



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

December 26, 2023

6:00pm

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 Valerie Leiva at (702) 468-9839.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Dorothy Gold, Chairperson
 April Mench, Vice Chairperson
 Judith Siegel
 Cristhian Barneond

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Beatriz Martinez: Beatriz.Martinez@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, Invocation, 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 November 28, 2023. (For possible action)
- IV. Approval of the Agenda for December 26, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **ET-23-400168 (UC-21-0597)-TRANS-AERO LAND & DEVELOPMENT:**
USE PERMIT FIRST EXTENSION OF TIME to allow a service bay door for a vehicle (automobile) wash to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; and **2)** eliminate the required loading space.
DESIGN REVIEWS for the following: **1)** vehicle wash; **2)** restaurant; **3)** outside dining and drinking; and **4)** vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station on 1.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/nai/syp (For possible action)

PC: 01/06/24
 - 2. **WS-23-0779-DURAN NARCISO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height for a detached accessory structure; **2)** reduce separation; and **3)** reduce setback for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Capistrano Avenue and the west side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)

PC: 01/06/24
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: January 9, 2024.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S McLeod Dr. Las Vegas, NV 89121

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager



Winchester Town Advisory Board

November 28, 2023

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – PRESENT Cristhian Barneond – Member – PRESENT	April Mench – Member – PRESENT
Secretary:	Valerie Leiva (702)468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702)455-0560	beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Dane Detommaso – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:04 p.m.

II. Public Comment: None

III. Approval of the **November 14, 2023** Minutes

Moved by: Mench
Action: Approved
Vote: 4-0

IV. Approval of Agenda for **November 28, 2023**

Moved by: Mench
Action: Approved
Vote: 4-0

V. Informational Items:

Title 30 public training session at the Clark County Building Department on November 29, @6:00 p.m.
Title 30 public training session at the Clark County Government Center in Chambers on December 4, @6:00 p.m.

VI. Planning & Zoning

1. **AR-23-400153 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort

and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/nm/syp (For possible action)

12/06/23 BC

Moved by: Mench

Action: Approved

Vote: 4-0

2. **WS-23-0727-HIGHLAND ASSOCIATES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce the gate setback; 3) eliminate pedestrian walkways; and 4) alternative driveway geometrics.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing office/warehouse complex on a portion of 12.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive and the south side of Capella Avenue (alignment) within Winchester. TS/bb/syp (For possible action)

12/19/23 PC

Moved by: Siegel

Action: Approved with staff if approved conditions

Vote: 4-0

VII. General Business:

Review and vote on the 2024 Town Board calendar (for possible action)

Moved by: Mench

Action: Approved with the deletion of meeting on 12/31/24

Vote: 4-0

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be December 12, 2023

X. Adjournment

The meeting was adjourned at 6:27 p.m.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400168 (UC-21-0597)-TRANS-AERO LAND & DEVELOPMENT:

USE PERMIT FIRST EXTENSION OF TIME to allow a service bay door for a vehicle (automobile) wash to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; and **2)** eliminate the required loading space.

DESIGN REVIEWS for the following: **1)** vehicle wash; **2)** restaurant; **3)** outside dining and drinking; and **4)** vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station on 1.0 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-07-401-011

USE PERMIT:

Allow a service bay door for a vehicle (automobile) wash to face a street (Decatur Boulevard) where no service bay door shall face a street unless screened with landscaping or a building per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where required per Figure 30.64-14.
2. Eliminate the required loading space where 1 loading space is required per Table 30.60-6 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3280 S. Decatur Blvd
- Site Acreage: 1
- Project Type: Vehicle wash, vehicle maintenance (smog check), and restaurant
- Number of Stories: 1
- Building Height (feet): Up to 23 (existing and proposed)/11 (smog check)
- Square Feet: 3,550 (existing convenience store)/700 (restaurant)/150 (outside dining area)/1,417 (vehicle wash)/80 (vehicle maintenance – smog check)

- Parking Required/Provided: 27/29

Site Plans

The approved plans depict an existing convenience store with gasoline station (fuel canopy) located at the northeast corner of Decatur Boulevard and Desert Inn Road. The convenience store is set back as follows: 1) 155 feet from the west property line, adjacent to Decatur Boulevard; 2) 8 feet from the north property line of the pad site; and 3) 6 feet from the east property line of the pad site. The fuel canopy is set back as follows: 1) 30 feet from the west and south property lines, adjacent to Decatur Boulevard and Desert Inn Road, respectively; 2) 55 feet from the north property line; and 3) 105 feet from the east property line. A restaurant and vehicle wash addition are proposed immediately to the south of the existing convenience store. The restaurant and vehicle wash are set back a minimum of 180 feet from the west property line along Decatur Boulevard. A proposed outside dining area is located immediately to the west of the restaurant. Both the restaurant and vehicle wash have a 6 foot setback from the east property line. The vehicle wash is set back a minimum of 40 feet from the south property line adjacent to Desert Inn Road. The service bay door associated with the vehicle wash is oriented to Decatur Boulevard, and is partially screened from the right-of-way. Vehicles enter the wash bay through the west side of the building and exit the wash bay through the east side, where cross access is provided along the east property line to the adjacent commercial development. Two spaces for the queuing of automobiles entering the vehicle wash are located underneath the fueling canopy. A smog check structure is located at the northwest corner of the project site. A proposed trash enclosure is located at the north side of the property with a setback of 25 feet 7 inches to the right of way to the west. Three vacuum stations are located within the parking stalls along Desert Inn Road, and are set back 10 feet from the south property line. Access to the project site is granted via an existing 40 foot wide commercial driveway along Desert Inn Road. The existing and proposed development requires a total of 27 parking spaces where 29 parking spaces are provided. Cross access is provided to the existing commercial development located to the north and east of the project site. A waiver of development standards was approved to eliminate the loading space for the proposed restaurant.

Landscaping

The approved plans depict an existing 6 foot wide landscape area located behind an existing 5 foot wide attached sidewalk adjacent to Decatur Boulevard and Desert Inn Road. Medium, 24 inch box trees will be planted 20 feet on center within the street landscape area adjacent to Decatur Boulevard and Desert Inn Road. Two landscape finger islands will be planted on the north and south sides of the entrance to the vehicle wash; however, a waiver of development standards was approved to reduce the required number of landscape finger islands within the interior of the parking lot.

Elevations

The approved plans depict a proposed restaurant and vehicle wash addition to an existing convenience store with a height ranging from 18 feet to 23 feet to the top of the parapet wall. An aluminum storefront window system is featured on the west elevation of the restaurant. Contrasting building materials including tile veneer and stucco with a consistent color scheme are visible along Desert Inn Road and Decatur Boulevard. A concrete tile roof is proposed over the vehicle wash, matching the roof material of the convenience store. Immediately to the west

of the vehicle wash entrance is a metal canopy measuring 9 feet in height. All rooftop mounted equipment will be screened by parapet walls. The smog check building measures 11 feet in height and consists of tile veneer and stucco to match the existing convenience store and proposed additions. The 3 vacuum stations, as proposed to be placed within the parking stalls along Desert Inn Road, measuring 11.5 feet in height (metal pole). The vacuum equipment, consisting of a vacuum hose and trash receptacle, is affixed to the metal pole.

Floor Plans

The approved plans depict an existing convenience store measuring 3,550 square feet in area. The restaurant consists of 700 square feet and features an open floor plan that will be modified when a final tenant is selected. The vehicle wash area and equipment room areas measure 1,109 and 308 square feet, respectively, with an overall area of 1,417 square feet. The smog check measures 80 square feet in area.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0597:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states they experienced financial difficulties, which caused a delay to commence the construction. The equipment and materials that were purchased had a wait time of 6 months to 18 months to be delivered. Now the company is financially ready to begin the construction process. There are no changes being proposed to the design. The applicant is requesting an extension for two years.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0597	Service bay door for a vehicle (automobile) wash to face a street, with waivers for reduced parking lot landscaping, and eliminated the required loading space; and design reviews for vehicle wash, restaurant, outside dining and drinking, and vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station	Approved by PC	December 2021
DR-1078-97	Convenience store with gasoline station	Approved by BCC	August 1997
ZC-0213-90	Reclassified the project site to C-2 zoning	Approved by BCC	September 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Commercial General	C-2	Shopping center
South	Commercial General	C-1 & C-2	Retail buildings
West	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple 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

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 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.

Staff understands the financial difficulties the applicant has encountered and supports the request for a 2 year extension of time. However, staff may not support future extension of time requests if no action is taken towards commencement of the project.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until December 7, 2025 to commence and to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: THOMAS BUCKLEY

CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PKWY SUITE 230, HENDERSON, NV 89052

CIVIL



LAND USE APPLICATION
DEPARTMENT OF COMPREHENSIVE PLANNING

App

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Form with columns for Application Type, Staff, Property Owner, Applicant, and Correspondent. Includes checkboxes for various application types like Text Amendment, Zone Change, etc., and fields for names, addresses, and contact information.

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 162-07-401-011
PROPERTY ADDRESS and/or CROSS STREETS: 3280 S. DECATUR BLVD
PROJECT DESCRIPTION: CAR WASH ADDITION

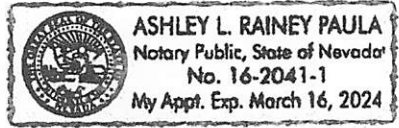
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)*
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 17, 2023 (DATE)

By Ashley Rainey Paula
NOTARY PUBLIC:



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



ET-23-400168
JL

2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Sheldon Colen, Architect (License No. 7701)

November 3, 2023

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

**CIVIL
ENGINEERING**

RE: Extension of time for UC-21-0597

Please accept this letter as justification for an extension of time for UC-21-0597. Due to the uncertainty caused by the Covid-19 pandemic, our client was not able to get this project off the ground. When the world started to open, it took a while for businesses to get back on track. Our client was seeing wait times of around 6-18 months lead times for kitchen and carwash equipment. Just recently, our client let us know that it is starting to feel like companies are getting caught up and able to fulfill new orders for aforementioned equipment. There are no changes being proposed to the site plan. Barring any unforeseen delays or setbacks, our client would aim to get the project started when they receive a decision on the extension of time. We have taken the initiative to begin the process of creating construction documents. With this in mind, we respectfully ask for your approval recommendation on a 2-year Extension of Time.

Thank you.
Carlos Gomez
Architectural Drafter
P:702.719.2020
Carlos@scadesign.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0779-DURAN NARCISO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height for a detached accessory structure; **2)** reduce separation; and **3)** reduce setback for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Capistrano Avenue and the west side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-11-712-087

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase height for an existing accessory structure (storage building) to 14.5 feet where 14 feet is allowed per Table 30.40-2 (a 3.5% increase).
2. Reduce the building separation between an accessory structure (storage building) and the residence to 5 feet 9 inches where 6 feet is required per Table 30.40-2 (a 4.1% reduction).
3. Reduce the side yard setback for an existing accessory structure (storage building) to 2 feet where 5 feet is required per Table 30.40-2 (a 60% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2084 Capistrano Avenue
- Site Acreage: 0.1
- Project Type: Accessory structure (storage building)
- Number of Stories: 1
- Building Height (feet): 14.5 (detached accessory structure)
- Square Feet: 280 (detached accessory structure)

Site Plans

The plans depict an existing single family residence located in the central portion of the parcel. Access to the site is provided from Capistrano Avenue with the existing access on Burnham Avenue to be in-filled with block wall to match the existing wall. The existing detached

accessory structure (storage building) is located at the northwest corner of the parcel. The building is set back 5 feet 5 inches from the rear (north) property line and 2 feet from the interior side (west) property line. The plan depicts 5 foot 9 inches of separation between the storage building and the residence patio cover.

Landscaping

Photographs of the site depicts existing landscaping along the boundaries of the parcel. No changes are proposed or required with this request.

Elevations

The plan depicts an existing single story 14.5 foot storage building. The exterior consists of painted stucco and tile roof that matches the exterior materials of the residence.

Floor Plans

The plan depicts a 280 square foot storage building.

Applicant’s Justification

The applicant indicates that the storage building was constructed without permits, which has subsequently been requested by the applicant (BD21-50444). Additionally, there are no windows that face the neighbor to the west who has a storage shed of their own. It has been determined that the structure has been constructed per the 2018 International Building Code and the west wall is constructed to the fire rated wall assembly standards.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE-18-09094 is an active case for an unpermitted detached accessory structure.

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.

Staff finds that if the storage building did not exceed 14 feet in height it may be less of an impact to surrounding neighbors. However, the impact is greater for a building constructed 2 feet from the adjacent side (west) property line. Additionally, the applicant has not provided a sufficient justification to warrant approval of the setback reduction to allow the building to remain. This is a self-imposed hardship that staff does not support.

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 with any extension of time to be a public hearing.
- 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 that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: ELICIA MONTGOMERY

CONTACT: ELICIA MONTGOMERY, 9680 W. TROPICANA AVE #132, LAS VEGAS, NV 89147



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0779</u> DATE FILED: <u>11/12/2023</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>12/26/2023</u> PC MEETING DATE: <u>1/10/2024</u> BCC MEETING DATE: _____ FEE: <u>\$ 775.00</u>
	PROPERTY OWNER NAME: <u>Narciso Duran</u> ADDRESS: <u>2084 Capistrano Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169-2226</u> TELEPHONE: <u>505-720-0300</u> CELL: <u>505-720-0300</u> E-MAIL: <u>ogonzalez@desertplastering.com</u>
	APPLICANT NAME: <u>Elicia Montgomery</u> ADDRESS: <u>9680 W Tropicana Avenue, Suite 132</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-219-5656</u> CELL: <u>702-327-4954</u> E-MAIL: <u>elicia@montgomeryengineers.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Elicia Montgomery</u> ADDRESS: <u>9680 W Tropicana Avenue, Suite 132</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-219-5656</u> CELL: <u>7002-327-4954</u> E-MAIL: <u>elicia@montgomeryengineers.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-712-087

PROPERTY ADDRESS and/or CROSS STREETS: 2084 Capistrano Avenue, NEC Burnham Avenue & Capistrano Avenue

PROJECT DESCRIPTION: _____

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

Narciso Duran
Property Owner (Signature)*

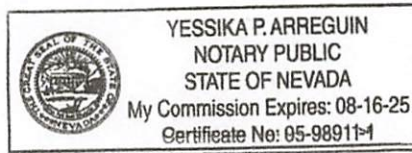
Narciso Duran
Property Owner (Print)

STATE OF NV
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Oct. 21st, 2022 (DATE)

By Narciso Duran

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

JUSTIFICATION

The storage building was built without a permit. The accessory structure is located entirely in the rear yard of the home, behind a fence and does not impose on adjacent neighbors. There are no windows facing the neighbor to the west who has a storage shed of his own along his side of their shared property line. There may have been a language barrier regarding the need for permits prior to construction.

The homeowner works in construction and has an extensive tool collection. This storage shed provides a space to secure his tools and work on hobby projects at home. The building itself is in the rear yard behind a fence and is barely visible from the street. Because it was constructed to match the main house in color, design and materials, it is harmonious with the surrounding community.

Despite being unpermitted, it is built structurally sound and compliant with the current 2018 International Building Code. While the building is structurally adequate, there are three items that deviate from the provisions of Title 30 and require Waiver of Standards.

Waivers of Development Standards are requested for the following conditions:

1. Increase allowable height of the accessory building height from 14'-0" to 14'-6". (reference Table 30.40-2 of Title 30 for R-1 zoning)
2. Reduce required separation distance between the accessory structure to the principal building from 6'-0" to 5'-9" (reference Table 30.40-2, note 1(a))
3. Reduce required setback of accessory building at side property line from 5'-0" to 2'-0". As this is essentially a large shed, Table 30.44-1 allows reduction or elimination of setbacks if the building is architecturally compatible and firewall requirements are met. This structure is wood framed with stucco finish at the exterior walls and asphalt shingles. The roofing material, and paint color match the existing home. The architectural plans on file at Clark County Building (BD21-50444) include a detail for fire-rating on the walls/ceilings that are within 5'-0" of the property line. This detail has been accepted by building. Zoning is the only item left for permit issuance.