



Lone Mountain Citizens Advisory Council
Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

September 10, 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 August 27, 2024. (For possible action)
- IV. Approval of the Agenda for September 10, 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
 1. **UC-24-0393-SPENCE, ROBERT LEWIS & EVANS, SOPHIE JOANNA:**
USE PERMITS for the following: **1)** housing for agricultural employees; and **2)** accessory dwellings.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce building separation; and **2)** increase the number of driveways in conjunction with an existing single-family residence on 5.27 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Via Provenza Avenue, 950 feet east of Rainbow Boulevard within Lone Mountain. MK/rp/syp (For possible action) **09/18/24 BCC**
 2. **PA-24-700017-ESPARZA HUMBERTO: PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 6.00 acres. Generally located on the south side of Bilpar Road and the west side of Rio Vista Street within Lone Mountain. MK/rk (For possible action) **09/17/24 PC**
 3. **UC-24-0371-YOZZE, ANTHONY P: USE PERMIT** for accessory vehicle and watercraft storage in conjunction with an existing single-family residence on 0.79 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Jones Boulevard and approximately 155 feet south of Corbett Street within Lone Mountain. MK/dd/syp (For possible action) **09/17/24 PC**
 4. **VS-24-0384-SAGEBRUSH HOMESTEAD LIVING TRUST & MCMURRY RODNEY C & KIMBERLY S TRS: VACATE AND ABANDON** a portion of right-of-way being Pioneer Way located between Constantinople Avenue and Gilmore Avenue (alignment) within Lone Mountain. RM/tpd/syp (For possible action) **09/17/24 PC**
 5. **DR-24-0435-RJMB LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS: DESIGN REVIEW** for existing and proposed accessory structures 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 east side of Monte Cristo Way, south of La Madre Way within Lone Mountain. RM/my/syp (For possible action) **10/01/24 PC**
 6. **WS-24-0430-SMITH, LENNY STEVEN & SUE ELLEN: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for a proposed single-family dwelling on 0.59 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Ruffian Road, 300 feet north of Tropical Parkway within Lone Mountain. RM/tpd/syp (For possible action) **10/01/24 PC**

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: September 24, 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

August 13, 2024

MINUTES

Board Members: Don Cape- Chair - **PRESENT**
Kimberly Burton - Vice Chair - **PRESENT**
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 6:32 p.m.
- II. Public Comment
None
- III. Approval of July 30, 2024, Minutes

Moved by: CHRIS DARLING
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for July 30, 2024

Moved by: KIMBERLY BURTON
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

- I. **WS-24-0354-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce lot area; **2)** reduce setbacks; **3)** increase fill height; **4)** reduce access drives; **5)** increase retaining wall height; and **6)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEW** for a single-family residential subdivision on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street within Lone Mountain. RM/bb/syp (For possible action) **09/04/24 BCC**

Action: DENIED as submitted in agreement with staff comments

Moved By: DON CAPE

Vote: 5/0 Unanimous

2. **TM-24-500069-USA: TENTATIVE MAP** consisting of 9 single-family lots on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street within Lone Mountain. RM/bb/syp (For possible action) **09/04/24 BCC**

Action: DENIED in agreement with staff comments

Moved By: CHRIS DARLING

Vote: 5/0 Unanimous

3. **ZC-24-0363-WYKOFF NEWBERG CORP: ZONE CHANGE** to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm (For possible action) **09/04/24 BCC**

Action: APPROVED as submitted subject to staff conditions

Moved By: ALLISON BONANNO

Vote: 5/0 Unanimous

4. **WS-24-0364-WYKOFF NEWBERG CORP: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; and **2)** reduce gate setback. **DESIGN REVIEW** for a communication utility building on 0.50 acres in a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm/syp (For possible action) **09/04/24 BCC**

Action: APPROVED as submitted subject to staff recommendations

Moved By: KIMBERLY BURTON

Vote: 3/2

(First motion, moved by Allison Bonanno, was to deny waiver #1 and approve waiver #2, motion failed 2-3)

VII. General Business

None

VIII. Public Comment

Brigitte Solvie spoke with concerns regarding an application previously heard at the Lone Mountain CAC and Board of County Commissioners. Ms. Solvie also briefly discussed the Rural Advisory Alliance Committee and solicited feedback/input from the audience.

IX. Next Meeting Date

The next regular meeting will be August 27, 2024

X. Adjournment

The meeting was adjourned at 8:15 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0393-SPENCE, ROBERT LEWIS & EVANS, SOPHIE JOANNA:

USE PERMITS for the following: 1) housing for agricultural employees; and 2) accessory dwellings.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) increase the number of driveways in conjunction with an existing single-family residence on 5.27 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Via Provenza Avenue, 950 feet east of Rainbow Boulevard within Lone Mountain. MK/rp/syp (For possible action)

RELATED INFORMATION:

APN:

125-14-301-013

WAIVERS OF DEVELOPMENT STANDARDS.

1. a. Reduce the building separation between an accessory dwelling (accessory dwelling unit 1) and an accessory structure (RV garage) to zero feet where 6 feet is required per Section 30.02.04B (a 100% reduction).
- b. Reduce the building separation between an accessory structure (covered tack room) and accessory structure (stable) to zero feet where 6 feet is required per Section 30.02.04B (a 100% reduction).
- c. Reduce the building separation between an accessory structure (shed) and an accessory structure (stable) to 1 foot where 6 feet is required per Section 30.02.04B (an 84% reduction).
2. Allow 3 driveways where 1 driveway is allowed per Uniform Standard Drawing 222 (a 200% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6600 Via Provenza Avenue
- Site Acreage: 5.27
- Project Type: Single-family residential accessory structures

- Building Height: 18 feet, 1 inch (accessory dwelling unit 1)/14 feet, 10 inches (accessory dwelling unit 2)/17 (RV garage)/9 feet, 7 inches (covered tack room)/13 feet, 2 inches (stable)/11 feet, 10 inches (shed)
- Square Feet: 3,248 (accessory dwelling unit 1)/720 (accessory dwelling unit 2)/750 (RV garage)/180 (covered tack room)/1,872 (stable)/192 (shed)/4,228 (primary dwelling)

Request & Site Plan

The plan depicts a 4,228 square foot existing single-family residence on the southern portion of the subject parcel that is accessed through Via Provenza Avenue. The central portion of the front yard includes accessory dwelling 1, RV garage, and wellhouse. The side yard includes a workshop on the west side of single-family residence and a carport on the east side of the single-family residence. The site plan also shows that the northwest and northeast portion of the rear yard includes 9 corrals, a stable, 2 arenas, a covered tack room, and accessory dwelling 2. The plan also shows 5 pastures throughout the subject parcel.

All structures meet the rear setback (5 feet), the interior side setback (5 feet), and front setback (40 feet). However, ADU 1, the RV garage, covered tack room, stable, and shed do not meet the 6 feet separation requirement; therefore, a waiver of development standards is requested by the applicant.

There are no completed building permits on file for any of the accessory structures.

Landscaping

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

Elevations

The photos depict 2 accessory dwellings, 1 with an attached garage, and 7 accessory structures (well house, workshop, stable, shed, carport, and covered tack room). Accessory dwelling unit 1 has an attached RV garage measuring 18 feet, 1 inch in height with brick and roll up doors. Accessory dwelling unit 2 is 14 feet, 10 inches high with red and white wood material, windows, and a door. The RV garage is 17 feet in height with aluminum panel materials. The covered tack room is 9 feet, 7 inches high with aluminum panels. The stable is 13 feet, 2 inches high with a red fabric cover and steel materials. The shed is 11 feet, 10 inches high with white and red wood panels. Three accessory structures are not architecturally compatible with the principal residence.

Floor Plans

The plan depicts 2 accessory dwellings, 1 with an attached garage and 7 accessory structures (well house, workshop, stable, shed, carport, and covered tack room). Accessory dwelling unit 1 is 1,450 square feet with an attached garage that is 1,798 square feet. Accessory dwelling unit 1 includes a living room, kitchen, bathroom, powder room, office, one bedroom, and 2 closets. Accessory dwelling unit 2 is 720 square feet with a living room, dining room, kitchen, laundry, 2 bathrooms, 2 offices, 1 bedroom, and 2 closets. The RV garage is 750 square feet. The covered tack room is 180 square feet. The stable is 1,872 square feet. The shed is 192 square feet.

Applicant's Justification

The applicant indicated that property is not being used for commercial purposes. Agricultural workers are paid for out of personal funds and the property does not earn any income. The applicant states that there are 6 horses on the property. There is over 4,000 square feet of lot space per horse. All corrals are greater than 120 square feet with 90 square feet protected from the elements and are over 30 feet from any existing building on an adjacent lot. All arenas, pastures, and corrals have 5 foot high fencing.

The applicant is requesting 2 accessory dwellings. The applicant states that the accessory dwelling unit 2 has been used continuously since it was installed over 2 decades ago and it is essential to the operation of the property. The applicant indicated that the accessory dwelling unit meets the standards outlined in Section 30.04.05E.6. Accessory dwelling unit 2 has been serving as housing for agricultural employees doing work for the stable. The applicant states that permitting this home will not only rectify the oversight but also comply with spirit of the regulations set forth in Title 30.

The applicant is requesting a waiver of development standards to reduce the building separation between the RV garage and the accessory dwelling unit 1 garage to zero feet. The applicant indicated that the RV garage serves as storage for the equestrian equipment to preserve the esthetic of the property while providing a covered environment to store and maintain equipment.

The applicant is also requesting a waiver of development standards to reduce the building separation between the covered tack room and the stable to zero feet. The applicant indicated that the covered tack room allows visitors to park under cover and the proximity to the stable allows them to enter the main stable tack room without passing through inclement weather.

The applicant is requesting a waiver of development standards to reduce the building separation between the shed and the stable to 1 foot, 6 inches. The applicant states that the shed has been there since it was built several years ago, before the applicant bought the property.

The applicant is also requesting a waiver of development standards to allow 3 driveways. The applicant indicates that the additional driveways were previously approved over 20 years ago when the property was subdivided. Each driveway provides separate access to the single-family residence and both accessory dwelling units.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0109-97	Vacated and abandoned easement	Approved by BCC	March 1997

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 (NPO-RNP)	Single-family residence

Clark County Public Response Office (CCPRO)

CE-24-05759 is an active case for building without a permit.

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 Permits

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 reviews use permit requests to ensure compatibility with existing development in the area. A special use permit is required in an RS20 zone to allow agricultural employees. The applicant is housing agricultural employees to work on the stable located on the property. Staff finds that the proposed use is compatible with the surrounding rural uses and is in harmony with the purpose, goals, objectives, and standards of Policy 1.5.3 of the Master Plan, which support activities and uses related to the raising and keeping of animals for personal enjoyment or food production in NPO-RNP areas, in accordance with the Title 30.

The subject property is 5.27 acres, and the 2 accessory dwelling units do not exceed the size of the primary dwelling's floor area. Staff understands that 1 accessory dwelling is permitted, however, the accessory dwellings are in harmony with the purpose, goals, objectives, and standards of Policy 1.1.3 of the Master Plan, which encourages the integration of detached or attached accessory dwelling units (ADUs) as part of new development and/or in established neighborhoods to support aging-in place and expand the supply of dwelling units. Therefore, staff can support the use permits.

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

Staff understands the accessory structures were built several years ago before the applicant bought the property. Staff finds that the buildings could have been designed to meet the minimum building separation requirements based on the size of the lot in question. In addition,

the applicant has not provided sufficient justification nor mitigation for the proposed reduction in building separation. Ultimately, staff finds that the request is the result of a self-imposed hardship and could pose a potential safety risk. For these reasons, staff cannot support this waiver of development standards.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to allowing 3 residential driveways as they do not conflict with any traffic movements on public right-of-way.

Staff Recommendation

Approval of the use permits and waiver of development standards #2; denial of waiver of development standards #1.

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 or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

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 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: ROBERT LEWIS SPENCE

CONTACT: ROBERT SPENCE, 6600 VIA PROVENZA AVE, LAS VEGAS, NV 89131

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-14-301-013

PROPERTY ADDRESS/ CROSS STREETS: 6600 Via Provenza Ave. Las Vegas, NV, 89131 / Near Farm and Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

Planning permission for a manufactured home recently identified by the property owners as unpermitted. Manufactured home is not being converted to real property at this point.

PROPERTY OWNER INFORMATION

NAME: Robert L. Spence
ADDRESS: 6600 Via Provenza Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89131
TELEPHONE: 702-468-2981 CELL 702-468-2981 EMAIL: robspence@emergdoc.net

APPLICANT INFORMATION (must match online record)

NAME: Robert L. Spence
ADDRESS: 6600 Via Provenza Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # _____
TELEPHONE: 702-468-2981 CELL 702-468-2981 EMAIL: robspence@emergdoc.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Robert L. Spence
ADDRESS: 6600 Via Provenza Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # _____
TELEPHONE: 702-468-2981 CELL 702-468-2981 EMAIL: robspence@emergdoc.net

*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 L. Spence
Property Owner (Signature)*

Robert L. Spence
Property Owner (Print)

5/19/2024
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) VO-24-0393
PC MEETING DATE 9/17/24
BCC MEETING DATE _____
TAB/CAC LOCATION Lone Mountain

ACCEPTED BY RP
DATE 7/24/24
FEES \$1300.00

DATE 8/27/24

Robert Spence, MD

July 19, 2024

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

Dear Clark County Comprehensive Planning Department,

I am writing to request planning permission to permit several structures on my primary property (Address 6600 Via Provenza, Las Vegas, NV 89131, APN 125-14-301-013, Zoning RS20) which have existed since before we purchased the property. Recently we discovered that these structures had not been originally permitted, and we are seeking to rectify this situation by obtaining the necessary permissions.

The property is not being used for commercial purposes. Agricultural works are paid for out of personal funds and the property does not in any way earn an income for any of the activities herein.

I am requesting use permits for the following variances under Title 30, Clark County Code:

1. Permitting the manufactured home (ADU 2) as either a second ADU under Section 30.03.03-A.2 or as housing for agricultural employees under Section 30.03.03-A.14.

The manufactured home in question has been used continuously since its installation over 2 decades ago and is essential to the operations on my property. The manufactured home meets the standards outlined in Section 30.04.05E.6. This manufactured home has been serving as housing for agricultural employees doing work for a stable, which is an integral part of my property's operations. Allowing this use permit would ensure that my agricultural employees have stable and convenient housing, thus supporting the agricultural activities on my property. I believe that permitting this home would not only rectify the oversight but also comply with the spirit of the regulations set forth in Title 30.

Of note, we would request a use-permit for housing for agricultural employees as our agricultural use is not commercial and we do not meet the 40-acre requirement. We pay out of pocket for these workers as the property in no way earns an income.

There are 6 horses on the property, meeting the requirement of less than 25 per Section 30.03.04A.13. There is over 4000 sf of lot space per horse. All corrals have greater than 120 sf with 90 sf protected from the elements. All corrals maintain 5 foot rear and side setbacks and are over 30 feet from any existing building on an adjacent lot. All arenas, pastures, and corrals have 5-foot fencing.

2. **Permitting the Carport structure (RV Garage) and the ADU garage which was also present for several years before we bought the property. We request a use permit for the structure less than 6 feet from the primary ADU (ADU#1) under Section 30.02.04.**

The RV garage serves as storage for our equestrian equipment, including tractors and horse trailers. This preserves the esthetics of the property while providing a covered environment to store and maintain our equipment. The ADU garage was permitted when built to adjoin the ADU and is included here for completeness. Currently the structures are contiguous with zero feet in-between.

3. **Permitting the Carport structure (Carport 2). We request a use permit for the structure being less than 6 feet from the stable structure under Section 30.02.04.**

The carport allows visitors to park under cover and the proximity to the stable block allows them to enter the main stable tack room without passing through inclement weather. Currently the structures are contiguous with zero feet in-between.

4. **Permitting the small structure (Shed) which was also present for several years before we bought the property. We request a use permit for the structure less than 6 feet from the stable building under Section 30.02.04.**

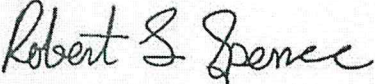
The shed has been in close proximity since it was built several years ago before we bought the property. It is about 2 feet from the stable building and the close proximity allows our agricultural employees to leverage its storage capability with the adjacent stable while providing clearance for hay delivery on the opposite side. Currently there is 1 foot between the structures.

5. **Permitting the additional driveways on the parcel (3 driveways) per Uniformed Standard Drawings (Clark County Area) DWG NO 222.**
-

Additional driveways were previously approved over 20 years ago when the property was divided into separate parcels and when ADU1 was built. Each driveway provides separate access to the SFU and the 2 ADUs

Thank you for your attention to this matter. I look forward to your favorable consideration of my request.

Sincerely,

A handwritten signature in cursive script that reads "Robert S. Spence".

Robert Spence, MD
Co-Property Owner

09/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700017-ESPARZA HUMBERTO:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 6.00 acres.

Generally located on the south side of Bilpar Road and the west side of Rio Vista Street within Lone Mountain. MK/rk (For possible action)

RELATED INFORMATION:

APN:

125-22-804-002; 125-22-804-004 through 125-22-804-007

EXISTING LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7025, 7045, 7155 Bilpar Road
- Site Acreage: 6.00
- Existing Land Use: Mix of developed and undeveloped single family residential

Background

At the July 17, 2024, Board of County Commissioners (Board) meeting, the Board directed staff to amend the Lone Mountain Land Use Map of the Master Plan for 5 properties which make up this site. They are located along the 215 Beltway on the south side of Bilpar Road between Rio Vista Street and Tenaya Way. The Board initiated request is to redesignate the lots from the Neighborhood Commercial (NC) category to the Ranch Estate Neighborhood (RN) category, which allows for low-density residential development up to 2 dwelling units per acre.

In addition to scheduling the Master Plan amendment for public hearing, letters were sent to all 5 property owners to let them know the County has started the public hearing process to amend the land use category of the properties to RN.

Site Overview

The proposed Master Plan amendment for the parcels is intended to maintain a consistent and compatible development patten with the abutting properties to the north and east. These parcels

are currently zoned RS20 which is a single family residential zoning district. The abutting properties to the north and east are within unincorporated Clark County and are a mix of single family residences and undeveloped properties. The Lone Mountain Land Use Map shows these abutting parcels in the Ranch Estate Neighborhood (RN) category.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0669	A portion of right-of-way being Centennial Parkway	Approved by PC	October 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	RS20 & O (office)	Mix of developed & undeveloped single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40	Agricultural land
South*	City of Las Vegas	R-PD3 & R-E	Single-family residential
West	City of Las Vegas	O (office)	Undeveloped

*Immediately to the south is the 215 Beltway.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning Plan Amendment

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The subject parcels are in the Neighborhood Commercial (NC) category on the Lone Mountain Land Use Map of the Clark County Master Plan. Per this land use plan category these parcels could be rezoned to a commercial zoning district. Due to the location of the site adjacent to the 215 Beltway it was believed that the site would be an appropriate location for commercial development and the site was placed in the NC category of the Master Plan. Considering the existing rural residential development on this site and the abutting parcels to the north and east, it is now believed that commercial development at this location is not appropriate; and therefore,

redesignating the parcels to the Ranch Estate Neighborhood (RN) category will help maintain a consistent and compatible development patten in the area.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 16, 2024 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

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.

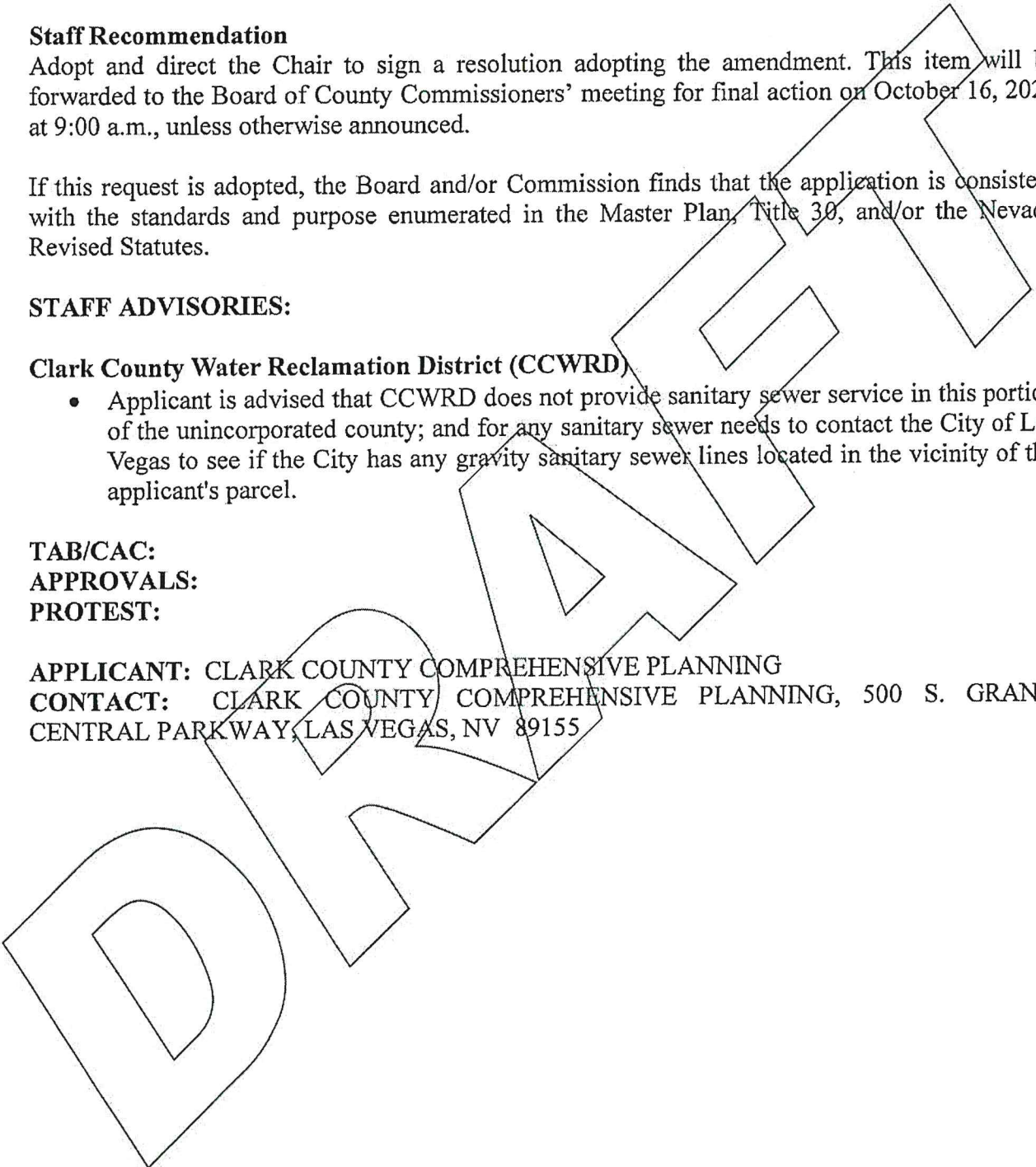
TAB/CAC:

APPROVALS:

PROTEST:

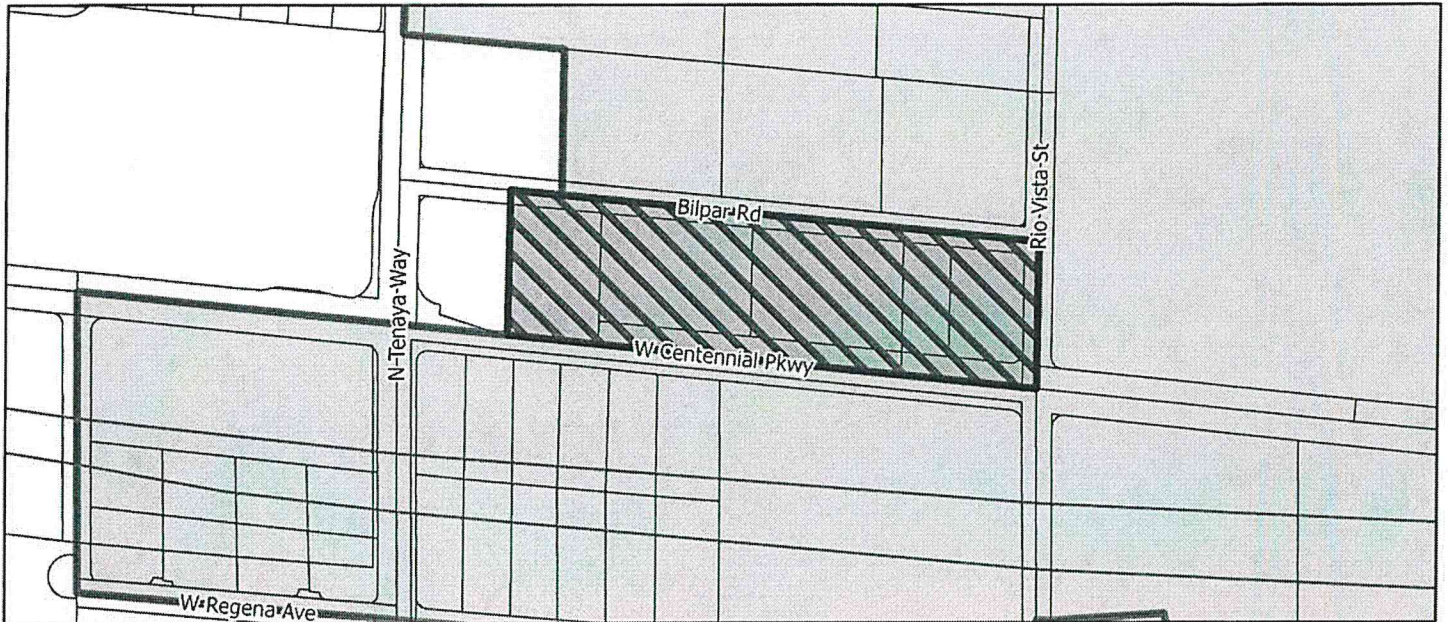
APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155

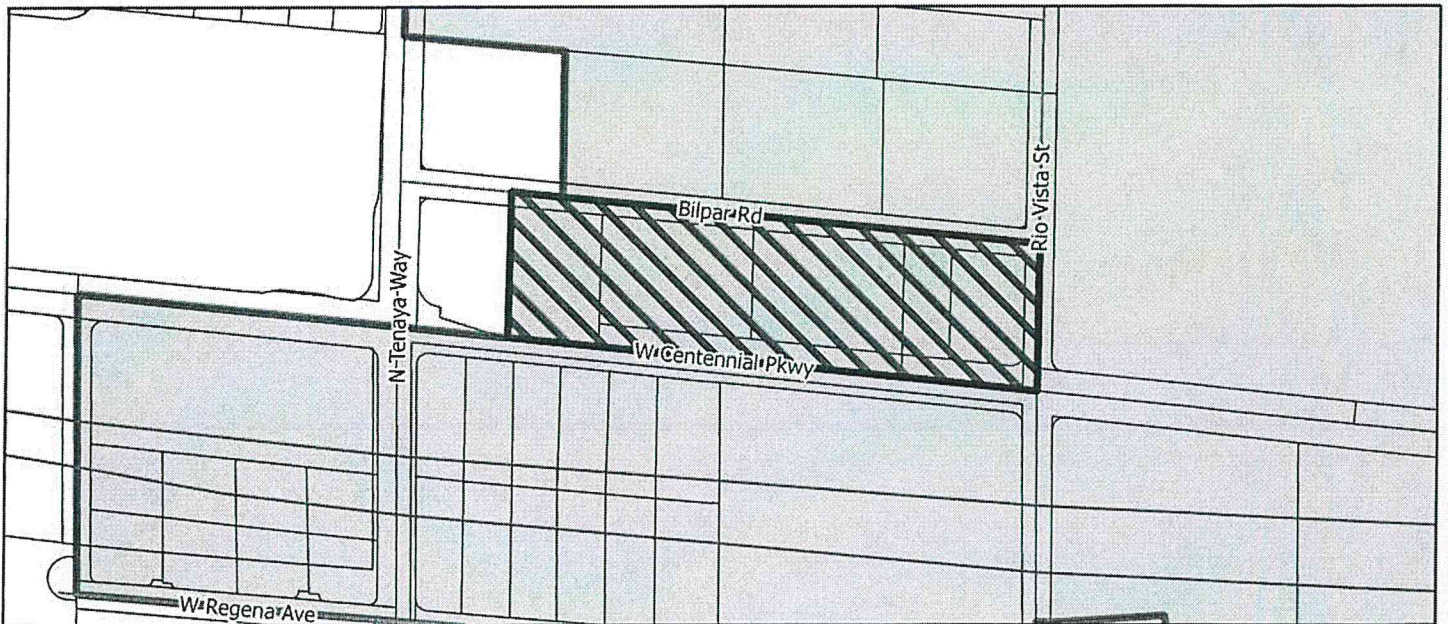


Planned Land Use Amendment PA-24-700017

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Lone Mountain Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-22-804-002, 004 thru 007

PROPERTY ADDRESS/ CROSS STREETS: Tenaya Way and Bilpar Road

DETAILED SUMMARY PROJECT DESCRIPTION

To amend the Lone Mountain Land Use Map of the Clark County Master Plan from the land use category of Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) to be consistent with abutting properties to the north and east

PROPERTY OWNER INFORMATION

NAME: Morning Glory Revoable Trust Et Al

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Clark County Comprehensive Planning

ADDRESS: 500 South Grand Central Parkway

CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # _____

TELEPHONE: 702-455-4314 CELL _____ EMAIL: AdvancedPlanning@clarkcountynv.gov

CORRESPONDENT INFORMATION (must match online record)

NAME: Clark County Comprehensive Planning/AI Laird

ADDRESS: 500 South Grand Central Parkway

CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # _____

TELEPHONE: 702-455-5006 CELL _____ EMAIL: al.laird@clarkcountynv.gov

*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.

See attached AG & NOFA

Property Owner (Signature)* _____

Property Owner (Print) _____

Date _____

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input checked="" 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) PA-24-700017

PC MEETING DATE 9-17-24

BCC MEETING DATE 10-16-24

TAB/CAC LOCATION Lone Mt

ACCEPTED BY RK

DATE 7-18-24

FEES -Waived-

DATE 8-27-24

Department of Comprehensive Planning

500 S Grand Central Pky • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director

The site consists of five lots located along the 215 Beltway on the south side of Bilpar Road between Rio Vista Street and Tenaya Way (APNs 125-22-804-002, 125-22-804-004, 125-22-804-005, 125-22-804-006 & 125-22-804-007). These parcels are currently zoned RS20 which is a single family residential zoning district. The parcels are in the Neighborhood Commercial (NC) category on the Lone Mountain Land Use Map of the Clark County Master Plan. Per this land use plan category these parcels could be rezoned to a commercial zoning district. Due to the location of the site adjacent to the 215 Beltway it was believed that the site would be an appropriate location for commercial development and the site was placed in the Neighborhood Commercial (NC) category in the Master Plan. The abutting properties to the north and east within unincorporated Clark County are a mix of single family residences and undeveloped properties that are zoned for rural residential development. The Lone Mountain Land Use Map shows these abutting parcels in the Ranch Estate Neighborhood (RN) category, which allows for low density residential development up to two dwelling units per acre. Currently three of the lots that make up the site are developed with single family residences. Considering the existing rural residential development on this site and the abutting parcels to the north and east, it is now believed that commercial development at this location is not appropriate.

At the July 17, 2024, meeting of the Board of County Commissioners (BCC), the BCC directed staff to amend the Lone Mountain Land Use Map of the Clark County Master Plan for these five lots. The request is to redesignate the lots from the Neighborhood Commercial (NC) category to the Ranch Estate Neighborhood (RN) category. The proposed Master Plan amendment for the five lots is intended to maintain a consistent and compatible development pattern with the abutting properties to the north and east.

Al Laird
Assistant Planning Manager, Advanced Planning
Clark County Comprehensive Planning
702-455-5006
al.laird@clarkcountynv.gov

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0371-YOZZE, ANTHONY P:

USE PERMIT for accessory vehicle and watercraft storage in conjunction with an existing single-family residence on 0.79 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Jones Boulevard and approximately 155 feet south of Corbett Street (alignment) within Lone Mountain. MK/dd/syp (For possible action)

RELATED INFORMATION:

APN:

125-25-310-005

USE PERMIT:

Allow accessory vehicle and watercraft storage in an RS20 (Residential Single-Family 20) Zone per Section 30.03.03A.

LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5860 N. Jones Boulevard
- Site Acreage: 0.79
- Project Type: Accessory vehicle and watercraft storage
- Number of Stories: 1
- Square Feet: 2,957 (residence)/2,955 (storage area)

Site Plans

The plans depict an existing 2,957 square foot single-family residence and a circular driveway that connects directly to North Jones Boulevard to the west. The north, east, and south sides of the property are surrounded by an existing block wall, and the west side (front) of the property is partially enclosed by a decorative fence. Three unpaved parking areas for recreational vehicles exist on the property; the first parking area is listed as 955 square feet and is located at the southwest corner of the property. The second and third parking areas are shown as being 1,000 square feet each, with 1 on the northwest corner of the property and the other on the northeast corner. All 3 parking areas can be accessed from the circular driveway at the front of the property. The applicant is requesting to park up to 24 recreational vehicles within these areas.

Landscaping

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

Elevations

The photos provided depict the existing single-family residence as being 1 story tall with a stucco face, glazed windows, and a sloped tile roof.

Applicant's Justification

The applicant states that this use does not interrupt the flow of traffic on North Jones Boulevard, nor does it create any extra traffic as many of the vehicles are infrequently used. The applicant also states that their use fits in with the surrounding area, as many of the surrounding properties utilize their lots for recreational vehicle storage and/or livestock. According to the applicant, all of the vehicles on site are registered and in working order and belong to themselves or friends and family.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South	Neighborhood Commercial	RS20	Single-family residential
East	City of Las Vegas	R-PD2	Single-family residential
West	City of Las Vegas	R-PD3	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active Code enforcement case (CE24-06365) excessive recreational vehicles storage.

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.

The storage of up to 3 accessory vehicles and/or watercraft is allowed in an RS20 Zone per Title 30, and in this case the applicant has requested up to 24 at any given time, 21 over the allowed limit. Staff finds that this requested 700% increase in recreational vehicles stored on the applicant's property is excessive. Even if there are fewer vehicles than requested at any given time, the presence of so many recreational vehicles detracts from the intended look and feel of the residential area and creates a business-like environment on the property. Furthermore, the

applicant has not provided any plans that would mitigate potential impacts to any of their surrounding neighbors. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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; 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.

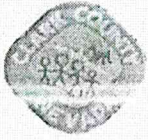
Clark County Water Reclamation District (CCWRD)

- 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: ANTHONY YOZZE

CONTACT: ANTHONY YOZZE, 5860 N. JONES BOULEVARD, LAS VEGAS, NV 89130



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-25-310-005
Jones & Ann Rd. Tropical
 PROPERTY ADDRESS/ CROSS STREETS: 5860 N. Jones Blvd. Las Vegas, NV 89130

DETAILED SUMMARY PROJECT DESCRIPTION

Applying For a Variance To the Current
 Accessory Vehicle and/or watercraft Storage code: 30.03.03(CAG)(1)
 To Allow up to 24 Vehicles on my property.

PROPERTY OWNER INFORMATION

NAME: Anthony Yozze
 ADDRESS: 5860 N. Jones Blvd.
 CITY: Las Vegas, NV 89130 STATE: NV ZIP CODE: 89130
 TELEPHONE: (702) 808-830-9333 CELL 808-830-9333 EMAIL: TYozze@gmail.com

APPLICANT INFORMATION (must match online record)

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

CORRESPONDENT INFORMATION (must match online record)

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

*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.

[Signature] Property Owner (Signature)* Anthony Yozze Property Owner (Print) 5/6/2024 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) UC-24-0371 ACCEPTED BY DD
 PC MEETING DATE 09/17/2024 DATE 07/11/2024
 BCC MEETING DATE X FEES \$1,000
 TAB/CAC LOCATION Lone Mountain DATE 08/27/2024

UC-24-0371

May 29, 2024

Clark County Department - Comprehensive Planning
500 S. Grand Central Pkwy.
1st Floor
Las Vegas, NV 89155

Anthony Yozze
5860 N. Jones Blvd.
Las Vegas, NV 89130

Parcel: 125-25-310-005
Accessory Vehicle and/or Watercraft Storage Code: 30.03.03(A)(3)(ii)

Department of Comprehensive Planning,

I am seeking a variance/Special Use Permit to the current Accessory Vehicle and/or Watercraft Storage Code: 30.03.03(A)(3)(ii).

I've been living on my property for 30 years and have never objected to, interfered or had any problems with the growth that has surrounded me through the past 30 years of owning this property. Before the Title 30 code, residents in my area of unincorporated Clark County were allowed more parking for accessory vehicles. I would like to be allowed to have up to 24 Accessory Vehicle and/or Watercraft on my lot. The lot fronts Jones Boulevard which is a major thoroughfare and gateway to the 215. This does not disturb or distract traffic in any way. The look of the property fits in with the rest of the block and surrounding community that have always had multiple vehicles, horses and other large items. All current vehicles are in excellent condition, registered and neatly parked in a visually appealing manner. My home is surrounded by properties that have many more vehicles than I plan and are far from neat and organized. None of the vehicle are used daily and most are used every other month at the most, so additional traffic is an absolute minimum.

The current vehicles on my lot are owned by myself and friends that live in homes without large properties or RV parking spaces. The vehicles are recreational vehicles or water craft. None of the vehicles are or will be commercial vehicles. The property is a residence not a business. Your consideration of this matter will be greatly appreciated.

Sincerely,



Anthony Yozze
(808) 830-9333
tyozze@gmail.com

09/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0384-SAGEBRUSH HOMESTEAD LIVING TRUST & MCMURRY RODNEY C & KIMBERLY S TRS:

VACATE AND ABANDON a portion of right-of-way being Pioneer Way located between Constantinople Avenue and Gilmore Avenue (alignment) within Lone Mountain (description on file). RM/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

138-10-101-012; 138-10-101-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of the western half 30 feet of the Pioneer Way right-of-way, on the east side of APNs 138-10-101-012 and 138-10-101-014. The applicant indicates the purpose of the request is justified because there is an existing residential subdivision immediately south of the subject parcels and the western half of Pioneer Way was never dedicated. Additionally, the applicant states that there is an existing City of Las Vegas Park to the east that will impede the right-of-way from being developed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	City of Las Vegas	C-V	Park
South	City of Las Vegas	R-CL	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential

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 right-of-way that is 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DWYER ENGINEERING

CONTACT: DWYER ENGINEERING, 333 N. RANCHO ROAD, SUITE 500, LAS VEGAS, NV 89106



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-10-101-014

PROPERTY ADDRESS/ CROSS STREETS: 7425 Constantinople Avenue, Las Vegas, NV 89129

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of the western right-of-way along Pioneer Road, as dedicated per File 42 of Parcel Maps, Page 2. Pioneer Road does not continue south of this property. A City of Las Vegas park occupies what would be the east half of Pioneer Road.

PROPERTY OWNER INFORMATION

NAME: Kimberly McMurry
 ADDRESS: 7425 Constantinople Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89129
 TELEPHONE: 702-523-2404 CELL: _____ EMAIL: mcmurryzoo@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Phillip Dwyer
 ADDRESS: 333 N. Rancho Dr. Suite 500
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # 230209
 TELEPHONE: 702-254-2200 CELL: _____ EMAIL: pdwyer@dwyerengineering.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Phillip Dwyer
 ADDRESS: 333 N. Rancho Dr. Suite 500
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # 230209
 TELEPHONE: 702-254-2200 CELL: _____ EMAIL: pdwyer@dwyerengineering.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.

[Signature]
 Property Owner (Signature)*

Kimberly McMurry
 Property Owner (Print)

06/07/24
 Date

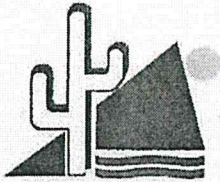
DEPARTMENT USE ONLY:

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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) VS-24-0384
 PC MEETING DATE 9/17/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Lone Mountain

ACCEPTED BY Tyler (tpd)
 DATE 7/17/24
 FEES \$1,200.00

DATE 8/27/24



VS-24-0384
VJL

DWYER ENGINEERING, INC
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING
31 YEARS IN NEVADA

June 6, 2024

Clark County Planning Department
P O Box 554000
Las Vegas, NV 89155-40000

**PLANNER
COPY**

RE: Right-of-Way Vacation
APNs: 138-10-101-014 and 138-10-101-012, Lots 2 and 3, File 42 of Parcel Maps, Page 2
Justification Letter

Dear Planners:


We request the Vacation of the portion of the right-of-way along Pioneer Road, as dedicated per O.R. 1847:1806257.

The justification for this vacation is as follows:

- 1) The roadway does not continue to the south, and will not continue, as there is a full subdivision built to the south of the right-of-way being vacated.
- 2) There is an existing City of Las Vegas Park to the east. Therefore, the ~~west~~ 30 feet of Pioneer Road will not be built/dedicated.

We formally request approval of the vacation of this right-of-way along Pioneer Road.

Sincerely,
DWYER ENGINEERING, INC.


Phillip Dwyer, P.L.S.
Vice President, Survey Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0435-RJMB LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS:

DESIGN REVIEW for existing and proposed accessory structures 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 east side of Monte Cristo Way, south of La Madre Way within Lone Mountain. RM/my/syp (For possible action)

RELATED INFORMATION:

APN:

125-34-410-007

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: Accessory structures (detached garage, storage buildings, shipping container, and well house)
- Number of Stories: 1
- Building Height (feet): 20 feet, 2 inches (detached garage)/10 (storage building 1)/10 (storage building 2)/9.5 (shipping container)/10 (well house)
- Square Feet: 3,500 (detached garage)/168 (storage building 1)/400 (storage building 2)/424 (shipping container)/48 (well house)

Site Plan

The plan depicts a proposed 3,500 square foot detached garage in conjunction with an existing single-family residence. The existing residence sits on the west side of the property, and the proposed garage will be located on the eastern half of the property. The garage is shown as being set back 16 feet from the eastern (rear) property line, 29 feet from the south property line, and 58 feet from the north property line. This proposed garage is a 114 feet east of the existing residence and would replace a smaller existing accessory structure currently in the same location.

The plans also show several existing accessory structures located between the residence and the proposed garage, including 2 storage buildings, a shipping container, and well house. Storage Building 1 is located directly east of the existing residence, with a 20 foot separation between the

2 structures. This building is shown as being a 168 square feet and is centrally located on the property. Storage Building 2 is located south of Storage Building 1, with a 12 foot separation between the structures and is set back 18 feet from the southern property line. The shipping container is located between Storage Building 1 and the proposed garage and is shown as being 424 square feet. This shipping container is 10 feet away from shed 1 and 18 feet from the proposed garage. Lastly, the well house is depicted directly south of the proposed garage near the southeast corner of the site. The well house is shown as being 48 square feet and is set back 16 feet from the southern property line, and 52 feet from the eastern (rear) property line.

Elevations

The plans for the proposed detached garage show the building as being constructed of metal panels that would be painted to match the color of the existing residence. The roof of the structure will also be comprised of metal panels, and the building will be 20 feet, 2 inches tall at its highest point.

Photos provided by the applicant depict the accessory structures around the property as well. The shipping container is shown as 9.5 feet tall and is made of metal. Storage Building 1 is constructed of wood panels and is shown as being 10 feet tall at its highest point. Storage Building 2 appears to be constructed from plywood and is shown as being 10 feet tall. Lastly, the well house also appears to be constructed from plywood and is shown as being 10 feet tall. None of the accessory structures, including the proposed detached garage, appear to be architecturally compatible with the existing residence.

Floor Plans

The proposed detached garage has an open floor plan and is 3,500 square feet, with multiple points of entry. There is one rolling garage door, a swinging door on the north side of the building. There is another rolling garage door and 2 swinging doors on the west side. The other structures have open floor plans.

Applicant's Justification

The applicant states that all of the accessory structures were existing when they purchased the property from the previous owner, and neither the existing structures nor the proposed detached garage would be used for commercial purposes. The applicant plans to use the detached garage as a private workshop for hobbyist automotive work, metal fabrication, woodworking, and various artistic projects.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0318	Increase the allowable number of RVs on-site	Approved by PC	August 2024
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 (NPO-RNP)	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

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the applicant gave no justification as to why the detached garage could not be designed to be architecturally compatible with the existing home. Additionally, the applicant has not given any justification as to why the existing structures could not be altered to match the existing residence. Architectural compatibility helps preserve neighborhood characteristics and prevent undue burden on neighbors. With these factors in mind, staff cannot support this request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

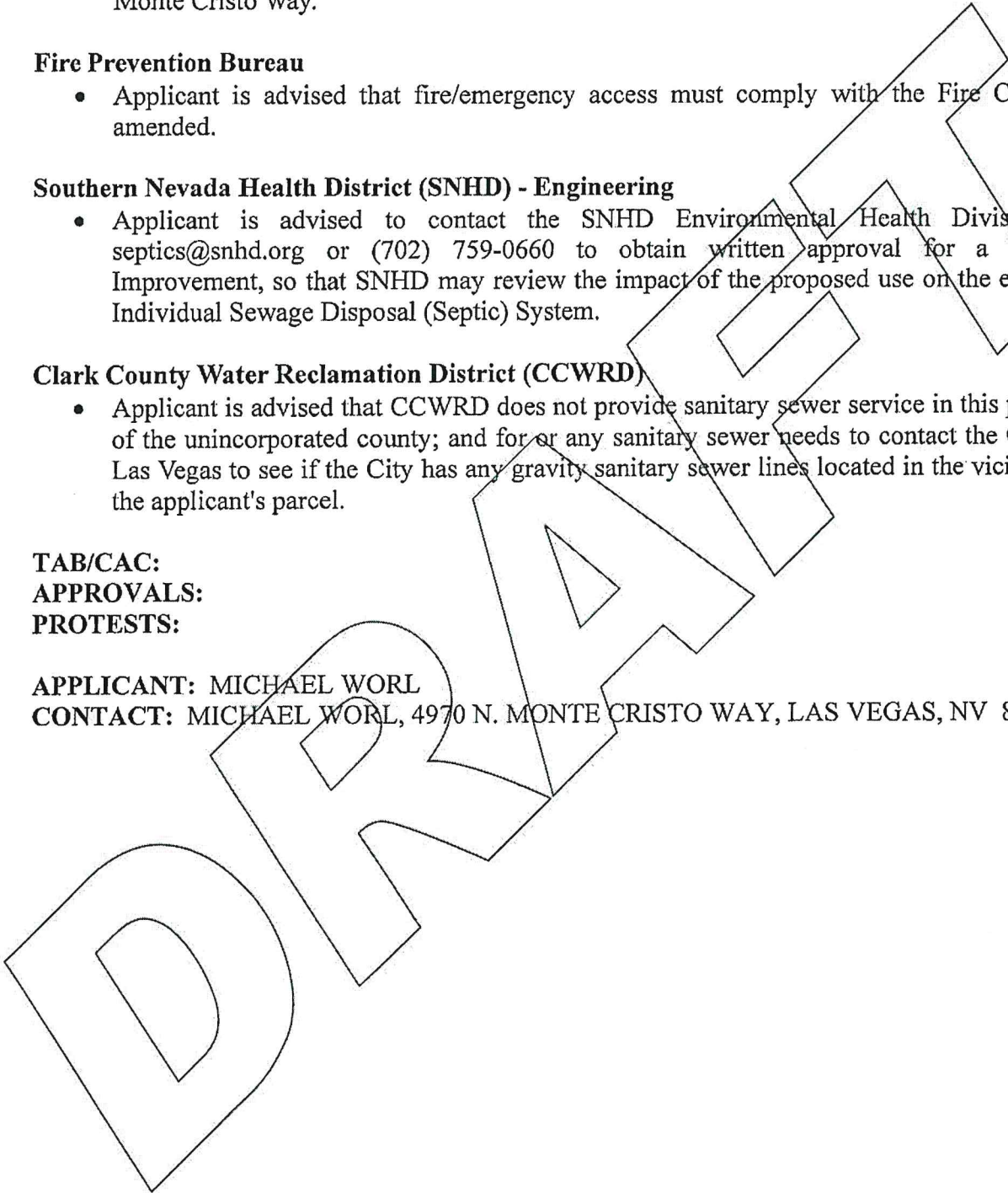
- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 for or 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**





AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS/DR-24-0435; NOW DR-24-0435

Property Owner or Subdivision Name: RJMB LIVING TRUST, ROBERT WORL, & JEANNE MICHELINE TRSI

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) LONE MOUNTAIN TAB-09/10/2024; PC-10/01/2024
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: CHANGE FROM WS TO DR
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \$300 (Pending W-9)

Reason for Change: NO WAIVER OF DEVELOPMENTS REQUIRED; THEREFORE CHANGE TO A DR; REFUND ALA FORTHCOMING PENDING RECEIPT OF W-9 FORM

Change initiated by: MY Date: 08/13/2024

Change authorized by: MND Date: 08/13/2024

Change processed by: ds Date: 08/13/2024

Follow up assigned to: FRONT COUNTER STAFF Instructions: UPDATE FILE LABEL AND FOLDER JACKET

Parcel Number(s): 125-34-410-007

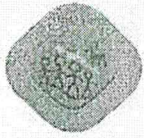
Town Board(s): LONE MOUNTAIN

PLANNER

WS-24-0435

COPY

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

Construction of a 3500 sq. ft. prefabricated metal structure measuring 50 x 70 feet with a peak height of 20'2" and an eave height of 16 feet. Seeking a waiver of standards for building size and for matching exterior building materials. This building will be used as a private garage and shop by the owner and residents at the property for automotive hobbyist work, metal fabrication and wood working.

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: rworllv@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 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.

Robert Worl
Property Owner (Signature)*

Robert Worl
Property Owner (Print)

3/8/24
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 checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0435
PC MEETING DATE 10/01/24
BCC MEETING DATE _____
TAB/CAC LOCATION Love Mountain

ACCEPTED BY MY
DATE 8/6/24
FEES \$1300
\$1300

DATE 9/10/24

June 11, 2024

WS-24-0435

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

PLANNER
COPY

Re: Justification Letter regarding application for
Use Permit
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 and requested waiver of standards for an accessory structure to be built on the approximately 1.11 acre 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.

Included in this application is a waiver of development standards and design review for the non-matching exterior building materials between the existing house and the new accessory building, as well as the existing shipping container on the property. In addition, it has been brought to my attention that the two sheds shown on the site plan are unpermitted. These sheds came with the property when we took possession of it. None of the structures, existing or proposed, will be used for commercial purposes. There is some outdoor storage visible in the existing structure elevation pictures, these items are left over from the previous owner and are in the process of being removed and relocated. We are not going to have outdoor storage on the property.

The structure will be a prefabricated steel building similar to other large accessory structures in the area. It will be painted in colors that match the house and surrounding area. There will be a one foot decorative overhang at the eaves. The existing wall along the La Madre Way will be extended to the north east corner of the property, screening the accessory structure from the street.

The purpose of this accessory structure is to serve as a private work shop and garage for the owner and residents of the property. This structure will house equipment and tools as well as working space for *hobbyist automotive work, metal fabrication, wood working and various artistic projects.*

Existing landscaping on the property will remain unchanged. Existing parking on the property will remain with the addition of parking space for two vehicles on the paved driveway in front of the accessory structure.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0430-SMITH, LENNY STEVEN & SUE ELLEN:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed single-family dwelling on 0.59 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Ruffian Road, 300 feet north of Tropical Parkway within Lone Mountain. RM/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

126-25-601-065

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for a single-family dwelling to 5 feet where a minimum of 30 feet is required per Section 30.02.04 (an 84% decrease).
- b. Reduce the side yard setback for a single-family dwelling to 5 feet where a minimum of 10 feet is required per Section 30.02.04 (a 50% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.59
- Project Type: Single-family dwelling
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 1,146

Site Plan

The plan depicts a flag lot with access off Ruffian Road. This is an undeveloped parcel with a proposed dwelling on the northwest part of the site. The dwelling will be setback 5 feet from the north and west property lines.

Landscaping

No landscaping is proposed or required for this request.

Elevations

The plan depicts a single story dwelling that will be 17 feet in height. It will have a pitched roof with concrete tiles and stucco siding. The stucco siding will be a light brown color while the roofing will be red in color. The front of the structure faces southeast and will have 5 windows and 2 doors. The rear of the structure will have 4 windows and 2 doors. The left side of the structure will have 2 windows and the right side will have 1 window.

Floor Plans

The plan depicts a 1,146 square foot dwelling with 1 bedroom, 1 bathroom, a living room, a dining room, and a kitchen.

Applicant's Justification

The applicant states that the property owners would like to build a casita on their parcel APN 126-25-601-065 before constructing a larger dwelling. They also own and reside at the parcel directly south of this site APN 126-25-601-037. They are an elderly couple and require routine care. This casita would allow for their caregiver to live close by in case of future emergencies.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in Lone Mountain from R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001
ZC-1916-94	Reclassified a single-family residential subdivision consisting of four 20,000 square foot lots on 2.49 acres	Approved by BCC	January 1995

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 (NPO-RNP)	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

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.

The applicant indicates they would like to construct a casita now and a larger dwelling in the future. Since there are no permits on file for the larger dwelling, the casita is considered the primary dwelling at this time. Additionally, staff believes the request will have no impact to the surrounding area. It will not be visible from the right-of-way and will be similar to the dwellings of the surrounding parcels. Furthermore, this request aligns with Policy 1.1.4 of the Master Plan, which seeks to encourage housing options that facilitate aging-in-place and accommodations for older residents. 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

- Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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: LANDS WEST BUILDERS INC.

CONTACT: LANDS WEST BUILDERS INC, 7225 BERMUDA ROAD, SUITE F, LAS VEGAS, NV 89119

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-24-0430

Property Owner or Subdivision Name: Smith Lenny Stevens & Sue Ellen

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) 9/10 Lone Mountain CAC & 10/01 PC

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: _____

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: \$500

Reason for Change: Application was previously changed from UC to WS. A W-9 form has been received. Please proceed with the refund of the UC portion of the application.

Change initiated by: tpd Date: 8/28/24

Change authorized by: MND Date: 8/28/24

Change processed by: smm Date: 8/28/24

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 126-25-601-065

Town Board(s): Lone Mountain



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-25-601-065

PROPERTY ADDRESS/ CROSS STREETS: Ann Rd and Ruffian Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Request to build a casita with 5' side and rear setbacks.

PROPERTY OWNER INFORMATION

NAME: SMITH LENNY STEVEN & SUE ELLEN

ADDRESS: 6031 Ruffian Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

TELEPHONE: _____

CELL 972-523-1917

EMAIL: bluetbys@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Van Nelson

ADDRESS: 7225 Bermuda Rd, Suite F

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-210-7200

EMAIL: van@landswestbuilders.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Van Nelson

ADDRESS: 7225 Bermuda Rd., Suite F

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-210-7200

EMAIL: van@landswestbuilders.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.

[Signature]
Property Owner (Signature)*

DD L.S. Smith
Property Owner (Print)

5/1/2024
Date

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> AHP | <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"/> DB | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # UC-24-0430

RECEIVED 10/01/24

LOCATION Lone Mountain

DATE 9/10/24

APPROVED BY Tyler (tpd)

DATE 8/5/24

AMOUNT \$1,000.00

UL-24-0430
JL

May 15, 2024

Clark County Comprehensive Planning

500 S Grand Central Parkway - 1st Floor

Las Vegas, NV 89155

Subject: Request for a Waiver of Standards for 6031 Ruffian / Justification letter

Dear Clark County Planners,

I am requesting a use permit to allow an accessory dwelling not in conjunction with a primary dwelling per Section 30.03.03(A)(2).

The owners of this property also own the home adjacent to the south and will reside there. They are elderly and require regular assistance. They wish to build a casita with standard minimum setbacks for a Casita but want to build it before building a home on the lot. The casita will take less time to build and allow care givers a place to live in close proximity sooner for daily or emergency care.

Thank you,

Van Nelson

General Contractor

Lands West Builders, Inc

NV License B-19467