



Lone Mountain Citizens Advisory Council
Mountain Crest Neighborhood Services Center
4701 N Durango Drive
Las Vegas, NV 89129
 July 28, 2020
 6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members:	Teresa Krolak-Owens, Chair (excused) Evan Wishengrad, Vice Chair Dr Sharon Stover	Chris Darling Kimberly Burton
Secretary:	Dawn vonMendenhall, 702-289-0196, and clarkcountycac@hotmail.com	
County Liaison(s):	Sue Baker, 702-455-1900, sue.baker@clarkcountynv.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for July 14, 2020. (For possible action)
- IV. Approval of the Agenda for July 28, 2020 and Hold, Combine, or Delete any Items. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

V. Informational Items

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

VI. Planning and Zoning

08/18/20 PC

1. **UC-20-0291-HAMEL, DAVE & LAURIE: USE PERMITS** for the following: 1) allow accessory structures not architecturally compatible with principal residence; 2) allow alternative design standards; and 3) allow cumulative area of accessory structures to exceed the footprint of the principal residence on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the south side of Elkhorn Road, approximately 600 feet west of Jones Boulevard within Lone Mountain. MK/sd/jd (For possible action)
2. **UC-20-0309-SHERMAN FAMILY TRUST & SHERMAN, PHILIP G. & LORENA L. TRS: 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; and 3) allow accessory structure with a vertical metal exterior.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced rear setback for a storage container; and 2) reduced accessory structure separation on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of La Madre Avenue and Bonita Vista Street within Lone Mountain. JG/bb/jd (For possible action)
3. **VS-20-0314-GOLD ROSE CONSTRUCTION, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Severance Lane and Solar Avenue and between Conquistador Street and Jensen Street within Lone Mountain. LB/sd/jd (For possible action)
4. **WS-20-0296-7675 MAGGIE AVENUE IRREVOCABLE TRUST & KERR P. STERLING CO TRS: WAIVER OF DEVELOPMENT STANDARDS** to increase block wall height in conjunction with an existing single family residence on 2.3 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Coke Street and Maggie Avenue within Lone Mountain. MK/sd/jd (For possible action)

VII. General Business

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 11, 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 B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Lone Mountain Citizens Advisory Council

July 14, 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 June 30, 2020 Meeting Minutes
Action: Approved with as submitted
Moved By: EVAN
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for July 14, 2020
Moved by: EVAN
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Items
 1. Received updates from Commission Brown's office pertaining to dog park at Lone Mountain park
 2. Received updates on the Lone Mountain Master Plan pertaining to Masterplan & Title 30 Update (Transform Clark County)

VI. Planning & Zoning

08/05/20 BCC

1. **ET-20-400058 (DR-18-0413)-BEARD FAMILY TRUST, ET AL: DESIGN REVIEW FIRST EXTENSION OF TIME** to increase the finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Azure Drive and the east side of Campbell Road within Lone Mountain). LB/jgh/jd (For possible action)

Action: APPROVED subject to staff conditions

Moved by: TERESA

Vote: 4/0 – Unanimous

08/04/20 PC

2. **WS-20-0246-FORESTAR REAL ESTATE GROUP INC: WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with an approved single family residential subdivision on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the south sides of Hickam Avenue and the west side of Butler Street in Lone Mountain. LB/nr/jd (For possible action)

Action: APPROVED subject to staff conditions and condition that driveways should have decorative element such as colored concrete or pave stone (no white or gray concrete) and design should alternate between houses.

Moved by: TERESA

Vote: 4/0 – Unanimous

3. **WS-20-0247-DR HORTON INC: WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with an approved single family residential subdivision on 4.1 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Jensen Street and El Campo Grande Avenue within Lone Mountain. LB/nr/jd (For possible action)

Action: APPROVED subject to staff conditions and condition that driveways should have decorative element such as colored concrete or pave stone (no white or gray concrete) and design should alternate between houses.

Moved by: EVAN

Vote: 4/0 – Unanimous

4. **WS-20-0248-DR HORTON INC: WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with an approved single family residential subdivision on 4.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of Park Street and the north side of La Mancha Avenue within Lone Mountain. LB/jt/jd (For possible action)

Action: APPROVED subject to staff conditions and condition that driveways should have decorative element such as colored concrete or pave stone (no white or gray concrete) and design should alternate between houses.

Moved by: CHRIS

Vote: 4/0 – Unanimous

5. **WS-20-0249-DR HORTON INC: WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with an approved single family residential subdivision on 4.1 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Tropical Parkway and Eula Street within Lone Mountain. LB/jt/jd (For possible action)

Action: APPROVED subject to staff conditions and condition that driveways should have decorative element such as colored concrete or pave stone (no white or gray concrete) and design should alternate between houses.

Moved by: EVAN

Vote: 4/0 – Unanimous

6. **WS-20-0254-DR HORTON, INC.: WAIVER OF DEVELOPMENT STANDARDS** to increase the driveway width in conjunction with an approved single family residential subdivision on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the north side of El Campo Grande Avenue and the west side of Park Street within Lone Mountain. LB/jor/jd (For possible action)

Action: APPROVED subject to staff conditions and condition that driveways should have decorative element such as colored concrete or pave stone (no white or gray concrete) and design should alternate between houses.

Moved by: EVAN

Vote: 4/0 – Unanimous

7. **WS-20-0256-DR HORTON INC: WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with an approved single family residential subdivision on 5.1 acres in an R-E (RNP-I) Zone. Generally located on the north side of Tropical Parkway and the east side of Campbell Road within Lone Mountain. LB/nr/jd (For possible action)

Action: APPROVED subject to staff conditions and condition that driveways should have decorative element such as colored concrete or pave stone (no white or gray concrete) and design should alternate between houses.

Moved by: EVAN

Vote: 4/0 – Unanimous

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be July 28, 2020

X. Adjournment

The meeting was adjourned at 7:23 p.m.

ACCESSORY STRUCTURES
(TITLE 30)

ELKHORN RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0291-HAMEL, DAVE & LAURIE:

USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with principal residence; 2) allow alternative design standards; and 3) allow cumulative area of accessory structures to exceed the footprint of the principal residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Elkhorn Road, approximately 600 feet west of Jones Boulevard within Lone Mountain. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:

125-23-502-004

USE PERMITS:

1. Allow 2 conex boxes not architecturally compatible with the principal building per Table 30.44-1.
2. Waive applicable design standards to allow vertical metal exterior material where not permitted per Table 30.56-2A.
3.
 - a. Allow 2 conex boxes and all existing accessory structures totaling 2,646 square feet to exceed the footprint of a single family residential home where a maximum of 2,568 square feet is permitted per Table 30.44-1 (a 4% increase).
 - b. Allow an accessory structure to exceed 1 half of the footprint of the principal structure per 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6105 Elkhorn Road
- Site Acreage: 1
- Number of Lots/Units: 1
- Project Type: Accessory structures
- Number of Stories: 1

- Building Height (feet): 8 feet (conex boxes)/18 (shed)
- Square Feet: 680 (conex boxes)/1,296 (shed)/670 (well house, small shed, stable)

Site Plans

The plans depict an existing single family residence with proposed additions on the south exterior, along with a proposed accessory structure that exceeds 1,296 square foot, an existing 243 square foot shade structure, 64 square foot shed, 170 square foot stable, 2 conex boxes of 680 square foot and a 192 square foot well house. All of these structures are shown to be in the center portion and rear portion of the property. The plans show all existing accessory and proposed accessory structures meeting setbacks. The total square footage of all the accessory structures will exceed the footprint of the principal residence. Access to the property is from Elkhorn Road.

Landscaping

Landscaping is not proposed or required as part of this application.

Elevations

The elevations depict 2 conex boxes that are approximately 9 feet in height, a proposed 1,296 square foot accessory structure approximately 18 feet in height, an existing 243 square foot shade structure approximately 12 feet in height, an existing 192 square foot well house that is approximately 18 feet in height, an existing 64 square foot shed at 8 feet in height and existing 170 square foot stable structure at 12 feet in height. The existing single family residence will include additions for bedrooms and will be approximately 2,568 square feet.

The conex boxes are constructed of vertical metal siding. The proposed shed is made of vertical wood columns and includes a pitched roofline. An existing well house has a pitched roofline and vertical wood panels. A shade structure is open on 1 end and an existing shed that is made of vertical metal siding. The principal residence is a single story ranch style home with stucco finish.

Floor Plans

The conex boxes, proposed main shed, stable, tuff shed all have an open floor plan. The well house has a storage water tank inside the structure.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this application for a use permit is to resolve a requirement to remove the conex boxes prior to issuance of occupancy permits related to the additions to the principal residence. The applicant states that all structures, including the conex boxes meet required setbacks and are not visible from the right-of-way. The conex boxes were obtained for the storage of household items without having to utilize a commercial storage unit. In addition, the applicant has improved the unsightly appearance by painting the conex boxes white. No neighbors have stated or expressed concern regarding the accessory structures.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0815-13	Vacated and abandoned right-of-way	Approved by PC	February 2014
ZC-0296-01	Zone change from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-PD2	Single family residential
South, West, & East	Rural neighborhood Preservation (up to 2 du/ac)	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

Use Permits

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

In review of the site plan the existing conex boxes are located in the rear portion of the parcel and are not visible from the right-of-way. In addition, the conex boxes meet setback requirements for accessory structures for the rear and side yards. The setback for the rear is shown at 10 feet, with the side yard exceeding principal structure setbacks and is shown at 19 feet. The other accessory structures, including the stable, tuff shed and well house are all existing and meet setbacks and are not constructed of vertical metal. Review of adjacent properties show accessory structures existing in a manner similar to the applicant. Staff does not anticipate any significant impacts to the surrounding neighborhood or properties; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Obtain all required permits for accessory structures;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVE HAMEL

CONTACT: DAVE HAMEL, 6105 ELKHORN ROAD, LAS VEGAS, NV 89131



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6/25/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>675</u> CHECK #: _____ COMMISSIONER: <u>M-V</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: _____
	PROPERTY OWNER	NAME: <u>Dave and Laurie Hamel</u> ADDRESS: <u>6105 West Elkhorn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____ CELL: <u>(760) 301 2848</u> E-MAIL: <u>davebhamel@gmail.com</u>
	APPLICANT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>N/A same as Applicant and owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>196159</u>

ASSESSOR'S PARCEL NUMBER(S): 125-23-502-004

PROPERTY ADDRESS and/or CROSS STREETS: 6105 West Elkhorn Rd.

PROJECT DESCRIPTION: Permit application for conex containers on property (south east corner)

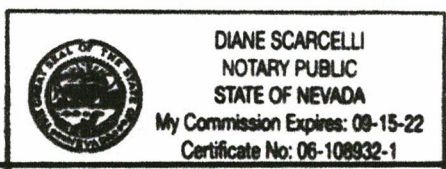
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6-23-20 (DATE)
 By Dave Hamel
 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.

Justification for CONEX containers located at 6105 Elkhorn Rd.

00-20-0291

Background

The property owner requests a special use permit to resolve a requirement to remove these items prior to issuance of an occupancy permit for additions to the primary residence on the property. This requirement was offered by staff of the Clark County comprehensive planning to allow the containers to remain on the property during construction (without permitting) but requires either removal or successful completion of special use permitting for retention of these CONEX boxes.

Property owner offers the following statements in justification for retention of subject accessory structures.

1. Subject CONEX are placed within the property setback requirements for the placement of accessory buildings on the subject property.
2. The lot size is sufficient to accommodate the subject CONEX as accessory buildings.
3. CONEX containers make superior structures for storage than any home built or otherwise commercially available storage solution in the opinion of the property owner.
4. These structures are minimally visible from any viewpoint accessible from the front of the property. Setback from Elkhorn road is approximately 232 feet. Neighbors do not express concern for the CONEX as many also utilize these on their property for their needs.
5. These structures have been modified to enhance the suitability for storage with the addition of 192 ft² of shelving inside each CONEX. This storage is needed to house personal and family heirloom items resulting from multiple estate closures over the last 5 years.
6. The appearance and utility of the installation has been improved by painting with off white thermal reflective paint selected to match the native soil shade, reduce solar heating and provide a long term protective coating covering the classic CONEX freight identifiers.
7. The CONEX are paid for, and removal will result in an additional cost to the property owner to replace this storage space and if sold may cause the relocation of the subject CONEX to another location in the county or city on a different property creating a similar issue.
8. CONEX containers are utilized extensively for various applications by property owners in meeting their specific needs in the throughout the surrounding area. Within 1 mile of the subject property, the applicant has identified over 30 CONEX containers clearly visible from the road. When public records are queried regarding specific parcels, a uniform requirement that utilizes special use permits to control the use of CONEX containers is not evident and in the majority of examples queried showed no permitting on file regarding these structures.
9. This specific application meets the intent of land use guidelines for rural estate property owners residing in Clark County. A requirement in Title 30 that requires accessory buildings to copy the architectural style of the principal residence appears to be the only aspect that necessitates special use in this application.

08/18/20 PC AGENDA SHEET

ACCESSORY APARTMENT
(TITLE 30)

BONITA VISTA ST/LA MADRE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0309-SHERMAN FAMILY TRUST & SHERMAN, PHILIP G. & LORENA L. TRS:

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; and 3) allow accessory structure with a vertical metal exterior.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced rear setback for a storage container; and 2) reduced accessory structure separation on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of La Madre Avenue and Bonita Vista Street within Lone Mountain. JG/bb/jd (For possible action)

RELATED INFORMATION:

APN:

125-32-706-012

USE PERMITS:

1. Allow the cumulative area of all accessory structures (1,758 square feet) to exceed the footprint of the principal residence (1,644 square feet) where not allowed per Table 30.44-1 (a 7% increase).
2. Allow accessory structures not architecturally compatible with the principal residence per Table 30.44-1.
3. Allow an accessory structure to have a nondecorative vertical metal exterior material where not permitted per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce storage container rear setback to 3 feet where 5 feet is the minimum per Table 30.40-1 (a 40% reduction).
2. Reduce the separation between accessory buildings to zero feet where 6 feet is the minimum per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5025 Bonita Vista Street
- Site Acreage: 1.1
- Project Type: Accessory apartment and structures
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 1,758 Accessory structures/1,475 accessory apartment/1,644 principal residence

Site Plan

The plan depicts a future 1 story residential addition to an existing 1,644 square foot house, a proposed 1,475 square foot detached accessory apartment, 3 conex boxes, an 864 square foot detached garage, a well house, RV cover, and a wood playhouse structure on 1.1 acres. The attached house addition will match the architecture and color of the existing home. The conex boxes are located 3 feet from the rear property line, requiring a waiver. The conex boxes and well house to RV cover have no separation from each other where 6 feet is needed. A play structure and children's fort is located immediately adjacent and north of the 3 conex boxes. The play structure extends several feet above the 6 foot rear and side walls.

Landscaping

No changes to landscaping are proposed or required as part of this application.

Elevations

The plans depict a 16 foot high accessory apartment with hip roof consisting of asphaltic shingles and stucco siding to match the existing house. The conex boxes are made of metal and painted beige or white. The existing detached garage has a hip roof. The covered play structure is made of wood with an opening facing north. The house addition will match the existing architecture, materials and colors.

Floor Plans

The accessory apartment plan depicts 2 bedrooms, 2 bathrooms, a living area, and kitchen space. The existing house expansion includes a master bedroom and attached garage addition.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant plans on building the accessory apartment and living in it while the house is expanded to include a master bedroom addition and attached garage. The accessory apartment will be used by family members or a care giver in the future. The accessory apartment will be built with compatible architecture, materials, and colors as the house. There are existing structures on the property that require waivers. The adjacent neighbors have signed a statement agreeing to the changes proposed, including the use permits and waivers. The play structure

extends more than 2 feet above the side and rear wall. The conex boxes are metal structures located at the northwest corner of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1033-08	Reduced side yard setback to 5 feet	Approved by PC	December 2008

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

The proposed cumulative area of all accessory structures will not substantially impact the surrounding area when considering the proposed area exceeds the maximum allowed by only 7 percent or 114 square feet. This increase will not materially impact the health and safety of the persons residing in the immediate neighborhood considering the size of this lot is roughly 2 times the area of the adjacent property. Once the addition to the principal residence is complete, the use permit will not be needed because the accessory structures will not exceed the footprint of the principal residence. Staff recommends approval of use permit #1.

Use Permit #2

The accessory play structure and metal RV cover will not affect the use of the adjacent property in a substantially adverse manner when considering the combined size. The play structure's limited height above the perimeter walls is not significant enough to cause adverse impacts. Staff recommends approval of use permit #2.

Use Permit #3

The nondecorative metal materials used for the RV storage cover are painted and limited to the center part of the property and surrounded by mature trees. The RV structure will not materially affect the health or safety of persons living in the immediate area. The applicant obtained written approval from the adjacent neighbors. Staff recommends approval of use permit #3.

Waivers of Development Standards

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

Waiver of Development Standards #1

The conex boxes are positioned below the adjacent wall with no direct visibility from the west or north. The distance from the property line is similar to architectural treatments that are allowed to be within 3 feet of the property line. Granting the setback request will be in harmony with the general purposes and goals of Title 30. The applicant obtained written approval from the surrounding neighbors for the conex boxes. Staff recommends approval of waiver of development standards #1

Waiver of Development Standards #2

The conex boxes are metal structures and are separated from the adjacent property by a masonry wall that limits the impact to adjacent neighbors. The conex boxes do meet the separation from the adjacent garage and allow for emergency access on 3 sides. The fourth side is adjacent to a block wall. The applicant obtained written approval from the surrounding neighbors for the conex boxes. Staff recommends approval of waiver of development standards #2.

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.

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 that for any sanitary sewer needs, and that the applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LORENA SHERMAN

CONTACT: LORENA SHERMAN, 5025 N. BONITA VISTA ST, LAS VEGAS, NV 89149

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>7-1-2020</u>	APP. NUMBER: <u>UC/105-20-0309</u>
	PLANNER ASSIGNED: <u>ASB</u>	TAB/CAC: <u>Lone Mountain</u>
	ACCEPTED BY: <u>ASB</u>	TAB/CAC MTG DATE: <u>7-28</u> TIME: <u>6:30 pm</u>
	FEE: <u>450</u>	PC MEETING DATE: <u>8-18</u> <u>7pm</u>
	CHECK #:	BCC MEETING DATE: _____
	COMMISSIONER: <u>LB</u>	ZONE / AE / RNP: <u>R-E</u>
	OVERLAY(S)? _____	PLANNED LAND USE: <u>RNP</u>
	PUBLIC HEARING? <u>Y/N</u>	NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u>
TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	LETTER DUE DATE: _____	
APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____	

PROPERTY OWNER	NAME: <u>Lorena Sherman</u> <u>CID# 1399</u>
	ADDRESS: <u>5025 N. Bonita Vista St.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: _____ CELL: <u>702-494-8429</u>
	E-MAIL: <u>rena4@cox.net</u>

APPLICANT	NAME: <u>Lorena Sherman</u>
	ADDRESS: <u>5025 N. Bonita Vista St.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u>
	TELEPHONE: _____ CELL: <u>702-494-8429</u>
	E-MAIL: <u>rena4@cox.net</u> REF CONTACT ID #: <u>1399</u>

CORRESPONDENT	NAME: <u>SAME</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-706-012

PROPERTY ADDRESS and/or CROSS STREETS: 5025 N. Bonita Vista St. Las Vegas NV 89149

PROJECT DESCRIPTION: Accessory Apartment - ACCESSORY STRUCTURES

(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.

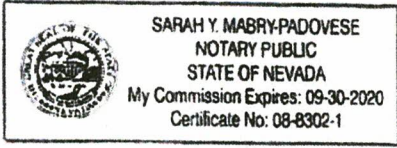
Lorena Sherman
Property Owner (Signature)*

Lorena Sherman
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 23rd 2020 (DATE)

By Lorena Sherman
NOTARY PUBLIC: Sarah Y. Mabry-Padoveze



*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.

Sherman
5025 N. Bonita Vista St
APN 125-32-706-012 R-E, RNP 1

UC-20-0309
PLANNER
COPY

Justification Letter for Waiver of Development Standards.

When we moved into our home 28 years ago we were not really thinking of aging in place and this house is missing critical items to make that happen now. There is no downstairs bedroom or shower. My husband being 72 is having difficulty with the stairs thus the need to make some changes.

Our plan is to build an detached accessory apartment (1475 SF) for us to live in as we update our 50 year old house with an addition of a master bedroom downstairs and an attached garage. Afterwards the accessory apartment will be lived in by our son or perhaps someone who would be willing to take care of us as we need assistance. The accessory apartment will be built in the same manner as the existing home (stucco with an asphalt roof). We will be using very simmilar colors (shades of whites and beige) as the existing detached garage and house. The apartment will be located slightly west of the dumpster on La Madre Way. See picture 5. The existing side wall along La Madre Way will remain with an opening for a car to enter. This wall and the existing street tree will shield the accessory apartment from visibility on La Madre Way. That being said there are other things on the lot that need to be addressed with the waivers below. They have all been on the lot for over 20 years but I thought I would address these since I will be submitting for a building / grading permit for the apartment. Thank you for your consideration on these items. The adjacent neighbors are all ok with the our existing structures and the proposed plans. Attached are consent letters from all the perimeter neighbors and pictures of the structures.

Waiver of Development Standards

1. We have three 20' containers along side of the existing detached garage. Currently we are using them to store building materials and things from cleaning out my parents house when they passed last year. They were originally placed in their current locations over 20 years ago and are barely visible from La Madre Way as they are setback approximately 100 feet. They do not extend two feet above the adjacent rear wall. See pictures 5, 6, and 10.
 - a. The one closest to the back wall (west) was set at 3.5 feet from the face of the wall instead of the required 5 feet. (Note: wall is all on our side of the property line so the actual distance is 6" more) **Waiver request: allow a container to be 3.5 feet from the rear property line where a minimum of 5 feet is required.**
 - b. The containers were all set adjacent to each other so there is little to no separation between the containers where a minimum of 6 feet is required. **Waiver request: allow 3 containers with 0 feet of separation where a minimum of 6 feet is required.**
2. The Play structure/ Fort is adjacent to the middle container where a minimum of 6 feet is required. (Built for the kids years ago) – see pictures 11, 12 & 13. The structure is approximately 14 feet from the back wall. **Waiver request: allow a play structure/fort with 0 feet of separation to the middle container where a minimum of 6 feet is required.**
3. The corner of the well cover is 2 feet from the RV cover at one corner, where a minimum of 6 feet is required. The well cover is set at an angle so it goes farther away from the RV cover toward the north side of the well cover. See picture 9. **Waiver request: allow a well cover to be a minimum of 2 feet from the RV cover where a minimum of 6 feet is required.**

Sherman
5025 N. Bonita Vista St
APN 125-32-706-012 R-E, RNP 1

Justification Letter For Use Permit

The below mentioned accessory structures have been there for over 20 years. They are all painted a beige to white color and do not stand out. RV cover is almost entirely covered in trees. All accessory structures are in the back yard.

1. Existing house is stucco with asphalt roof.
Existing RV Cover which is taller than the wall but at the back of the lot, is not architecturally compatible as it is a steel awning. The existing containers are metal as well. Existing detached garage with metal awning, well shed and play fort are wood siding.
Waiver request to allow Existing RV cover, 3 - 20' containers, detached garage with awning, well shed and play fort to not be architecturally compatible with the principal dwelling.
2. **Waiver request to allow non decorative metal & allow vertical metal on the exterior of accessory structures.**
3. The cumulative square feet of the detached garage, 3 – 20' containers, well cover, RV cover, and play fort are approximately 1758 SF and the downstairs footprint of the existing house is 1644 SF.
Waiver request to allow cumulative area of the accessory structures to exceed the footprint of the principal dwelling.

UC-20-0309

PLANNER
COPY

08/18/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SEVERANCE LN/CONQUISTADOR ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0314-GOLD ROSE CONSTRUCTION, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Severance Lane and Solar Avenue and between Conquistador Street and Jensen Street within Lone Mountain (description on file). LB/sd/jd (For possible action)

RELATED INFORMATION:

APN:
125-18-401-006

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

BACKGROUND:

Project Description

The plans depict the vacation of a 33 foot wide government patent easement located along the east property line, and 3 foot wide government patent easements located along the north, south and west sides of the subject parcel. The easements being vacated do not coincide with any future or existing right-of-way nor will they be needed for utilities.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone changes from R-A, R-U, and R-E zoning to R-E RNP-1 zoning	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation (RNP-1)	R-E	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WOOD ROGERS

CONTACT: WOOD ROGERS, 2190 E. PEBBLE RD, SUITE 200, LAS VEGAS, NV 89123



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE		STAFF	DATE FILED: <u>7/2/20</u>	APP. NUMBER: <u>US-20-0314</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>swd</u>	TAB/CAC: <u>Lone Mountain</u>
			ACCEPTED BY: <u>swd</u>	TAB/CAC DATE: <u>7/28</u> TIME: <u>6:30</u>
			FEE: <u>875</u> CHECK #: _____	PC MEETING DATE: <u>8/18/20</u>
			COMMISSIONER: <u>LIB</u>	BCC MTG DATE: _____
			OVERLAY(S)? <u>RNP</u>	ZONE / AE / RNP: <u>P-B</u>
			TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	PLANNED LAND USE: <u>RNP</u>

PROPERTY OWNER	NAME: <u>Gold Rose Construction LLC</u>
	ADDRESS: <u>7025 via locanda avenue</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u>
	TELEPHONE: <u>702-619-0509</u> CELL: _____
	E-MAIL: <u>gary@goldroseconstruction.com</u>

APPLICANT	NAME: <u>Gold Rose Construction LLC</u>
	ADDRESS: <u>7025 via locanda avenue</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u>
	TELEPHONE: <u>702-619-0509</u> CELL: _____
	E-MAIL: <u>gary@goldroseconstruction.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Trent J. Keenan</u>
	ADDRESS: <u>6140 Brent Thurman Way, Suite 230</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-823-3257</u> CELL: _____
	E-MAIL: <u>tkeenan@diamondbacklandsurveying.com</u> REF CONTACT ID #: <u>196494</u>

ASSESSOR'S PARCEL NUMBER(S): 125-18-401-006

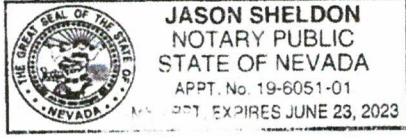
PROPERTY ADDRESS and/or CROSS STREETS: Solar and Conquistador

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.

Gary Briggs
Property Owner (Signature)*

Gary Briggs
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 18th 2020 (DATE)
 By Gary M. Briggs
 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.

June 19, 2020

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

VS-20-0314

Subject: Justification Letter for the Vacation of Patent Easements (APN 125-18-401-006)

Clark County Planning Staff:

On behalf of the property owner, Gold Rose Construction, LLC, we are applying for a vacation of the patent easements on the above-referenced parcel.

We are requesting this vacation to eliminate the entire 33-foot patent easement on the east side of APN 125-18-401-006, as well as requesting to vacate the 3-foot patent easement on the north, south, and west side of the parcel, excepting the area that currently lies within existing right-of-way.

This request will preserve the 30-foot half-street right-of-way for Severence Lane, Conquistador Street, and Solar Avenue, but eliminate the unnecessary portions of the easement that are in "land-locked" portions of the site. The portions of the easements that are requested to be vacated do not coincide with any existing or future right-of-way, nor are they currently used by any utilities. Therefore, vacation of this patent easement will not impact public right-of-way nor utilities in the area.

We respectfully request your review of this application and look forward to discussing and receiving approval for them.

Regards,



Jesse J. Patchett, P.E., CFM
Associate
Wood Rodgers, Inc.
2190 East Pebble Rd, Suite 200
Las Vegas, NV 89123
702.790.5530 Desk
916.932.6677 Mobile
ipatchett@woodrodgers.com
www.woodrodgers.com

08/18/20 PC AGENDA SHEET

BLOCK WALL
(TITLE 30)

COKE ST/MAGGIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0296-7675 MAGGIE AVENUE IRREVOCABLE TRUST & KERR P. STERLING
CO TRS:**

WAIVER OF DEVELOPMENT STANDARDS to increase block wall height in conjunction with an existing single family residence on 2.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Coke Street and Maggie Avenue within Lone Mountain. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:

125-09-501-008

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a decorative block screen wall up to 8 feet where a maximum height of 6 feet is permitted per Chapter 30.64 (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7675 Maggie Avenue
- Site Acreage: 2.3
- Project Type: Block wall
- Block Wall Height (feet): 8

Site Plans

The plans depict an existing single family residence located on the southeast corner of Maggie Avenue and Coke Street. An existing decorative perimeter block wall along the east property line is the subject of this waiver request to add 2 courses with a cap (18 inches) along the entire eastern property line. Access to the property is from both Maggie Avenue with a second driveway along Coke Street. Code allows wall height increases of up to 8 feet with an administrative approval with signatures from abutting property owners; however, this request is a

result of a Code violation. Since the additional wall height is a violation cited by the Public Response Office, the application must be a public hearing.

Landscaping

No new landscaping is proposed or required with this request.

Elevations

The plans depict an existing decorative block wall with an additional 18 inches (2 block courses with a cap) for a height that is up to 8 feet. The interior of the block wall has decorative themes only seen from the applicant's property; however, the exterior facing the adjacent property owner to the east is a block wall face.

Applicant's Justification

The applicant states that this request is a result of installing interior yard wood panels to the existing block wall to make the property have a "western theme" wall, only visible to the applicant. No increase in the wall height was the result of installing wood panels, however their neighbor complained to them that they can see the top of the wood panels from their property. They asked the applicant to put up 2 more block rows with a cap or 18 inches on top of the existing block wall, which extended the wall to a total height of 8 feet. The applicant states he did this as a favor for his neighbor. The applicant has stated he was not aware a permit was required and was cited by Clark County Public Response Office (CCPRO) for this violation. As such, the applicant states they are coming before the Planning Commission to allow for this increase.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East, South & West	Rural Neighborhood Preservation (RNP-I)	R-E	Single family residential
North	City of Las Vegas	N/A	Single family residential

Clark County Public Response Office (CCPRO)

There is an active violation related to building without a permit (CE19-20033).

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.

The existing perimeter block wall/fence located along the eastern property line will not have a negative impact on the surrounding land uses and properties. The existing block wall/fence is comparable to other perimeter walls within the surrounding area. Staff finds that although the height of the block wall was increased without a permit, the additional courses of block added are the same in material and color to the existing wall. Wall heights up to 8 feet are routinely approved throughout the County.

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

- 6 months to acquire building permits.
- 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: GUY J. LEMIEUX

CONTACT: GUY LEMIEUX, OCALA, 7675 MAGGIE AVENUE, LAS VEGAS, NV 89131