



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

March 10, 2020

6:30 p.m.

AGENDA

NOTE:

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

Board Members: Teresa Krolak-Owens, Chair Chris Darling
 Evan Wishengrad, Vice-Chair Dr. Sharon Stover
 Kimberly Burton

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- III. Approval of January 28, 2020 & February 11, 2020 Minutes (For possible action)

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

IV. Approval of Agenda for March 10, 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

VII.

04/07/20 PC

1. **UC-20-0113-ARMSTRONG JOHNNY W: USE PERMITS** for the following; 1) allow cumulative area of accessory structures to exceed the footprint of the principal residence; 2) allow accessory structures not architecturally compatible with principal residence in conjunction with a single family residence; and 3) allow alternative design standards on 2.0 acres in an R-E Zone in the RNP-I overlay district. Generally located on the south side of Whispering Sands Drive and the west side of Mustang Street within Lone Mountain. MK/bb/jd (For possible action) **04/07/20 PC**
2. **UC-20-0114-TRONNIER DAVID J: USE PERMIT** for the storage of 24 off highway vehicles, recreation vehicles, and watercraft. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) intense landscaping; and 2) fence height on 2.2 acres in an R-E Zone. Generally located on the south side of La Mancha Avenue, west of Jensen Street within Lone Mountain. LB/bb/jd (For possible action) **04/07/20 PC**
3. **WS-20-0106-FOY DONALD P & VICTORIA L: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (RNP-1) Zone. Generally located on the east side of Park Street and the south side of Regena Avenue within Lone Mountain. LB/nr/jd (For possible action) **04/07/20 PC**

VIII. General Business

1. Receive a presentation on the 2020 Census, including information on completing the census and applying for a job as a census taker

IX. 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.

X. Next Meeting Date: March 31, 2020

XI. 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

February 11, 2020

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 January 28, 2020 Minutes
Action: Held for clarification on item #4
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for February 28, 2020
Moved by: TERESA
Action: Approved agenda with item #4 heard first, items 1&2 heard together and meeting time & date correction under General Business
Vote: 4/0 - Unanimous
- V. Informational Item
Received updates pertaining to how Census takers will be properly identified while surveying so citizens will know they are who they say they are, and the Lone Mountain Land Use Update first Open House on March 24 and second open house on June 10th.

VI. Planning & Zoning

1. **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 03/03/20 PC

Action: DENIED because board does not want to set precedent for reduced setbacks in RNP

Moved by: TERESA

Vote: 4/0 – Unanimous

2. **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 03/03/20 PC

Action: APPROVED subject to all staff conditions & condition that applicant return January 18, 2021 for review to determine how operations are functioning

Moved by: CHRIS

Vote: 4/0 – Unanimous

3. **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 03/03/20 PC

Action: APPROVED subject to all staff conditions & condition that applicant return January 18, 2021 for review to determine how operations are functioning

Moved by: CHRIS

Vote: 4/0 – Unanimous

4. **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 03/03/20 PC

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 4/0 – Unanimous

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 03/04/20 BCC

Action: APPROVED subject to all staff conditions

Moved by: TERESA

Vote: 3/1 – Unanimous (member opposed not in favor of project)

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 03/04/20 BCC

Action: APPROVED subject to all staff conditions

Moved by: TERESA

Vote: 4/0 – Unanimous

VI. General Business

1. Appointed CHRIS as the Lone Mountain CAC representative to attend the kick-off meeting with the consultant on Thursday, March 19th from 5:15pm – 6:15pm to discuss the updating process of Clark County zoning in Title 30

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be February 25, 2020

X. Adjournment
The meeting was adjourned at 8:02 p.m.

ACCESSORY STRUCTURES
(TITLE 30)

WHISPERING SANDS DR/MUSTANG ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0113-ARMSTRONG JOHNNY W:

USE PERMITS for the following; **1)** allow cumulative area of accessory structures to exceed the footprint of the principal residence; **2)** allow accessory structures not architecturally compatible with principal residence in conjunction with a single family residence; and **3)** allow alternative design standards on 2.0 acres in an R-E (Rural Estates Residential) Zone in the RNP-I overlay district.

Generally located on the south side of Whispering Sands Drive and the west side of Mustang Street within Lone Mountain. MK/bb/jd (For possible action)

RELATED INFORMATION:

APN:

125-14-601-003

USE PERMITS:

1. Allow 4 conex boxes and an existing garage totaling 1,848 square feet to exceed the footprint of a single family residential home where a maximum of 1,088 square feet is permitted per Table 30.44-1 (a 70% increase).
2. Allow 4 conex boxes not architecturally compatible with the principal building per Table 30.44-1.
3. Waive applicable design standards to allow vertical metal exterior material where not permitted per Table 30.56-2A.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6315 Whispering Sands Drive
- Site Acreage: 2
- Number of Lots/Units: 1/1
- Project Type: Accessory Structures
- Number of Stories: 1
- Building Height (feet): 7 (conex boxes)/18 (garage & house)

- Square Feet: 760 (conex boxes)/1080 (garage)

Site Plan

The site plan depicts 4 conex box structures and a garage for use as storage during the construction of a primary residence on 2 acres in the R-E zoning district. The existing nonconforming 32 foot by 34 foot garage is 1,088 square feet in area. The total area of all accessory structures will be 1,848 square feet or 760 square feet greater than the floor area of the existing home (1088 square feet). Two conex boxes are located 15 feet from the house and garage and 32 feet from the eastern property line at Mustang Street. The remaining 2 conex boxes are 102 feet south of Whispering Sands Drive and 26 feet from the western property line. The existing home is 47 feet from the front property line at Whispering Sands Drive and the existing garage is set back 70 feet from the front. The home is 47 feet from the side property line at Mustang Street and the garage is set back 91 feet from this side.

The applicant is proposing to construct a 6,107 square foot home and attached garage with removal of the conex boxes upon completion. The existing detached garage was constructed in 1996 and as such, is nonconforming with regard to the current requirement that any individual accessory structure not exceed one half the footprint of the primary building. This garage will continue being used after the new home construction, and will conform to current Code.

Landscaping

The owner will construct a new decorative perimeter wall to screen the entire property, including the conex boxes from view.

Elevations

The elevations depict the existing single story ranch style home and detached garage with earth tone painted stucco siding. The conex boxes are painted to match the existing home.

Floor Plans

The conex boxes are all open floor storage units. The 4 conex boxes total 760 square feet (280, 280, 60 and 140) in area. The existing nonconforming 32 foot by 34 foot garage is 1,088 square feet in area. The existing home is 1,088 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The owner recently moved from a 5,000 square foot home to this 2 acre property and smaller existing home. The storage units are needed to store household items, tools, furniture and personal property until a new 6,107 square foot home is constructed. A new decorative wall will be constructed along the perimeter to screen the entire property from view in all directions. The current owner removed a large amount of materials and debris from the property, including manure and waste related to previous long term animal confinement.

Surrounding Land Use

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

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. The conex boxes will provide a temporary storage solution for the owner during construction of a new single family residential home. Temporary storage, without matching architecture and materials will not create an undue burden on surrounding property during the construction of a new home.

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

- Temporary Conex structures to be removed upon completion of new single family residence.
- 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: JOHN ARMSTRONG

CONTACT: JOHNNY ARMSTRONG, 6315 WHISPERING SANDS DR, LAS VEGAS, NV
89131

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 #) _____

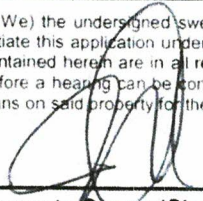
| | | |
|-----------------------|---|---|
| STAFF | DATE FILED: <u>2-11-2020</u> PLANNER ASSIGNED: <u>BOB</u> ACCEPTED BY: <u>BOB</u> FEE: <u>\$675</u> CHECK #: _____ COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <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>UC-20-0113</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>3-10</u> TIME: <u>6:30 pm</u> PC MEETING DATE: <u>4-7</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R.E RNP-1</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: _____ |
| PROPERTY OWNER | NAME: <u>JOHN ARMSTRONG</u> ADDRESS: <u>6315 WHISPERING SANDS</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____ CELL: <u>702 375-3119</u> E-MAIL: <u>JOHN W ARMSTRONG @ GMAIL.COM</u> | |
| APPLICANT | NAME: _____ ADDRESS: <u>Same</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ | |
| CORRESPONDENT | NAME: _____ ADDRESS: <u>Same</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ | |

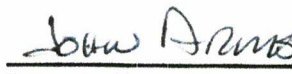
ASSESSOR'S PARCEL NUMBER(S): 125-14-601-003

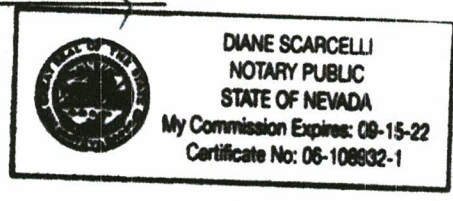
PROPERTY ADDRESS and/or CROSS STREETS: WHISPERING SANDS / MUSTANG

PROJECT DESCRIPTION: _____

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


 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2-11-20 (DATE)
 By John Armstrong
 NOTARY PUBLIC: Diane Scarcelli


 Property Owner (Print)



*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

John Armstrong
6315 Whispering Sands Drive
Las Vegas, NV 89131

February 10, 2020

RE: Justification of Conex Boxes

UC-20-0113

To Whom It May Concern:

We have recently moved from a 5,000 SF home, located at 7175 W. Rome Blvd. 89131 to an 800 SF home located on Whispering Sands Dr. The two conex boxes located behind the house currently store all of our existing furniture and personal belongings that would not fit in the current home. The other two conex boxes, located at the perimeter of the property, store tools until the additional garage can be built. All conex boxes have been painted to match the color of the houses.

UC-20-0113
PLANNER
COPY

VEHICLE & WATERCRAFT STORAGE
(TITLE 30)

LA MANCHA AVE/JENSEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0114-TRONNIER DAVID J:

USE PERMIT for the storage of 24 off highway vehicles, recreation vehicles, and watercraft.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** intense landscaping; and **2)** fence height on 2.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of La Mancha Avenue, west of Jensen Street (alignment) within Lone Mountain. LB/bb/jd (For possible action)

RELATED INFORMATION:

APN:

125-30-402-019

USE PERMIT:

Allow 24 recreation vehicles, trailers, and watercraft where 3 are allowed per Table 30.44-1 (an 800% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive intense landscaping and screening requirements per Table 30.44-1 and Figure 30.64-12 (a 100% reduction).
2. Allow an 8 foot high non-decorative wall in the front yard where 6 feet is permitted per Table 30.64-1 (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9725 W. La Mancha Avenue
- Site Acreage: 2.2
- Project Type: Off highway, recreational vehicle & watercraft storage

Site Plan

The site plan depicts a 2.2 acre parcel with a 2,030 square foot single family home, 1,056 square foot shop, pool area, a 4,200 square foot existing parking area for 24 recreation vehicles and trailers, and a future hardscape parking area totaling 7,150 square feet. The existing 4,200

square foot storage area is not paved and is located adjacent to the east property line. The 7,150 square foot future paved areas are shown with a future driveway and are centrally located on the property. The proposed 8 foot wall will be located 15 feet from the edge of La Mancha Avenue and on the west, and south property lines.

Landscaping

The east property line is adjacent to the neighbors densely planted mature trees and existing 6 foot solid block wall. The applicant is requesting to forgo planting the required intense landscape buffer. The applicant is proposing to construct an 8 foot stucco wall on the west, south and a portion of the north property lines. The applicant is proposing an 8 foot wall constructed with a 4 foot gabion river rock and wire basket base and 4 foot opaque metal slats on the remainder of the north property line.

Elevations

The elevations and photographs depict a southwest style painted stucco home and detached shop.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to keep up to 24 recreation vehicles, watercraft, and trailers on the property. The vehicles and trailers are currently stored on the ground without an approved hard surface. The applicant has communicated with Clark County Department of Environment and Sustainability and determined that a maximum 5,000 square feet of ground area can be used for parking purposes after appropriate installation of recycled asphalt or approved clean gravel. The proposed future driveway and paved parking areas are shown on the applicant's plan. The applicant is proposing to construct a 4 foot gabion wall with 4 feet of metal slats to screen the property from La Mancha Avenue. Due to the adjacent neighbor's densely spaced large trees located along the eastern property line (neighbors west property line), the applicant is requesting to waive additional screening requirements and intense landscaping.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|----------------|---------------|
| VS-0550-00 | Vacated Jensen Street | Approved by PC | August 2002 |
| VC-1801-95 | Variance to permit an 8 foot high block wall within the front setback, 10 feet from the property line | Approved by PC | December 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|------------------------|---------------------------|
| North & East | Rural Neighborhood Preservation (up to 2 du/acre) | R-E | Single Family Residential |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|-----------------|-------------------|
| South & West | Rural Neighborhood Preservation (up to 2 du/acre) | R-E | Undeveloped |

Clark County Public Response Office (CCPRO)

Case CE19-16936 for neighborhood nuisance for vehicle storage is an active violation with Clark County Public Response.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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. The storage of 24 recreational vehicles, trailers, and watercraft will not fit the character of the neighborhood when considering the maximum allowed per Code is 3. Storing 8 times the allowed number of off highway recreational vehicles, and watercraft on a residential property, gives the appearance of a commercial storage facility that is not compatible with other residential uses. It is unclear whether the owner of the property is in fact the owner of each of the vehicles and trailers.

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. The proposed 8 foot gabion and metal wall does not meet decorative standards for screening and will be located too close to the street. A 6 foot wall is only allowed greater than 15 feet from the front property line. Application VC-1801-95 allowed for an 8 foot solid wall to within 10 feet of the front property line. Allowing an 8 foot wall on the property line will not meet the intent of Title 30, which is to maintain an open and aesthetically pleasing streetscape. The property is zoned for residential uses and should not rely on mature neighboring trees for screening.

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:

- 2 years to review as public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the vehicles, watercraft, and trailers must be owned by occupants; storage shall not be for remuneration; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 300 feet.

Southern Nevada Health District (SNHD) - Septic

3. Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID TRONNIER

CONTACT: DAVID TRONNIER, 9725 W. LA MANCHA AVENUE, LAS VEGAS, NV 89149

RC 1th 198115



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 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>2-6-2020</u> PLANNER ASSIGNED: <u>BOB</u> ACCEPTED BY: <u>BOB</u> FEE: <u>1,950</u> CHECK #: <u>Invoiced</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>UC/WS-20-0114</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>3-10</u> TIME: <u>6:30</u> PC MEETING DATE: <u>4-7</u> TIME: <u>7p.m</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>David Tronnier</u> ADDRESS: <u>9725 La Mancha</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>702 577 7567</u> E-MAIL: <u>4tronniers@gmail.com</u> | APPLICANT NAME: _____ ADDRESS: <u>same as above</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: <u>4tronniers@gmail.com</u> REF CONTACT ID #: <u>198115</u> | CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 125-30-402-019
 PROPERTY ADDRESS and/or CROSS STREETS: 9725 W. Lamancha Ave Las Vegas NV 89149
 PROJECT DESCRIPTION: Recreational Vehicle storage, non-decorative fence

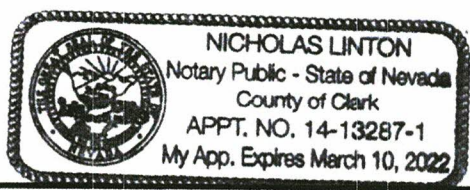
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)*

DAVID S. Tronnier
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/27/2019 (DATE)
 By David John Tronnier
 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

Project proposal justification
Parcel # 125-30-402-019
9725 W. La Mancha ave.
Las Vegas NV 89149

Submitted by David J. Tronnier (owner)

Dear sirs:

This proposal will ask for a waiver for intense landscaping and 24" trees on the perimeter and additional RV parking accommodating watercraft, 5th wheel trailers and RV's. My approximate 2.25 acre parcel equalling near 90,000 sq. ft. is currently bordered by one adjacent residence to the east. That property has mature 40 to 60 ft dense trees and ground shrubbery in addition to the existing 6' screen fence between our properties; the south and west adjacent properties are undeveloped and/or BLM lands the north side is La Mancha ave. which ends at my western property line. Perimeter walls will be stick-framed and stucco coated with the exception of the north wall which will be decorative gabion and metal louvers; this design while costly, is functional, visually appealing and unique to our surrounding properties. Both sections will meet the 8' height requirement. Access will consist of approved hardscape. Approximate timeline for completion of this project will be 90 to 120 days. After which time existing RV's will be located to the approved hardscape (as required by CC Dust Control) being less than 5000 sq. ft., or if over, then a suitably approved hardscape surface will be placed as per written confirmation (attached) from Clark County Dust Control.

I feel that due to the size and scope of this proposal surrounding property values will benefit and neighboring SFR's will ultimately increase in curbside appeal.

Thank you,

David J. Tronnier.

UC - 20 - 0114
PLANNER
COPY

SETBACKS
(TITLE 30)

REGENA AVE/PARK ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0106-FOY DONALD P & VICTORIA L:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Park Street and the south side of Regena Avenue within Lone Mountain. LB/nr/jd (For possible action)

RELATED INFORMATION:

APN:
125-30-502-031

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear setback from a street for an accessory structure to 5 feet where 10 feet is the minimum per Table 30.40-1 (a 50% decrease).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 6285 Royal Brook Court
- Site Acreage: 0.5
- Project Type: Accessory structure (garage) setbacks
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 1,720

Site Plans

The plans depict an existing 4,310 square foot single family residence with a 6 foot high decorative block wall located on the north, south, east and west sides of the property. The single family residence is located at the end of a private cul-du-sac. The proposed accessory structure (garage) is located in the northeast corner of the site and will have a 5 foot setback from the rear property line, a 5 foot setback from the east property line, and a 6 foot setback from the house . The plans also show the removal of the current wall with gate off the back of the attached garage

to the east property line and will be replaced with an access gate between the residence and the garage.

Landscaping

Landscaping exists in the front yard and consists of mature trees and bushes. Landscaping is not a part of this request.

Elevations

The plans show a proposed addition with stucco and a concrete tile roof to match the existing house. The proposed accessory structure (garage) will be 23 feet high with a large garage door for an RV along with pedestrian double doors on the south side of the garage on the inside of the new gate between the house and the proposed garage.

Floor Plans

The plans depict a 1,720 square foot accessory structure (garage) with an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed garage will be for storage of a 36 foot long fifth wheel RV, utility trailers, and other items in order to protect them from the sun. The proposed garage will accommodate the current RV and be more aesthetically pleasing than outside storage on the property. The structure will be compatible with the existing residence and will match the colors of the residence.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-0296-01 | Reclassified parcels within Lone Mountain from R-U and R-E to R-E (RNP-1) zoning | Approved by BCC | June 2001 |
| VS-2292-97 | Vacated patent easements along Regena Avenue and Park Street | Approved by PC | February 1998 |

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-1) | 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

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 reviews waivers of development standards to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separation help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. The garage will be encroaching on the rear setback from a street; however, the 6 foot building separation between the house and the garage will be preserved. Since the accessory structure (garage) will be seen from Regena Avenue over the 6 foot high wall, staff recommends planting 2 trees to the north side of the garage to mitigate any visual impact. The garage will be architecturally compatible with the existing single family residence and the structure is in keeping with the surrounding area. Staff finds that the proposed accessory structure (garage) with a setback encroachment will not have any negative impacts on the surrounding area with the addition of new trees; 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 on the north side of the garage.
- 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.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DONALD FOY

CONTACT: DONALD FOY, 6285 ROYAL BROOK COURT, 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>2/6/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>475</u> CHECK #: <u>155</u> COMMISSIONER: <u>LB</u> OVERLAY(S)? <u>RNP-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>WS-20-0106</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC MTG DATE: <u>3/10</u> TIME: <u>6:30</u> PC MEETING DATE: <u>4/7/20 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E / RNP-1</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: _____ |
| | PROPERTY OWNER | NAME: <u>DONALD P FOY</u> ADDRESS: <u>6285 ROYAL BROOK COURT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____ CELL: <u>702-591-0449</u> E-MAIL: <u>dpfoy@email.com</u> | |
| | APPLICANT | NAME: <u>SAME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>199077</u> | |
| | CORRESPONDENT | NAME: <u>SAME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>199077</u> | |

ASSESSOR'S PARCEL NUMBER(S): 125-30-502-031
 PROPERTY ADDRESS and/or CROSS STREETS: 6285 ROYAL BROOK COURT
 PROJECT DESCRIPTION: Rear setback encroachment

(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.

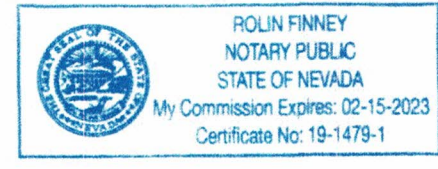
 Property Owner (Signature)*

DONALD P FOY
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 02/16/2020 (DATE)
 By DONALD P FOY

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.

Clark County Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89155-1741

**PLANNER
COPY**

WS-20-0106

**RE: Request for Waiver of Development Standards
Address: 6285 Royal Brook Court
Parcel No. 125-30-502-031**

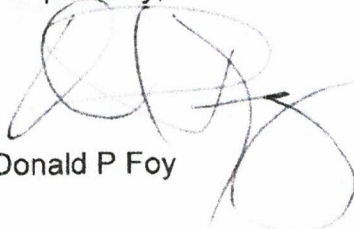
This waiver of development standards is requested to allow a 5 feet setback instead of the 10 feet setback for construction of a free-standing RV garage/storage building situated in the back yard of my property. The 5 feet setback would allow me to construct the building 45 feet deep, which would accommodate my present RV, a 36', 5th wheel "toy-hauler" trailer. It would also allow me the opportunity for a larger sized RV in the future. Not only will this RV/storage building be beneficial for my RV, it will provide a place to keep items such as these in a much more aesthetically pleasing storage facility on my property. The proposed RV/storage building will be approximately 1720 square feet; the existing residence is approximately 3220 square feet, plus the attached garage is approximately 1090 square feet, a total of 4310 square feet for the existing structure. We purchased this residence because of the property and the potential for this addition.

The construction is intended to be compatible with our existing residence, frame-stucco construction, with tile roofing and color-coordinated to the house. All construction of this building will be behind side access gates to the back yard, so nothing will be protruding in front of the residence. The 5 feet setback will only be 40 feet along the rear (Northern) boundary of this property. A 6 feet high block wall already is existing on this border, along W Regena Ave. The backside of the proposed building will be opposite from the entrance to the cul-de-sac at 9460 - 9490 W Regena Ave., across the street.

This waiver will not be the first in the immediate area, as the property located 6190 Misty Brook Court has a detached garage located 5 feet from the rear property line (block wall). It backs up to W Azure Drive, only 1 block to the South and East. Also, the property located at 8850 Steven Chase Court has a detached garage located 5 feet from the rear property line (block wall). It backs up to W Regena Ave, approximately ½ mile East of my property.

Your favorable consideration of this waiver is greatly appreciated.

Respectfully,



Donald P Foy

2/6/20