB/sd/jd (For possible action)

RELATED INFORMATION:

APN:

138-06-601-011

WAIVER OF DEVELOPMENT STANDARDS:

Allow single family residential lots to face and to have direct access to a collector street (Grand Canyon Drive) where not permitted per Section 30.56.080.

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/ Units: 2
- Project Type: Single family residential

Site Plans

The plans depict a proposed single family residential development consisting of 2 lots located on the corner of Grand Canyon Drive and Stange Avenue. The applicant is proposing to subdivide the existing lot into 2 lots and has submitted an application for a Minor Subdivision Map (MSM-19-600099). The request is to allow for access onto a collector street (Grand Canyon Drive) for both lots. The plans depict a circular driveway for both lots that will allow access from Grand Canyon Drive.

Applicant's Justification

The applicant states that certain portions of right-of-ways for Grand Canyon Drive have been relinquished and Grand Canyon Drive is the access for most single family residences between Craig Road and Lone Mountain Road. The granting of this waiver will result in a development which is more compatible with adjacent development.

Surrounding Land Use

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

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.

While staff understands that Grand Canyon Drive may not function as a traditional collector street at this time, future plans are for it to become a practical and functional collector street. This will help with circulation in the area in the future, even within an RNP area. There is adequate lot area to accommodate an alternative design without having direct access to Grand Canyon Drive. Staff supports lots that front onto local streets as access onto collector streets is not recommended. Therefore, staff finds the request is a self-imposed hardship due to the proposed layout of the development and cannot support this request.

Public Works - Development Review

Staff concurs with the Current Planning analysis in addition to a safety issue with residential lots accessing collector streets. Title 30 specifically prohibits lots accessing a collector street unless the lot was created prior to the adoption of Title 30 in 2001. The subject lot that is intended to be split into 2 lots has direct access to Stange Avenue, a local street. As an undeveloped parcel, the subdivision map can be created to allow both proposed lots to directly access Stange Avenue via the dedication of the 30 feet of right-of-way. Accessing a local street is safer for the residents, their guests, and the public.

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:

- 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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 40 feet for Grand Canyon Drive, 30 feet for Stange Avenue, and associated spandrel.

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 the applicant is advised 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, or contact the Southern Nevada Health District with regard to a septic system.

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

APPLICANT: BRIAN MINTER

CONTACT: BRIAN MINTER, 702 CAPITAL GROUP, 8436 CARBON HEIGHTS COURT,
LAS VEGAS, NV 89178



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>1/10/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475</u> CHECK #: <u>1104</u> COMMISSIONER: <u>L-B</u> OVERLAY(S)? <u>RUP-I</u> PUBLIC HEARING? <u>Y / N</u> TRAILS? <u>Y / N</u> PFNA? <u>Y / N</u> APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>WS-20-0028</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC MTG DATE: <u>2/11</u> TIME: <u>6:30</u> PC MEETING DATE: <u>3/3/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-e /</u> PLANNED LAND USE: <u>RUP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y / N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER | NAME: <u>702 Capital Group LLC</u> ADDRESS: <u>8436 Carbon Heights CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>NA</u> CELL: <u>702-587-3355</u> E-MAIL: <u>bminter33@yahoo.com</u> | |
| | APPLICANT | NAME: <u>Brian Minter</u> ADDRESS: <u>8436 Carbon Heights CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>NA</u> CELL: <u>700-587-3355</u> E-MAIL: <u>bminter33@yahoo.com</u> REF CONTACT ID #: <u>NA</u> | |
| | CORRESPONDENT | NAME: <u>Brian Minter</u> ADDRESS: <u>8436 Carbon Heights CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>NA</u> CELL: <u>702-587-3355</u> E-MAIL: <u>bminter33@yahoo.com</u> REF CONTACT ID #: <u>NA</u> | |

ASSESSOR'S PARCEL NUMBER(S): 138-06-601-011

PROPERTY ADDRESS and/or CROSS STREETS: N Grand Canyon Dr / Stange Ave

PROJECT DESCRIPTION: Subdivide into two separate lots and build 2 residential homes

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

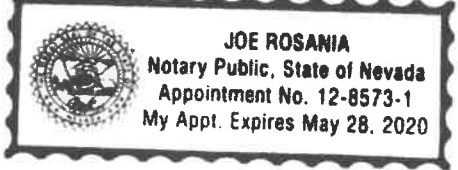
[Signature]
 Property Owner (Signature)*

Brian Minter
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 14, December 2019 (DATE)
 By Brian Minter

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.

To Clark County Comprehensive Planning & Lone Mountain Citizens Advisory Council.

702 Capital Group LLC's represented by managing member Brian Minter is requesting a waiver of development standards for parcel 138-06-601-011, cross streets of N Grand Canyon Dr & Stange Ave. Specifically grant access for 2 single family residential lots to N Grand Canyon in lieu of Stange Ave. 702 Capital Groups ideals mesh very well with the lone mountain land use plan including but not limited to:

1. Protecting and maintaining the character of the low-density areas
2. Supporting the growth rate strategy for the NW area of the Las Vegas Valley
3. The development of current vacant lands within the low-density areas to establish the neighborhoods.
4. Preserve existing large lot neighborhoods by developing similar densities as existing homes.
5. Promote projects that provide varied neighborhood design and innovative architecture.

We feel this waiver should be granted for many reasons including but not limited to:

- The right of ways for N Grand Canyon have been relinquished in certain spots.
- N Fort Apache has been designated as the thoroughfare for the area with no plans to do so for N Grand Canyon
- Our proposed plans directly align with Lone Mountains land use plan by using varied elevations, roof forms, building and garage setbacks and three-dimensional details between surface planes are several approaches that can be incorporated to enrich the residential environment. This can only be accomplished with the homes having access from N Grand Canyon.
- N Grand Canyon is the access for most of the single-family residents between Craig Rd and Lone Mountain granting of this waiver will result in a development which is as or more compatible with adjacent development
- We fully intend to comply with Clark County site development standard 30.56.040. The proposed two residential lots with accesses to arterial (N Grand Canyon), access to the street shall include a circular driveway design or on-site turnarounds to preclude the backing of vehicles onto the streets.

SINGLE FAMILY RESIDENCE
(TITLE 30)

RUFFIAN RD/STEPHEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0037-CHRISTOPHER PAUL M LIVING TRUST & CHRISTOPHER PAUL M TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a proposed single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Ruffian Road, approximately 200 feet south of Stephen Avenue (alignment) within Lone Mountain. LB/sd/jd (For possible action)

RELATED INFORMATION:

APN:

126-36-501-028

WAIVER OF DEVELOPMENT STANDARDS.

Reduce the rear setback to 24 feet where a maximum of 30 feet is required per Table 30.40-1 (a 20% 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: 0.6
- Number of Lots/Units: 1
- Project Type: Single family residence
- Number of Stories: 1
- Building Height (feet): up to 15
- Square Feet: 4,461

Site Plans

The plans depict a single family residence that will be approximately 4,461 square feet in size. The parcel is currently undeveloped and plans have been submitted to the Building Department for review. This request is for reduction in the rear setback along the southern property line on the southeast portion of the structure. The site of the proposed residence is part of a 4 lot

subdivision (MSM-02-600332) with access by way of a private cul-de-sac from Ruffian Road. The rear portion of the residence is proposed to encroach into the rear setback by 6 feet for that portion where the master bedroom and bathroom are located, and 1 foot where the patio cover is located.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict a 1 story single family residence which will be constructed of a stucco finish with a flat roofline and parapet walls and architectural enhancements.

Floor Plans

The plans depict 4 bedrooms, garage, family room, kitchen, laundry room, guest living room, covered patio, and covered courtyard.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this request to reduce the rear yard setback is to accommodate the owner's physical limitations. A 2 story residence is not as the applicant cannot climb stairs. Hallways, doors and master bathroom have been widened to accommodate a motorized chair. The master bathroom is the subject of this setback reduction of 6 feet. It is important for the owner to continue to live as normal a lifestyle as possible without avoiding setbacks due to his restricted mobility. The house has been designed for overcoming daily limitations.

In order to maintain the integrity of the residential design and still meet setback requirements for the street side, interior and front yards, the request is to reduce the rear setback by 6 feet. In the front yard is a septic leach field and septic tank makes encroachment further north impossible, including maintaining the requisite setbacks for the garage and driveway to the cul-de-sac.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| VS-0838-03 | Vacated easements | Approved by PC | July 2003 |
| WS-1895-03 | Required a development that is within 1,250 feet of public water line to connect to water service through public water system | Approved by PC | January 2004 |
| ZC-0296-01 | Reclassified from R-U, R-A and R-E zoning to R-E (RNP-I) and from R-A to R-A (RNP-II) zoning | Approved by BCC | September 2001 |

Surrounding Land Use

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

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 finds the proposed setback reduction will have minimal to no impact on the surrounding residential development as it is minimal in its scope. However, staff recommends planting small trees along the rear (south) property line to mitigate any potential impact the proposed encroachment will have on future single family residences to the south.

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

- Plant 2 small trees along the side (south) property line adjacent to the area subject to the encroachment;
- 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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; applicant is advised 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, or contact the Southern Nevada Health District with regard to septic system.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PALMER CHRISTOPHER

CONTACT: PALMER CHRISTOPHER, OWNER, 5231 N. DURANGO DRIVE, LAS VEGAS, NV 89149

DRAFT



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>1/15/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475</u> CHECK #: <u>101</u> COMMISSIONER: <u>L-B</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>WS-20-0037</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC MTG DATE: <u>2/11</u> TIME: <u>6:30</u> PC MEETING DATE: <u>3/3/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER | NAME: <u>Paul Christopher, Trustee, Paul M. Christopher Living Trust</u> ADDRESS: <u>5231 N. Durango Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702.396.2032</u> CELL: _____ E-MAIL: <u>371onthego@gmail.com</u> | |
| | APPLICANT | NAME: <u>Palmer Christopher</u> ADDRESS: <u>5231 N. Durango Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702.396.2032</u> CELL: _____ E-MAIL: <u>371onthego@gmail.com</u> REF CONTACT ID #: _____ | |
| | CORRESPONDENT | NAME: <u>Paul Christopher</u> ADDRESS: <u>5231 N. Durango Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702.396.2032</u> CELL: _____ E-MAIL: <u>371onthego@gmail.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 126-36-501-028

PROPERTY ADDRESS and/or CROSS STREETS: 5455 Ruffian Rd, located at Ruffian Rd and Stephen Avenue

PROJECT DESCRIPTION: new construction, one story, single family residence

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

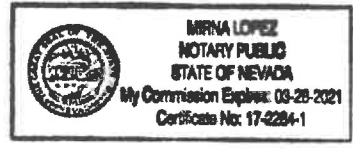
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 04, 2020 (DATE)
 By PAUL CHRISTOPHER

NOTARY PUBLIC: _____



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

***** JUSTIFICATION LETTER *****

Palmer Christopher
5231 N. Durango Dr.
Las Vegas, NV 89149

January 11, 2020

Comprehensive Planning Department
CLARK COUNTY NEVADA
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Waiver of Development Standards for new single family residence
Proposed residence location: 5455 Ruffian Road, LV, NV 89149
BD19-50247 APN: 126-36-501-028

Dear Gentlepeople:

We are currently in plan review for the above-referenced project and are informed that our site plan indicates that the proposed residence encroaches into the rear-yard setback by several feet and we wish to correct this issue by this application for a waiver of development standards (herein 'waiver').

In order to maintain the integrity of the residence design features and still meet setback requirements in all other locations around the house, we are hereby requesting a waiver of: 1) 30 foot rear yard setback requirement; and 2) the six foot height limit for the lot perimeter block walls.

By review of the site plan, it is clear that:

- 1) we cannot locate the proposed septic leach field or septic tank (individual sewage disposal system "ISDS") closer to the northern property line as this would create encroachments at those sites;
- 2) we cannot locate the house further north or we would not meet the setback requirements for both:
a) the house distance to the ISDS; and, b) the garage distance to the cul-de-sac.

Also, as it relates to the perimeter block walls, with a waiver to increase the height of the block walls we can both increase the privacy for the adjacent neighbor to the south and add to our security. With increased block wall height, this will shield visibility of the rear of our residence coming within the 30 foot setback and thus have a diminished impact, if any, on the southern adjacent neighbor.

Upon grant of these waivers, the impact, if any, on surrounding neighbors is minimal to none.

Our waiver requests are as follows:

- 1) Waiver of rear-yard setback requirement to be 22 feet (rather than 30 feet); and
- 2) Waiver of block wall six foot height limit to be raised to up to eight foot height limitation.

Your consideration will be appreciated.

Yours truly,

Palmer Christopher

***** PARKING ANALYSIS *****

Re: Land Use Application for Waiver of Development Standards
APN: 126-36-501-028
Address: 5455 Ruffian Road, Las Vegas, NV 89149
Applicant: Palmer Christopher

Parking Analysis:

Adequate parking will be built within the proposed residence. There is to be a single car garage, and a tandem 2-car door opening garage (providing space for up to 4 vehicles).

ASSISTED/INDEPENDENT LIVING FACILITY
(TITLE 30)

EL CAPITAN WY/TROPICAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400001 (UC-0685-15)-SPIKE & CHICO, LLC:

USE PERMIT SECOND EXTENSION OF TIME to commence an assisted/independent living facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.

DESIGN REVIEW for a proposed assisted/independent living facility in conjunction with an existing single family residence on 4.0 acres in an R-E (Rural Estates Residential) (RNP-D) Zone.

Generally located on the east side of El Capitan Way, between Tropical Parkway and Corbett Street within Lone Mountain. LB/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

125-29-701-011

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce landscaping along El Capitan Way where Figure 30.64-17 or Figure 30.64-18 is required.
- b. Reduce landscaping along Tropical Parkway where Figure 30.64-17 or Figure 30.64-18 is required.
- c. Reduce landscaping along Corbett Street where Figure 30.64-13 is required.
- d. Reduce landscaping adjacent to a less intense use along the east property line where Figure 30.64-11 with 1 tree per 20 feet is required.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5930 N. El Capitan Way
- Site Acreage: 4
- Project Type: Assisted/independent living facility
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 19,050
- Parking Required/Provided: 12/12

Site Plan

The approved plan depicts an existing 17,000 square foot single family residence located near the southwest portion of the site being converted into an assisted living facility. An 850 square foot pool house/cabana is located to the northeast of the residence, and a guest house is located on the northwest portion of the site near the intersection of El Capitan Way and Tropical Parkway. Gated access to the site is provided by a driveway on El Capitan Way and a driveway on Corbett Street. A driveway connects both access gates to the main house and the casita. A loading zone and 2 parking spaces are located on the south side of the residence, and 10 parking spaces and a trash enclosure are located on the southwest side of the residence.

Landscaping

The entire site has existing mature landscaping; however, portions of the landscaping do not meet minimum Code requirements. For example, along Tropical Parkway on the north side of the site, the number of trees do not meet the minimum standards. Along El Capitan Way on the west side of the site, a 70 foot section of the 600 foot long frontage has a planter that is 10 feet wide where a minimum width of 15 feet is required; however, other portions of the landscape area along El Capitan Way are over 30 feet wide. The landscape area along Corbett Street on the south side of the site has portions that are also 10 feet wide, although the majority of the landscape area exceeds the minimum width. On the east side of the site, extensive landscaping is located adjacent to the existing single family residences; however, a minimum of 1 tree per 20 feet is required. A concrete walkway meanders throughout the landscape area on the site. An existing 6 foot high wrought iron fence with concrete pillars is located along all the street frontages. Fences and walls are allowed within street setbacks for assisted/independent living facilities subject to approval by the Planning Commission or Board of County Commissioners.

Elevations

The 2 story, 35 foot high single family residence includes various pitched rooflines, stucco pop-out trim, columns, balconies, and a porte-cochere. Both the pool house/cabana and guest house are built with a similar design and architectural features to the single family residence.

Floor Plans

The first floor of the 17,000 square foot residence will include 7 bedrooms, a kitchen, dining room, entry area, game room, theater, theater lobby, gym, laundry room, boxing gym, and restrooms. The second floor will include 5 bedrooms and bathrooms. Two beds are located in each bedroom.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0685-15 (ET-0062-17):

Current Planning

- Until January 6, 2019 to commence with any extension of time to be a public hearing;
- Until June 30, 2019 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0685-15:

Current Planning

- 18 months to start operations or return for an extension of time as a public hearing;
- 30 months to review as a public hearing;
- No more than 12 bedrooms and no more than 18 total residents, no more than 6 of the 12 bedrooms may be occupied by 2 people with a family relationship;
- No additions/expansions on the property to increase bedrooms;
- No subdivision of the property while this use is on the property;
- Residential character of the exterior of the property to remain the same;
- Any violations found during inspections by the Nevada Department of Health and Human Services shall be reported to the Director of Clark County Department of Comprehensive Planning;
- No signage;
- Lighting to remain the same;
- Delivery hours Monday through Friday 8:00 a.m. to 6:00 p.m.;
- Residents 60 years and older;
- Ingress and egress to remain the same;
- No parking off-site.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works – Development Review

- Applicant to execute a license and maintenance agreement for non-standard improvements (landscape) constructed within the right-of-way or remove non-standard improvements.

Building/Fire Prevention

- Applicant is advised to submit fire apparatus access road (fire lane) plans for Fire Department review and approval.

Clark County Water Reclamation District (CCWRD)

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that there have been unforeseen delays with regard to fire department issues and that they are finally able to proceed with commencing the project.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|--|---------------------------|----------------|
| UC-0685-15 (ET-0062-17) | First extension of time on original use permit | Approved by BCC | July 2017 |
| UC-0685-15 | Assisted/independent living facility, waiver of development standards to reduce landscaping with a design review for a proposed assisted/independent living facility | Approved by BCC on appeal | January 2016 |
| ZC-0296-01 | Reclassified various parcels to R-E (RNP-I) zoning | Approved by BCC | September 2001 |

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since approval of the original application the applicant has submitted for a building permit (17-5935) to convert the building to an assisted/independent living facility which has been issued a Certificate of Occupancy and has submitted off-site improvement plans (16-42000) which have been approved. Since, the applicant has taken steps to move the project forward, staff can support an extension of time on this application.

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

- Until January 6, 2021 to commence with any extension of time to be a public hearing;
- Until June 30, 2021 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SYLVIA CORTEZ

CONTACT: SYLVIA CORTEZ, COCO TRUST, 5930 N. EL CAPITAN WAY, LAS VEGAS, NV 89149



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

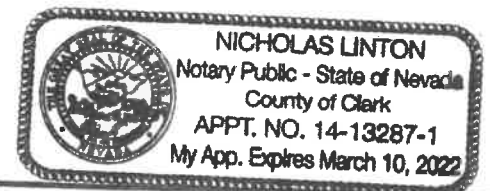
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|--|-----------------------|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-0685-15</u> (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-0685-15</u> (ORIGINAL APPLICATION #) | STAFF | DATE FILED: <u>1/7/2020</u> PLANNER ASSIGNED: <u>JYM</u> ACCEPTED BY: <u>JOR</u> FEE: <u>\$475</u> CHECK #: <u>6670</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____ |
| | PROPERTY OWNER | APP. NUMBER: <u>ET-20-400001</u> TAB/CAC: <u>LONE MOUNTAIN</u> TAB/CAC MTG DATE: <u>2/11/20</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/4/2020</u> ZONE / AE / RNP: <u>RE RNP-I</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | APPLICANT | NAME: <u>SPIKE & CHICO, LLC</u> ADDRESS: <u>5930 N. EL CAPITAN WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ |
| | CORRESPONDENT | NAME: <u>COCO TRUST</u> ADDRESS: <u>5930 N. EL CAPITAN WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |
| | CORRESPONDENT | NAME: <u>SYLVIA CORTEZ</u> ADDRESS: <u>5930 N. EL CAPITAN WAY</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-525-1708</u> CELL: _____ E-MAIL: <u>SCORTEZ46@AOL.COM</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 125-29-701-011
 PROPERTY ADDRESS and/or CROSS STREETS: EL CAPITAN WAY AND TROPICAL PKWAY
 PROJECT DESCRIPTION: ASSISTED LIVING RESIDENCE

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

Property Owner (Signature)* Sylvia Cortez Sylvia Cortez
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 1/7/2020 (DATE)
 By Sylvia Cortez
 NOTARY PUBLIC: Nicholas Linton



*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.

LA MANSION, LLC.
5930 N. EL CAPITAN WAY
LAS VEGAS, NEVADA 89149

ET-20-400001

Clark County Zoning
Ms. Jennifer Ammerman

Re: extension of time expired
Parcel: 125-29-701-011

Hi Jennifer:

I would like to explain in detail as to why the time expired, to be honest we simply didn't realize that it had.

On Dec. 2019 we were finally in agreement with the county fire department. It was agreed that the sprinklers were approved. We started closing walls, painting etc. to finish this delayed project. We were told we were good to go.

Well on March 14'2019 the shoe dropped and we were told that we now had to add sprinkler heads to the outside patios and that we needed a thermal engineer for type of insulation that would prevent heads to freeze if weather dropped to below 30 degrees. They came upon this 2016 code that everyone had overlooked and it was enforceable. At the time trying to find an engineer who was not busy was a challenge. Well some said yes they would have it ready in one week...not so, we went through several until we got one that finally finished in Aug.

We proceeded with the required inspections and corrections till we got approval once again in Dec. one year had passed. On Dec.15, the state fire marshal came and we passed and we got certificate of occupancy. We then submitted to State Michelle Smothers who sent an inspector and said we passed, but we needed city license (this was incorrect as we then were told we needed county license).

So here we are and I'm hoping that this can now be resolved. I've had a staff since May 1. I couldn't let them go after they had already given notice (and because we thought we would be open).

I'd appreciate your help as I'm at my wits end. This project is my family's dream.

Thank you,


Sylvia Cortez - 702-525-1708

La Mansion

HOUSEHOLD PETS
(TITLE 30)

AZURE DR/QUEEN IRENE CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0033-JENNY GREGORY & JEAN:

USE PERMIT to allow additional household pets (dogs) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Queen Irene Court and north of Azure Drive within Lone Mountain. LB/nr/jd (For possible action)

RELATED INFORMATION:

APN:
125-29-503-008

USE PERMIT:
Increase the number of household pets (dogs) to a maximum of 6 dogs where 7 are permitted per Table 30.44-1.

LAND USE PLAN:
LONE MOUNTAIN - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description
General Summary

- Site Address: 6220 Queen Irene Court
- Site Acreage: 0.5
- Project Type: Household Pets

Site Plan

The plan shows an existing 2,936 square foot single family residence. A 4 foot high block wall extends east along the southern property line, north along the rear property line, and west along the northern property line.

Landscaping

The photos show mature landscaping consisting of large trees and shrubs in the front yard and ample mature landscaping in the rear yard.

Elevations

The photo depicts a single story house with light stucco exterior and a tile roof.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that they are not breeders and that they do not intend to foster dogs; however, they would like up to 6 total dogs. They currently have 3 dogs, but would like the possibility to have more dogs in their home. The dogs would have constant access to the house and yard and will sleep in the house at night. The applicant has one immediate neighbor to the north and the rest of the property is surrounded by park land.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--------------------------------------|------------------------|-----------------------------------|
| North & West | Residential Suburban (up to 8 du/ac) | R-E | Single family residential |
| South & East | City of Las Vegas | C-V | Thunderbird Family Sports Complex |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 finds that Title 30 allows the applicant to own 7 dogs due to the size of the property. Two additional dogs are allowed for every 10,000 square feet, and the applicant’s property has a total of 21,780 square feet. The applicant has room and proper amenities to support additional dogs. Due to the size of the property and the amount of the requested percentage of increase, 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 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: JEAN & GREGORY JENNY

**CONTACT: JEAN & GREGORY JENNY, 6220 QUEEN IRENE COURT, LAS VEGAS, NV
89149**



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: <u>2/11/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$675</u> CHECK #: <u>debt.</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>#</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>UC-20-0033</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC MTG DATE: <u>2/11</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/4/20 @ 9am</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>Jean + Gregory Jenny</u> ADDRESS: <u>6220 Queen Irene Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>302-345-8070</u> E-MAIL: <u>jean.jenny59@gmail.com</u> | |
| APPLICANT | NAME: <u>Jean + Gregory Jenny</u> ADDRESS: <u>6220 Queen Irene Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>302-345-8070</u> E-MAIL: <u>jean.jenny59@gmail.com</u> REF CONTACT ID #: <u>147344</u> | |
| CORRESPONDENT | NAME: <u>Jean + Gregory Jenny</u> ADDRESS: <u>6220 Queen Irene Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>302-345-8070</u> E-MAIL: <u>jean.jenny59@gmail.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 125-29-503-008

PROPERTY ADDRESS and/or CROSS STREETS: 6220 Queen Irene Ct

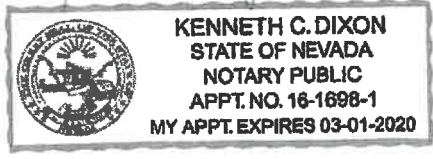
PROJECT DESCRIPTION: increased household pets

(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.

Jean Jenny _____ Jean + Gregory Jenny
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1/7/2020 (DATE)
 By Kenneth C Dixon
 NOTARY PUBLIC: Kenneth C Dixon



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

**PLANNER
COPY**

To Whom it may Concern,

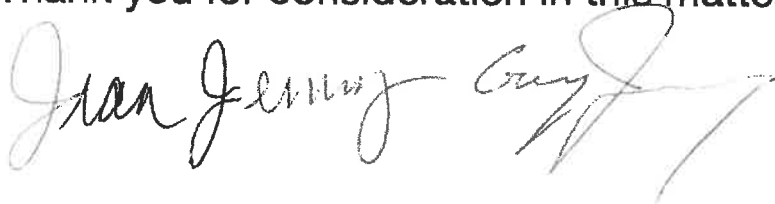
UC-20-0033

1/03/2020

We are requesting a special use permit in order to have more household dogs on my property. We have 3 dogs currently where 5 dogs are allowed. We would like 8 dogs. We live in a non-HOA area of Centennial Hills, on half acre property in a 2900 sq ft home. The dogs will have access to all of the yard with constant access to inside the house, with crates for sleeping at night. We are not dog breeders, we don't intend to foster dogs and we will not be selling any of the dogs.

We have a lot of privacy since we have no neighbors behind us due to Thunderbird Sports Family Complex, (Durango and Bright Angel). To the south of our property we have a vacant lot, (crossroads, Azure and El Capitan). Also park property.

Thank you for consideration in this matter.

A handwritten signature in black ink, appearing to read "Jean and Greg Jenny". The signature is written in a cursive, flowing style.

Jean and Greg Jenny
6220 Queen Irene Ct
Las Vegas NV 89149
302-345-8070