



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

July 30, 2024

6:30pm

AGENDA

Note:

- 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 Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Don Cape, Chairperson
Kim Burton, Vice Chairperson
Chris Darling
Carol Peck
Allison Bonanno

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Marcelo Erosa, 702-250-0907, Marcelo.Erosa@clarkcountynv.gov
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- 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 9, 2024. (For possible action)
- IV. Approval of the Agenda for July 30, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

08/06/24 PC

- 1. **WS-24-0290-COSMIC DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a gated community; **2)** increase wall height; and **3)** eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet west of Grand Canyon Drive within Lone Mountain. RM/rp/syp (For possible action)

08/20/24 PC

- 2. **UC-24-0318-RJM B LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS: USE PERMIT** for recreational vehicle storage in conjunction with an existing single-family residence on 1.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Monte Cristo Way and La Madre Way within Lone Mountain. RM/mh/syp (For possible action)
- 3. **WS-24-0316-REBER FAMILY TRUST & REBER, JAMES M. TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the setbacks for accessory structures; **2)** reduce the separation between an accessory structure and the primary structure; and **3)** waive architectural compatibility for accessory structures in conjunction with a single-family residence on 0.32 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Jean Avenue and the east side of Tappi Street within Lone Mountain. WM/jm/syp (For possible action)
- 4. **WS-24-0336-SIMONCELLI FAMILY TRUST ETAL & SIMONCELLI ALBERT GAETANO TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing accessory structure in conjunction with a single-family residence on 0.27 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the west side of Peaceful Dune Street, 260 feet north of Alexander Road within Lone Mountain. RM/jud/syp (For possible action)

- VII. General Business
None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. 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 13, 2024.
- 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
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

July 9, 2024

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **EXCUSED**
Chris Darling – **PRESENT**
Carol Peck – **PRESENT**
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Marcelo Erosa, marcelo.erosa@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:31 p.m.
- II. Public Comment
None
- III. Approval of June 25, 2024, Minutes
- Moved by: DON CAPE**
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for July 9, 2024
- Moved by: DON CAPE**
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
-
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **TM-24-500059-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS: TENTATIVE MAP** consisting of 8 single-family lots on 4.66 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Dapple Gray Road and the south side of La Madre Way within Lone Mountain. (For possible action)

Action: APPROVED as submitted subject to staff conditions
Moved By: CHRIS DARLING
Vote: 4/0

2. **WS-24-0288-FORT CRAIG, LLC: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with 2 proposed single-family residences on 0.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fort Apache Road and the south side of Craig Road within Lone Mountain. (For possible action)

Action: APPROVED as submitted subject to staff conditions
Moved By: ALLISON BONANNO
Vote: 4/0

3. **WS-24-0299-EAGLE VALLEY HOLDINGS, LLC: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a proposed single-family residence on 0.83 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Egan Crest Drive, 240 feet north of Ann Road within Lone Mountain. (For possible action)

Action: APPROVED as submitted subject to staff conditions
Moved By: DON CAPE
Vote: 3/0
(Applicant is also board member and he abstained from vote)

4. **AR-24-400068 (UC-23-0316) -SMITH KIMBERLY: USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) allow clients to a home occupation (equine therapy) where not permitted; 2) allow non-family members as employees in conjunction with a home occupation; and 3) allow a home occupation to be conducted outside where not permitted in conjunction with an existing single-family residence on 0.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. (For possible action)

Action: APPROVED as submitted subject to staff recommendations and condition that operating hours be 7a-8p
Moved By: ALLISON BONANNO
Vote: 4/0

5. **WS-24-0269-LEE PINHEIRO TEAM, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** off-site improvements (streetlights, curb, gutter, and sidewalk); **2)** increase fill height; and **3)** increase wall height on 2.06 acres in conjunction with a proposed single-family residential subdivision in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Verde Way and the east side of Bonita Vista Street within Lone Mountain. (For possible action)

Action: DENIED as submitted in agreement with staff conditions

Moved By: DON CAPE

Vote: 3/0

- VII. General Business
None
- VIII. Public Comment
None
- IX.. Next Meeting Date
The next regular meeting will be July 30, 2024
- X. Adjournment
The meeting was adjourned at 7:23 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0290-COSMIC DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a gated community; 2) increase wall height; and 3) eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Ann Road, 585 feet west of Grand Canyon Drive within Lone Mountain. RM/rp/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-402-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a gated community within the Neighborhood Protection (RNP) Overlay where not permissible per Section 30.02.26.
2. Increase perimeter wall height to 8 feet where a maximum of 6 feet is allowed per Section 30.04.03B (a 34% increase).
3. Eliminate street landscaping along Ann Road where 10 feet of landscaping is required per Section 30.04.01D (a 100% reduction).

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9748 W. Ann Road
- Site Acreage: 2.11
- Project Type: Single-family residential
- Number of Lots/Units: 4
- Minimum/Maximum Lot Size (square feet): 19,194/19,812 (net)/20,956/24,612 (gross)
- Number of Stories: 2
- Building Height: 26 feet, 3 inches
- Square Feet: 5,953, 6,554, 6,560, 5,955 (living area)

Site Plan

The plans depict a 4 lot single-family subdivision located on the north side of Ann Road, 585 feet west of Grand Canyon Drive. Lots 1 and 2 have a shared driveway and Lots 3 and 4 have a

shared driveway. A total of 4 single-family lots are shown with access to Ann Road via a private gated cul-de-sac. As part of this application, the waivers of development standards are requested for an increase in perimeter wall to 8 feet where a maximum 6 foot high wall is allowed, and a request to permit a gated community where not permissible in Neighborhood Protection (RNP) Overlay.

Landscaping

The applicant has not submitted a landscape plan as they are requesting a waiver of development standards to eliminate street landscaping along Ann Road. Code requires 9 large trees along Ann Road.

Elevations

The plan depicts single-family residences that are 2 story, 26 feet 3 inches in height. The exterior elevations reflect modern design and finish. Exterior materials consist of grey and brown stucco, alumawood trellises, ceramic tiles, windows, and garage doors.

Floor Plans

The proposed single-family residences are 5,953 square feet (Lot 1), 6,554 square feet (Lot 2), 6,560 square feet (Lot 3), 5,955 square feet (Lot 4). Floor plans depict single-family residences with options of 4 or 5 bedrooms, bathrooms, laundry room, 4 car garage, dining room, kitchen, kids activity room, office, exercise, theater, and foyer. Certain models will have outdoor kitchens.

Applicant's Justification

The applicant is requesting a waiver to develop a gated community. The applicant states that the proposed upscale cul-de-sac will accommodate 4 residents and the installation of a gate is imperative to serve as an additional safety measure and will bolster the security infrastructure of the cul-de-sac, offering peace of mind to its residents. The applicant indicate that the entryway, gate, and call box setback dimension meet the standard requirements established by Public Works Uniform Standard Drawing 222.1.

The applicant is also requesting a waiver to increase the height of the perimeter wall to 8 feet tall where 6 feet is allowed. The applicant states that given the proximity to a heavy used 4 lane roadway on the south side, and vacant land stretching to the west, increasing the wall height will significantly enhance noise reduction from the main street and will provide heightened security and offer residents an aesthetically pleasing view of their backyard.

Lastly, the applicant is requesting a waiver to eliminate landscaping and installing the perimeter wall at the property line. The applicant indicates that there is no added benefit to incorporating landscaping along the wall. Adding landscaping could cause unnecessary additional water use, water meters, and ongoing maintenance. The applicant states the trees that would be lining the street will be located in the yard of the 2 homes abutting Ann Road. The applicant states that all 4 homes will be providing trees and vegetation, providing the benefits of urban trees, while not causing any unnecessary hardships or land restrictions.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0246	Vacated and abandoned of patent easement	PC decision pending	July 2024
SC-23-0699	Street name Snowlee Court established for a private unnamed cul-de-sac	Approved by PC	December 2023
ZC-0296-01	Reclassified R-U & R-E zoning to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Gated communities may impact the rural nature of an RNP. However, larger subdivisions with long expanses of walls exist along Ann Road so this gated 4-lot subdivision should not create an additional impact to the RNP. Another purpose of restricting gated communities is to allow the streets to develop in a grid pattern. Staff finds that the proposed gate and call box will not have any adverse effect on traffic. The only street that this subdivision touches is Ann Road, so there will be no impact. Therefore, staff can support this request.

Waiver of Development Standards #2

Staff finds that the proposed increased wall height will not have any adverse effects on the adjacent property or others in the neighborhood. While the CMU block wall meets the Title 30 requirements for a wall to be decorative when located along a street, staff typically does not

support requests to increase wall height along the street unless landscaping is provided. Therefore, staff cannot support this request

Waiver of Development Standards #3

Code requires 9 large trees along Ann Road and no trees are provided. Staff typically does not support requests to eliminate street landscaping requirements. Eliminating street landscaping will increase the heat island effect. Staff finds that there is no justification to not install landscaping. Therefore, staff cannot support this request and a tree fee in lieu will be required.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2 and #3.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised a tree-fee in lieu shall be paid to the County for each street tree waived; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW23-17751;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COSMIC DEVELOPMENT, LLC

CONTACT: TIM MORENO, 12273 TERRACE VERDE AVENUE, LAS VEGAS, NV 89138

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-402-020

PROPERTY ADDRESS/ CROSS STREETS: Ann Road/Conquistador Street

DETAILED SUMMARY PROJECT DESCRIPTION

Minor Residential Subdivision - Design Review and Waiver Applications

PROPERTY OWNER INFORMATION

NAME: Cosmic Development, LLC
 ADDRESS: 2620 Regatta Drive, Suite 102
 CITY: Las Vegas STATE: NV ZIP CODE: 89128
 TELEPHONE: 702-460-3644 CELL 702-460-3644 EMAIL: ronnie@twobytwoventures.com

APPLICANT INFORMATION (must match online record)

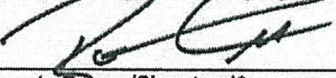
NAME: Ronnie Lee
 ADDRESS: 2620 Regatta Drive, Suite 102
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
 TELEPHONE: 702-460-3644 CELL 702-460-3644 EMAIL: ronnie@twobytwoventures.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Tim S. Moreno, P.E.
 ADDRESS: 12273 Terrace Verde Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89138 REF CONTACT ID # _____
 TELEPHONE: 702-682-7041 CELL 702-682-7041 EMAIL: tim@morenopec.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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)*

Ronnie F. Lee (Manager)
 Property Owner (Print)

4/25/2024
 Date

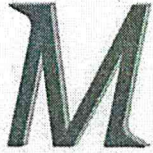
DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0290
 PC MEETING DATE 8/6/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Lone Mountain

ACCEPTED BY RP
 DATE 6/12/24
 FEES \$800

DATE 7/9/24



Moreno PEC
12273 Terrace Verde Ave.
Las Vegas, NV 89138
tim@morenopec.com
(702) 682-7041

May 3, 2024

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

RE: Justification Letter for Design Review Application for APN 125-30-402-020

To Whom It May Concern:

On behalf of my client and owner, Cosmic Development LLC, we hereby request a Design Review for the subject property.

The Owner is proposing to develop a 4-Lot Residential Minor Subdivision project. The design review is specifically to seek approval for the proposed subdivision inclusive of the buildings, perimeter walls, street frontage landscape, and a gated-entry.

Included as an optional feature for each of the homes include a pool/spa and water feature. The pool surface area for Lot 1 and 2 are 485 square feet and the spas are 50 square feet each. Lots 3 and 4 are proposed with 509 square feet of pool area and 50 square feet of spa each. The proposed water feature is a cascading rain fall that will be 2 inches by 10 feet or 2 square feet which is significantly less than the allowable 10 square feet.

Waivers:

Waiver 1 – Gated Community Unified Development Code (UDC) Section 30.02.26.F.4i.

Per Clark County Title 30: Unified Development Code (UDC) Section 30.02.26.F.4i. – *Rural Neighborhood Preservation NPO, Paragraph (d) Standards (2) Lot Layout (i) Gated Communities shall be prohibited.*

The owner, is requesting a waiver to develop a gated community for the following reasons:

The proposed upscale cul-de-sac will accommodate four residents and is adjacent to a major thoroughfare. Situated amidst a four-lane street, with a sizable community opposite, and a freeway exit located a few blocks to the west, its strategic location underscores its accessibility.

Two of the forthcoming residences will be occupied by families with toddlers, small children, and a child with disabilities, who is on the autism spectrum. The installation of a gate is imperative to serve as an additional safety measure, preventing children from inadvertently venturing onto the main thoroughfare and also deterring unauthorized traffic from entering the cul-de-sac.

Furthermore, the gates will bolster the security infrastructure of the cul-de-sac, offering peace of mind to its residents.



It is important to note that the cul-de-sac is private property, exclusively owned and maintained by its residents. Moreover, the neighboring community across the street is similarly outfitted with a gated entrance, emphasizing the collective commitment to security and privacy in the area.

Note that the entryway, gate and call box setback dimensions meet the standard requirements established by Public Works standard drawings CCAUSD #222.1 and UDC Section 30.04.03.E.2.

Attached is an email and conceptual site plan dated October 2 from Clark County Fire Department providing conceptual approval of the gated entry.

Waiver 2 - Wall Height per UDC Section 30.04.03.B.1

Per Clark County UDC Section 30.04.03.B.1. ii – *Side/Rear Setback (a)(1) Residential zoning districts: 6-foot maximum* is what is allowed. The owner is requesting a waiver to increase the wall heights of the entire perimeter, less the gate frontage to be, 8-feet tall for the following reasons:

Given its proximity to a heavily trafficked four-lane roadway on the south side, and with primarily vacant land stretching to the east and west, alongside an unsightly unpermitted wall to the north, we seek authorization to construct a perimeter wall reaching a height of 8 feet. This height adjustment will significantly enhance noise reduction from the main street, while concurrently providing heightened security and offering residents a more aesthetically pleasing view of their backyard.

Waiver 3 – Street Landscape per UDC Section 30.04.01.D.7

Per Clark County UDC Section 30.04.01.D.7 – *Street Landscaping*, 10-feet wide is being required along the Ann Road frontage. The owner is requesting a waiver to not provide any landscaping and placing the perimeter wall at the property/right-of-way line.

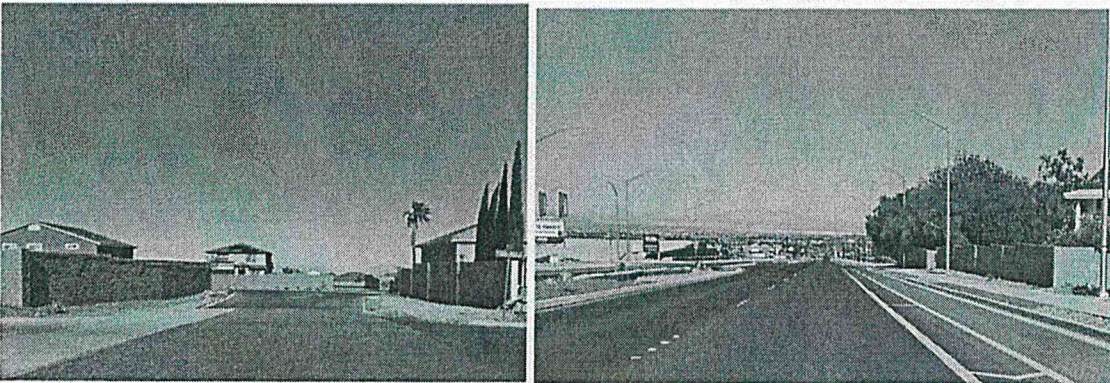
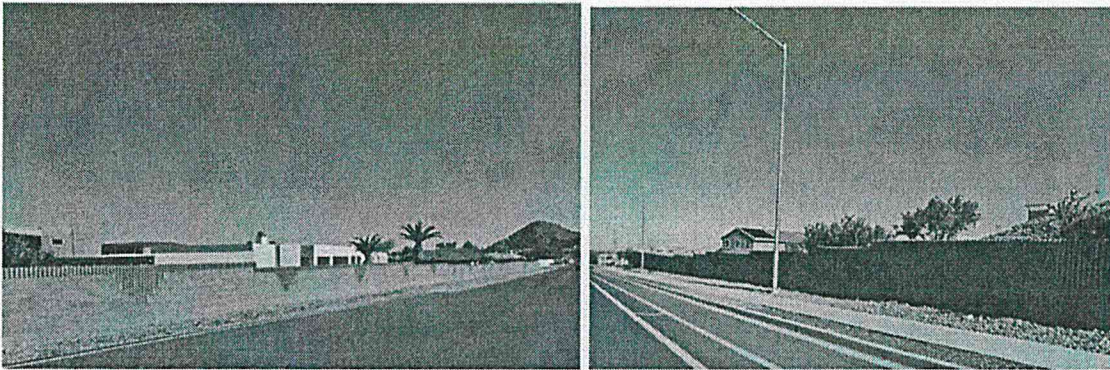
Even though the County constructed the sidewalk, and it is actually detached, it is being arbitrarily considered an attached sidewalk. It is also constructed to exceed the measurement of a standard detached sidewalk. The standard code dictates from the curb, a 5' landscape strip, followed by a 5' sidewalk, and another 5' landscape strip, resulting in a total of 15' between the back of curb and the wall when the sidewalk is detached. However, treating our development, which features a detached sidewalk, as if it were an attached sidewalk necessitates retaining a 3' rock strip, followed by a 6' sidewalk, a second 3' strip, and then 10' of landscape, totaling 22'. We find this approach excessive, less aesthetically pleasing, and resulting in the loss of 2,400 square feet of potential land use.

We respectfully request authorization to waive adding landscaping to the outside perimeter of our small subdivision. There is no added benefit to incorporating landscaping along this wall, yet it causes unnecessary additional water use, water meters, and ongoing maintenance, which would have to be managed by only four residents. The trees that would be lining the street will actually be located in the yards of the two homes abutting Ann Road. All four homes will be providing trees and vegetation, providing the benefits of urban trees while not causing



any unnecessary hardships or land restrictions. Also, If it is required, we are willing to pay the fee for each one of the eight trees not installed along the roadway in order to assist the community in planting trees in more strategic areas with a greater amount of positive impact.

Please note that the current layout of the nearby community primarily consists of larger developments with trees lining the roadway. Single-family homes and small subdivisions do not have landscaping between the walls and roadway, and we would like to maintain this uniformity. Additionally, from curb to the wall, which would be placed on our property, there would be 12' of distance containing two 3' rock strips and a 6' sidewalk.



Note also as depicted on the site plan, the walls at the property lines are still setback far enough that it does not interfere with the sight visibility zone for the drivers of vehicles entering Ann Road from the proposed subdivision.

Regards,
MORENO PEC

Tim S. Moreno, P.E.

Encl.

08/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0318-RJM B LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS:

USE PERMIT for recreational vehicle storage in conjunction with an existing single-family residence on 1.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the southeast corner of Monte Cristo Way and La Madre Way within Lone Mountain. RM/mh/syp (For possible action)

RELATED INFORMATION:

APN:

125-34-410-007

USE PERMIT:

Increase the number of recreational vehicles to 6 where a maximum of 3 is permitted per Section 30.03.03A (a 100% increase).

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4970 N. Monte Cristo Way
- Site Acreage: 1.11
- Project Type: Recreational vehicle storage
- Number of Stories: 1
- Square Feet: 2,699 (residence)

Site Plans

The plans depict an existing 2,699 square foot single-family residence and garage, with driveway access from La Madre Way to the north. There is a proposed 3,500 square foot accessory structure in the southeast corner of the site, which is being reviewed under a different application (APR-24-100118) and would replace the existing 838 square foot accessory structure in the same location. The rear yard also features a 424 square foot accessory structure, a 400 square foot accessory structure, a 168 square foot shed, and a 48 square foot well house, all of which meet Title 30 standards. The proposed locations for the recreational vehicles are all within the rear yard and outside of the required setbacks.

Landscaping

There are numerous trees and shrubs along the front and sides of the property, and throughout the interior of the site. There are no changes to landscaping associated with this application.

Elevations

The photos provided depict recreational vehicles with rear wheels and tow hitches, allowing them to be towed by other vehicles. The recreational vehicles feature white and grey tones. There is also construction equipment stored outside, which will need to be stored indoors to comply with Title 30 requirements.

Applicant's Justification

The applicant states that 5 recreational vehicles are currently parked on the property, several of which are owned by friends and family. The recreational vehicles are for personal use only and are not being stored for commercial or rental purposes. The Division of Air Quality has stated that paving will not be required for parking of the recreational vehicles. The request is to keep a maximum of 6 recreational vehicles on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain to RNP	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis
Comprehensive Planning
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the additional recreational vehicles will not have adverse effects on the adjacent properties or the surrounding neighborhood. The property is over an acre in size, which provides adequate space for parking of the recreational vehicles. Several other properties in the vicinity

feature recreational vehicles and watercraft stored on-site, so the presence of 6 recreational vehicles on the subject site is consistent with neighboring properties and does not disrupt the residential character of the neighborhood. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Maximum of 6 recreational vehicles permitted on-site;
- All equipment on-site to be stored indoors;
- No vehicle rental or sales permitted.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; this approval does not allow for a business of any kind; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of La Madre Way and Monte Cristo Way.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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)

- 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, 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: MICHAEL WORL
CONTACT: MICHAEL WORL, 4970 N. MONTE CRISTO WAY, LAS VEGAS, NV 89149

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-34-410-007

PROPERTY ADDRESS/ CROSS STREETS: 4970 N. Monte Cristo Way

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit to park up to 6 Recreational Vehicles on the property.

PROPERTY OWNER INFORMATION

NAME: Worl, Robert & Jeanne Micheline
 ADDRESS: 4970 N Monte Cristo Way
 CITY: Las Vegas STATE: NV ZIP CODE: 89149
 TELEPHONE: 702 217 5880 CELL 702 217 5880 EMAIL: rworlrv@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Worl, Michael
 ADDRESS: 4970 N Monte Cristo Way
 CITY: Las Vegas STATE: NV ZIP CODE: 89149 REF CONTACT ID # _____
 TELEPHONE: 702 768 3421 CELL 702 768 3421 EMAIL: michael.worl@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Worl, Michael
 ADDRESS: 4970 N Monte Cristo Way
 CITY: Las Vegas STATE: NV ZIP CODE: 89149 REF CONTACT ID # _____
 TELEPHONE: 702 768 3421 CELL 702 768 3421 EMAIL: michael.worl@gmail.com

*Correspondent will receive all communication on submitted application(s).

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

Robert Worl
 Property Owner (Signature)*

Robert Worl
 Property Owner (Print)

5/30/24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-0318

ACCEPTED BY Sm

PC MEETING DATE 8/20/24

DATE 6/20/24

BCC MEETING DATE _____

FEES 1000.00

TAB/CAC LOCATION Lane Mtn.

DATE 7/30/24

May 18, 2024

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

Re: Justification Letter regarding application for
Use Permit
Application 24-100593
For the property located at 4970 N Monte Cristo Way APN # 125-34-410-007

To whom it may concern:

This letter shall serve as the required justification letter for the use permit to waive the maximum limit of 3 recreational vehicles parked on the property (chapter 30.03.03.A.3.ii). We would like to park up to six (6) Recreational Vehicles on the property.

The property is located on the south east corner of N Monte Cristo Way and W La Madre Way. Zoning is RS20 in a Ranch Estate Neighborhood within the Lone Mountain Planned Land Use Map.

There will be no new buildings or improvements associated with this use permit application. We currently have a separate pending application (24-100118) for an accessory structure. I have included a site plan showing the property as it currently is as well as the site plan from that application. Both site plans show parking areas for the recreational vehicles. I spoke with David Dean, the compliance supervisor for Air Quality at Environment and Sustainability and received confirmation that paving will not be required for parking. There is a layer of gravel in the parking areas to mitigate dust.

Existing landscaping on the property will remain unchanged. Existing improved parking on the property will remain unchanged, except as detailed in application 24-100118.

We greatly appreciate your time and effort in the review of this land use application. If you have any questions or require more information, please do not hesitate to contact me at 702 768 3421.

Sincerely,
Michael Worl

06-24-0318

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0316-REBER FAMILY TRUST & REBER, JAMES M. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setbacks for accessory structures; 2) reduce the separation between an accessory structure and the primary structure; and 3) waive architectural compatibility for accessory structures in conjunction with a single-family residence on 0.32 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Jean Avenue and the east side of Tappi Street within Lone Mountain. WM/jm/syp (For possible action)

RELATED INFORMATION:

APN:

138-13-801-039

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the rear setback for a shipping container to 0.5 feet where 5 feet is required per Section 30.02.04 (a 90% reduction).
 - b. Reduce the side setback to 5 feet where 10 feet is required per Section 30.02.04 (a 50% reduction).
 - c. Reduce the side setback for an attached patio cover to 1 foot where 5 feet is required per Section 30.02.04 (an 80% reduction).
 - d. Reduce the side setback for a detached carport to 9 feet where 10 feet is required per Section 30.02.04 (a 10% reduction).
 - e. Reduce the front setback for a shed to 35 feet where 40 feet is required per Section 30.02.04 (a 13% reduction).
2. Reduce the separation of the carport to the primary structure to 4 feet where 6 feet is required per Section 30.02.04 (a 33% reduction).
3. Waive architectural compatibility of the shipping container to the primary structure per Section 30.04.05 D.

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5080 Jean Avenue
- Site Acreage: 0.32
- Project Type: Setbacks, separations, and compatibility for accessory structures
- Height (feet): 8 (shipping container)/9 (attached patio cover)/13.75 (carport)/11.42 (shed)

- Square Feet: 320 (shipping container)/264 (attached patio cover)/480 (carport)/160 (shed)

Site Plan

The plan depicts a single-family residence, constructed in 1955, near the rear of the lot facing Jean Avenue. An existing shed is 35 feet north of the property along Jean Avenue near centerline of the parcel. Fifty-nine feet north of the shed is an existing detached carport that is 4 feet from the west property line and 4 feet south of the primary structure. Attached to the east side of the primary structure is an attached patio cover that is 1 foot from the east property line. A shipping container is located 10 feet north of the primary structure, 6 inches south of the north property line, and 5 feet from the west property line.

Landscaping

No changes are being proposed to the existing landscaping.

Elevations

The plans depict a single story shed with an overall height of 11 feet, 5 inches. The patio cover has an overall height of 9 feet and is attached to the primary residence. The submitted photos also show a detached carport with an overall height of 13 feet, 9 inches, and a shipping container with an overall height of 8 feet in height. All structures have been color matched to the primary structure with a cream colored upper portion and a deep tan lower portion. The shipping container has been painted but is not clad to match the primary structure. The attached patio cover is constructed of wood, has a latticed top, and is the same deep tan color of the body of the primary structure. The detached carport is constructed of metal posts with a solid wooden roof. The carport is the same deep tan as seen on the body of the primary structure. The front yard shed follows the same color scheme as the primary structure but is constructed of wood with vertical wood siding.

Floor Plans

The plans depict a 1,408 square foot single-family residence with a 264 square foot attached patio cover. On the south side of the residence is a 480 square foot carport, and a 160 square foot shed. In the rear yard is a 320 square foot shipping container.

Applicant's Justification

The applicant states that they are resolving a Code enforcement case and need to bring their property into compliance with Title 30 by requesting setback and separation waivers for their shed, shipping container, carport, and attached patio cover. They further request a waiver for architectural compatibility for all accessory structures that aren't compatible with the existing single-family residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active code enforcement case (CE23-21179) for building without a permit for the shipping container, carport, shed, and attached patio cover.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1c, #1d, #1e, & #2

Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as to mitigate impacts and possible safety issues. Typically, staff does not support reductions in building separations and setbacks. The existing accessory structures have been in the same locations on the property for at least 12 years without any adverse effects on the property itself or the adjacent properties. The carport and shed are architecturally compatible with the existing residence with regard to color and materials. The pitch on the carport, attached patio cover, and shed roofs are similar to the primary residence. Therefore, staff can support these requests.

Waivers of Development Standards # 1a, #1b, & #3

While staff can support the colors of the storage container, the storage container is visible from the street with no mitigation from the street or to buffer from the neighbors. The home was constructed in 1955 with a non-conforming setback and adding the storage container significantly crowds the rear yard. Staff cannot support these requests.

Staff Recommendation

Approval of waivers of development standards #1c, #1d, #1e, and #2; denial of waivers of development standards #1a, #1b, and #3.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Jean Avenue and associated spandrel.

Fire Prevention Bureau

- No comment.

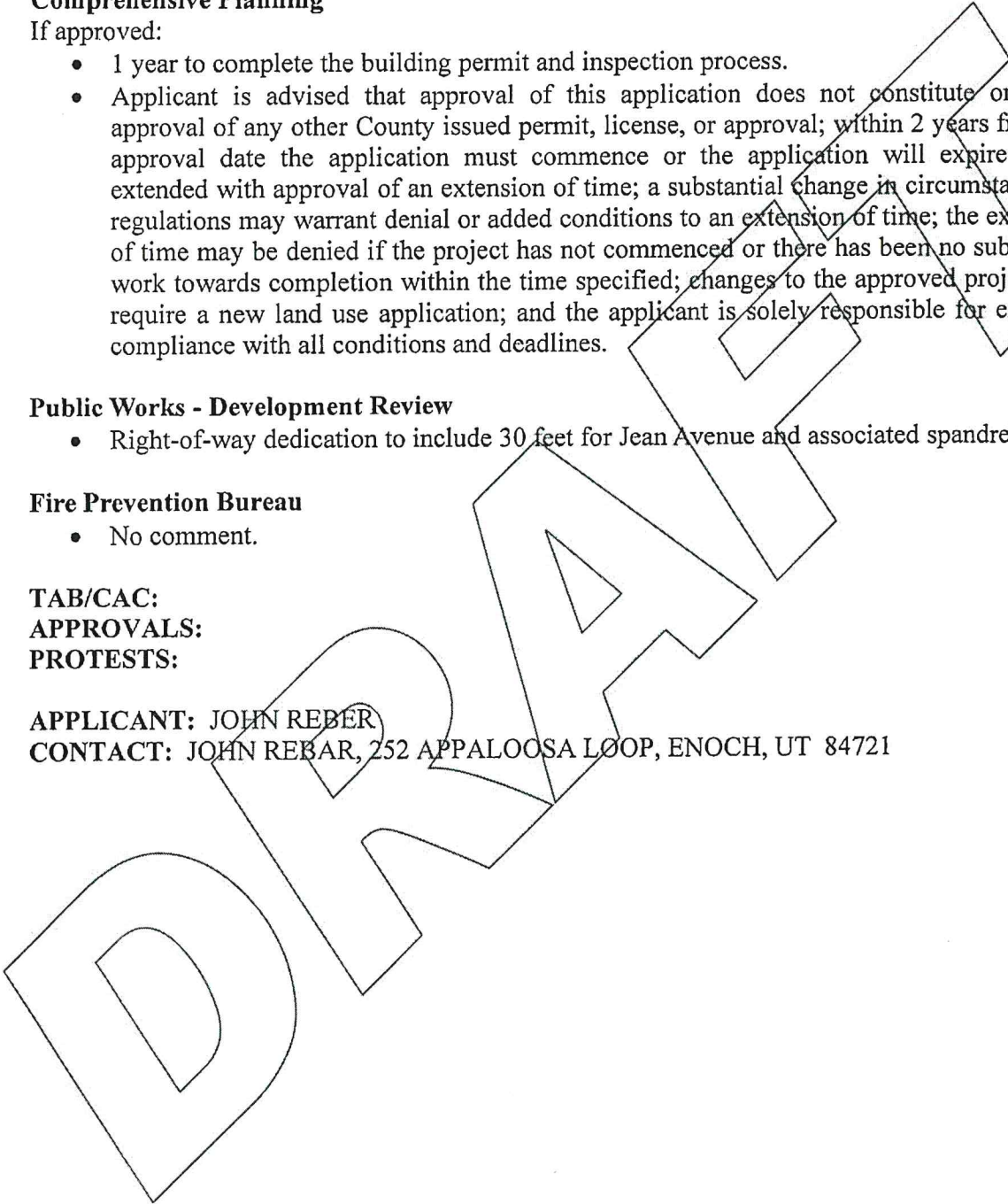
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN REBER

CONTACT: JOHN REBAR, 252 APPALOOSA LOOP, ENOCH, UT 84721





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-13-801-039

PROPERTY ADDRESS/ CROSS STREETS: 5080 Jean Ave, Las Vegas, NV 89108

DETAILED SUMMARY PROJECT DESCRIPTION

Please see attached page

PROPERTY OWNER INFORMATION

NAME: Reber Family Trust, James Reber Trustee
 ADDRESS: 252 Appaloosa Loop
 CITY: Enoch STATE: UT ZIP CODE: 84721
 TELEPHONE: 702-785-8118 CELL: _____ EMAIL: reberracing@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Same as above
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # 267313
 TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: John Reber
 ADDRESS: 252 Appaloosa Loop
 CITY: Enoch STATE: UT ZIP CODE: 84721 REF CONTACT ID # _____
 TELEPHONE: 702-785-8118 CELL: _____ EMAIL: reberacing@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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)*

John Reber
 Property Owner (Print)

2-27-24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-0316

ACCEPTED BY Jm

PC MEETING DATE 8/20/24

DATE 6/18/24

BCC MEETING DATE _____

FEE\$ _____

TAB/CAC LOCATION Loop mtn.

DATE 7/23/24

March 10, 2024

JUSTIFICATION LETTER
Zoning Department
Clark County, Nevada

RE: Application #24-100273
APN: 138-13-801-039

To whom it may concern:

We own the property at 5080 Jean Ave. We have had this property for almost 15 years and have had zero problems with any complaints from our neighbors. We are requesting various variance's on the setback allowances and one architectural compatibility as listed below.

The last tenant we had was extremely disgruntled when we didn't renew his lease and evicted him for nonpayment. Because of this, he has tried to make our life a living hell by flooding our home on the last day he had access to it and doing over \$30,000 of damage. He also sabotaged our septic system by stuffing rags down it and I'm pretty sure he is the reason we are currently dealing with this.

1. A waiver of development standards to reduce the side interior setback to 1 foot where 5 feet is required per Section 30.02.04.
2. A waiver of development standards to reduce the side street setback to 5 feet where 10 feet is required per Section 30.02.04.
3. A waiver of development standards to reduce the rear setback for an accessory structure to 6 inches where 5 feet is required per Section 30.02.04.
4. A waiver of development standards to reduce the front setback to 35 feet where 40 feet is required per Section 30.02.04.
5. Design review to allow building materials not compatible with the primary structure as required per Section 30.04.03.

We appreciate your consideration in these matters.

Sincerely,


John Reber

Parcel 138-13-801-039

Application Form
Attachment

- Shipping container - reduce rear setback from 5 feet to 1/2 ft. and reduce the street-side setback from 10 feet to 5 ft.
- Shipping container - request to waive architectural compatibility with the home
- East-side patio cover - reduce the setback from 5 feet to 1 ft.
- Detached shade structure south of home - reduce the separation from 6 feet to 4 ft. and possibly reduce the street-side setback from 10 feet to 9 ft.
- Building on the south end of the property - reduce the front setback from Jean Ave from 40' to 35 ft.

Parcel

138-13-801-039

Address:

5080 Jean Ave

08/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0336-SIMONCELLI FAMILY TRUST ETAL & SIMONCELLI ALBERT GAETANO TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing accessory structure in conjunction with a single-family residence on 0.27 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the west side of Peaceful Dune Street, 260 feet north of Alexander Road within Lone Mountain. RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:

138-06-811-010

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side interior setback for an existing accessory structure (detached garage) to 3 feet where 5 feet is required per Section 30.02.05 (a 40% reduction).

LAND USE PLAN:

LONE MOUNTAIN- LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4051 Peaceful Dune Street
- Site Acreage: 0.27
- Project Type: Single-family residential development (detached garage)
- Number of Lots/Units: 1
- Number of Stories: 2 (single-family residence)/1 (detached garage)
- Building Height (feet): 12.5
- Square Feet: 336

Site Plan

The plans depict a 2 story, 5,161 square foot single-family residence, that is accessed via a private street, Peaceful Dune Street, connected to another private street, Lucky Mountain Avenue. Lucky Mountain Avenue connects with Fort Apache Road to the east of the site. The existing detached garage is located on the northwest corner of the site, setback 92 feet from the edge of the private right-of-way. The garage is accessed via a secondary driveway extending from the private street into the property for vehicular access. It was built 3 feet 9 inches away

from the north boundary wall. The existing detached garage was constructed with a setback of 3 feet from the north (side interior) property line.

Landscaping

There are no proposed changes to the existing landscaping associated with this application.

Elevations

The plans depict a detached garage measuring 12.5 feet in height consisting of a pitched roof with vertical panel (hardieplank) siding. The roof pitch, roof materials and exterior colors match the existing residence. According to the plans the north façade, which is intruding in the interior side setback, will be 1 hour fire rated.

Floor Plans

The plans depict a single story, 336 square foot building prefabricated by Tuff Shed detached garage. A 10 foot wide garage door is located on the east façade, a man door is located on the south façade, and a small window is placed on the south and north facades of the structure.

Applicant's Justification

The applicant states that they originally ordered a 12 by 22 foot garage with an 8 foot garage door, but plans changed, and they needed a 12 by 24 foot garage with a 10 foot wide garage door. This altered the setback to the concrete wall from 5 feet to 3 feet 9 inches. All the inspections from the concrete slab to the framing and roofing passed inspection, but the final inspection failed due to less than 5 foot setback to the concrete wall.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0137	Reclassified 2.5 acres from R-E (RNP-I) to R-D zoning for a single-family residential development	Approved by BCC	April 2018
VS-18-0138	Vacated and abandoned patent easements	Approved by BCC	April 2018
TM-18-500031	14 single -family residential lots	Approved by BCC	April 2018
UC-0079-08	Assisted living facility - expired	Approved by PC	March 2008
ZC-1514-06	Reclassified the southern parcel from R-E to R-D zoning for a single-family residential development including waivers for residential setbacks and landscaping	Approved by BCC	December 2006
TM-0453-06	12 single-family residential lots - expired	Approved by BCC	December 2006
ZC-0296-01	Established the RNP-I Overlay on the northern parcel and in the immediate area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & East	Low-intensity suburban neighborhood (up to 5 du/ac)	RS10	Single-family residential development
West	Low-intensity suburban neighborhood (up to 5 du/ac)	RS20	Single-family residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services. Staff finds that the detached garage is similar in color and exterior materials to the existing residence. Furthermore, staff finds the building separation between the detached garage and the block wall should not be detrimental to the aesthetics of the property and should not negatively impact the adjacent neighbors. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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 for any sanitary sewer needs 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: ALBERT SIMONCELLI

CONTACT: TED MURRAY, TUFF SHED, 7055 WINDY STREET, LAS VEGAS, NV
89119

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-DB-811-010

PROPERTY ADDRESS/ CROSS STREETS: 4051 PEACEFUL DUNE ST LV NV 89129

DETAILED SUMMARY PROJECT DESCRIPTION

detached garage interior side setback

PROPERTY OWNER INFORMATION

NAME: ALBERT SIMONCELLI
 ADDRESS: 4051 PEACEFUL DUNE ST
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
 TELEPHONE: _____ CELL 702-286-4243 EMAIL: ALBERT.SIMONCELLI@GMAIL.COM

APPLICANT INFORMATION

NAME: SAME
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: Ted Murray
 ADDRESS: 7055 Windy St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 232028
 TELEPHONE: (702) 850-2566 CELL _____ EMAIL: TMurray@Tuffshed.com

*Correspondent will receive all project communication

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

[Signature]
 Property Owner (Signature)*

AL SIMONCELLI
 Property Owner (Print)

1-17-24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0336

ACCEPTED BY DD

PC MEETING DATE X

DATE 06/26/2024

BCC MEETING DATE 08/21/2024

TAB/CAC LOCATION Lone Mountain

DATE 07/30/2024

LS-24-0336

Justification Letter

Jan 17, 2024

Change in offset width from our concrete fence

Albert Simoncelli
4051 Peaceful Dune St.
Las Vegas, NV 89129

Parcel# 138-06-811-010

I purchased a detached garage through Home Depot/TuffShed, with intention that my 91-year-old mother could use it as her garage, as it is on the same side as her living space in our multigenerational home with an RV paverstone driveway. I originally ordered a 12 x 22 garage with an 8 foot wide front garage door. After further discussion with my mother, she stated that she would be more comfortable parking in a 10 foot wide garage door. Therefore, I asked TuffShed to change the size of the garage from 12 x 22 to 14 x 24 to accommodate the wider door. This altered the offset to the concrete wall from 5 feet to 3'9". All the inspections from the concrete slab to the framing and roofing passed inspection. But upon final inspection, however, it failed due to the less than 5 foot offset to the concrete wall. This certainly was an oversight by not only the inspectors, but myself and Tuff Shed.

Sincerely,

Al Simoncelli

* Requesting a waiver for interior side setbacks & a second driveway