



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

November 12, 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 October 29, 2024. (For possible action)
- IV. Approval of the Agenda for November 12, 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. **ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS: USE PERMIT FIRST EXTENSION OF TIME** for the following: **1)** allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and **2)** waive applicable design standards. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (For possible action)
12/03/24 PC
 - 2. **WS-24-0545-MARTINEZ, BLAS S.: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Juliano Road within Lone Mountain. RM/tpd/kh (For possible action) **12/03/24 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: November 26, 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

October 29, 2024

MINUTES

Board Members: Don Cape- Chair - **PRESENT**
Kimberly Burton - Vice Chair - **PRESENT**
Chris Darling- **EXCUSED**
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 6:39 p.m.
- II. Public
Comment None
- III. Approval of October 8, 2024, Minutes
- Moved by: KIMBERLY BURTON**
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
(Don Cape abstained from the vote as he was not present at the 10.8.24 meeting)
- IV. Approval of Agenda for September 24, 2024
- Moved by: KIMBERLY BURTON**
Action: Approved agenda as submitted, with items 3, 4, & 5 to be heard together
Vote: 4/0 – Unanimous

- V. Informational Item(s)
None

VI. Planning & Zoning

1. **VS-24-0531-DRESSLER 2023 TRUST & DRESSLER RONALD THOMAS II & JAMIE LEE TRS: VACATE AND ABANDON** easements of interest to Clark County located between Jensen Street and Grand Canyon Drive, and between Severence Lane and Solar Avenue within Lone Mountain. RM/rp/kh (For possible action) **11/19/24 PC**

Action: APPROVED as submitted subject to staff conditions

Moved By: ALLISON BONANNO

Vote: 4/0 Unanimous

2. **WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action) **11/20/24 BCC**

Action: DENIED Waiver #1, and APPROVED Waiver #2

Moved By: ALLISON BONANNO

Vote: 4/0 Unanimous

3. **VS-24-0509-USA: VACATE AND ABANDON** easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action) **11/20/24 BCC**

Action: DENID in agreement with staff comments/justification

Moved By: DON CAPE

Vote: 4/0 Unanimous

4. **WS-24-0510-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce gross lot area; **2)** reduce net lot area; **3)** reduce front setbacks; **4)** allow a gated community within the NPO-RNP; **5)** reduce street landscaping; **6)** reduce call box setback; **7)** off-site improvements (curb, gutter, sidewalks, and streetlights); **8)** increase the length of a non-through street without a county approved turnaround; and **9)** eliminate street knuckles. **DESIGN REVIEW** for single-family detached residences on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, the north side of Florine Avenue, the east side of Chieftain Street, and the west side of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action) **11/20/24 BCC**

Action: DENID in agreement with staff comments/justification

Moved By: DON CAPE

Vote: 4/0 Unanimous

5. **TM-24-500108-USA: TENTATIVE MAP** consisting of 39 lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, the north side of Florine Avenue, the east side of Chieftain Street, and the west side of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action) **11/20/24 BCC**

Action: DENID in agreement with staff comments/justification
Moved By: DON CAPE
Vote: 4/0 Unanimous

VII. General
Business None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be November 12, 2024

X. Adjournment
The meeting was adjourned at 8:10 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS:

USE PERMIT FIRST EXTENSION OF TIME for the following: **1)** allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and **2)** waive applicable design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (For possible action)

RELATED INFORMATION:

APN:

125-31-414-008

USE PERMITS:

1. Allow metal accessory structures where required to be architecturally compatible with the principal building per Table 30.44-1.
2. Waive all applicable design standards including non-decorative metal for accessory structures where required per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the rear yard setback for an accessory structure (detached garage) to 2 feet where 5 feet is required per Table 30.40-1 (a 60% reduction).
 - b. Reduce the setback to a right-of-way for an existing accessory structure (detached garage) to 2 feet where 10 feet is required per Table 30.40-1 (an 80% reduction).
 - c. Reduce the side yard setback for an existing accessory structure (carport) to 0.5 feet where 5 feet is required per Table 30.40-1 (a 90% reduction).
2. Reduce the building separation for an existing accessory structure (carport) to 1.9 feet where 6 feet is required per Table 30.40-1 (a 62% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

- General Summary
- Site Address: 4891 N. Grand Canyon Drive
- Site Acreage: 0.52
- Project Type: Accessory structures
- Building Height (feet): 13 (detached carport)/12 (detached garage)
- Square Feet: 3,513 (main house)/975 (carport)/748 (detached garage)

Site Plan

The previously approved plans depict an existing 1 story single-family residence, existing carport, and an existing detached garage on a 0.52 acre property. The existing carport is located on the west side of the home, less than 1 foot from the west property line, with the existing detached garage located in the southwest corner of the property along Lone Mountain Road. The setbacks for the detached garage are 2 feet from the rear yard property line, and less than 10 feet from the right-of-way. The carport is set back less than 1 foot from the side property line, is located behind an entry gate and is set back over 43 feet from the street. Access to the residence is from a private hammerhead off Grand Canyon Drive.

Landscaping

Landscaping is not a part of this application.

Elevations

The previously approved plans depict an existing detached garage approximately 12 feet in height with metal siding and is 27 feet in length and 28 feet wide with a roll-up door facing north. The existing carport is approximately 13 feet in height and is open on all sides, with a flat roofline, and is approximately 26 feet in width. The main house exterior is stucco finish and a pitched roof line. Each accessory structure is painted to match the existing house in color.

Floor Plans

The previously approved plans depict an existing carport open on all sides and is approximately 975 square feet, and the existing detached garage is enclosed on all sides and is 748 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0374:

Comprehensive Planning

- 1 year to complete the permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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.

Applicant's Justification

The applicant states they would like an extension of time to meet the conditions set forth by UC-23-0374. They state they have been diligently working to get permits for both unpermitted buildings. The carport was permitted and inspected (BD23-58757) and is in compliance with UC-23-0374. However, the detached garage was constructed without permits and no engineering and structural specifications were available leaving the building to be reverse engineered which has taken a considerable amount of time. The extension of time will be for the detached garage for which they're working toward permits and compliance.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0374	Accessory structures and waivers to reduce setbacks and separations	Approved by PC	October 2023
VS-0845-17	Vacated and abandoned easements of interest to Clark County	Approved by PC	December 2017
WS-0691-17	Reduced lot size, landscaping, and full off-site improvements; design review for single-family residence and increased grade	Approved by BCC	October 2017
WS-0141-07	Reduced lot size, landscaping, and full off-site improvements	Approved by PC	March 2007
WS-0066-04	Early grading	Approved by PC	February 2004
ZC-0296-01	Reclassified to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 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

Clark County Public Response Office (CCPRO)

CE22-14459 is an active Code Enforcement 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has completed the process of getting the carport permitted and approved (BD23-58757) and is currently in the process of obtaining permits for the detached garage (BD24-29795). Progress has been made, which demonstrates the applicant's good faith effort to commence and complete the project in a timely manner. Therefore, staff can support the request for an extension of time.

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

- Until October 3, 2025 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: DIONICIO GORDILLO
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0545-MARTINEZ, BLAS S.:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Lone Mountain Road and the west side of Juliano Road within Lone Mountain. RM/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

125-32-802-024

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for a carport to 9 feet where 40 feet is required per Section 30.02.04 (a 77.5% reduction)
- b. Reduce the rear setback for an accessory structure (shed) to 3 feet where 5 feet is required per Section 30.02.04 (a 40% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4815 N. Juliano Road
- Site Acreage: 0.50
- Project Type: Accessory structures
- Number of Stories: 1
- Building Height (feet): 15 (carport)/11 (shed)
- Square Feet: 800 (carport)/112 (shed)

Site Plan

The plans depict an existing single-family residence with a proposed carport that will be attached to the primary dwelling. The carport is on the west side of the primary dwelling, 9 feet from the front property line. There are two existing accessory structures in the rear of the property. The first is an accessory apartment located in the southwest corner of the property while the shed is to the east of the accessory apartment. Both accessory structures are more than 6 feet apart from each other. The shed is 85 feet directly south of the proposed carport and 3 feet north of the south property line. The accessory apartment is larger but meets the setback required (5 feet) from the

south and west property lines. There is a proposed wall with a swing gate that will be 6 feet in height and constructed to the west of the addition in the side yard.

Landscaping

No new landscaping is proposed with this request.

Elevations

The plans depict an existing single-family residence with a proposed carport that will be attached to the west side of the dwelling. The carport will be 15 feet in height and will be constructed of stucco exterior and tile roofing to match the primary dwelling. Additionally, stone veneer will be added to a portion of the carport. The north side of the carport will be open while the east, west, and south sides will be enclosed. The shed in the rear of the property has wood siding with a pitched roof and is 11 feet in height.

Floor Plans

The plans depict a proposed carport with an open layout that will be used for the storage of vehicles. There are 2 windows and a pedestrian gate on the south side of the carport. Additionally, there will be 4 windows on the west side of the carport. The carport will be 800 square feet, while the existing shed is 112 square feet.

Applicant's Justification

The applicant states that they would like to construct a carport addition to the primary dwelling. The addition would provide additional shade for vehicles, as well as protection from the elements. The proposed carport will be constructed of similar materials and color as the primary dwelling so that it blends in seamlessly with the existing structure. There are 2 accessory structures in the rear of the property that are existing. The larger accessory structure meets the required setbacks, while the shed does not. A waiver of development standards for reduced setbacks is being requested for the shed and proposed carport addition.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified parcels of land from R-U and R-E to R-E (RNP-I) and R-A (RNP-I) zoning and from R-A to R-A (RNP-II) zoning	Approved by BCC	September 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

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.

There were building permits filed for the accessory apartment (BD15-17465-BU6), carport (BD23-62778), and block wall (BD20-47965). The permit applications for the carport and block wall have been closed by the Building Department due to lack of activity. The accessory apartment permit was approved and finalized on July 18, 2018.

Staff believes that the proposed carport will not have a negative impact on the surrounding area. The applicant has indicated that the carport will be constructed with similar materials and color as the primary dwelling and it will be set back the same distance as the existing attached garage. The color of the siding and roof of the shed is similar to the colors of the dwelling, and although it does not meet the required 5 foot setback, it does not detract from the visual appeal of the streetscape. 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

- 1 year to complete the building permits and inspection processes for any existing structures that require building permits or the application will expire unless extended with approval of an extension of time;
- 2 years to commence the carport.
- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV
89103

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