



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

August 27, 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 (Excused)
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

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

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 13, 2024. (For possible action)
- IV. Approval of the Agenda for August 27, 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. **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**
 - 2. **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**
 - 3. **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**
 - 4. **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**
- 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 10, 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

1. **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

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.

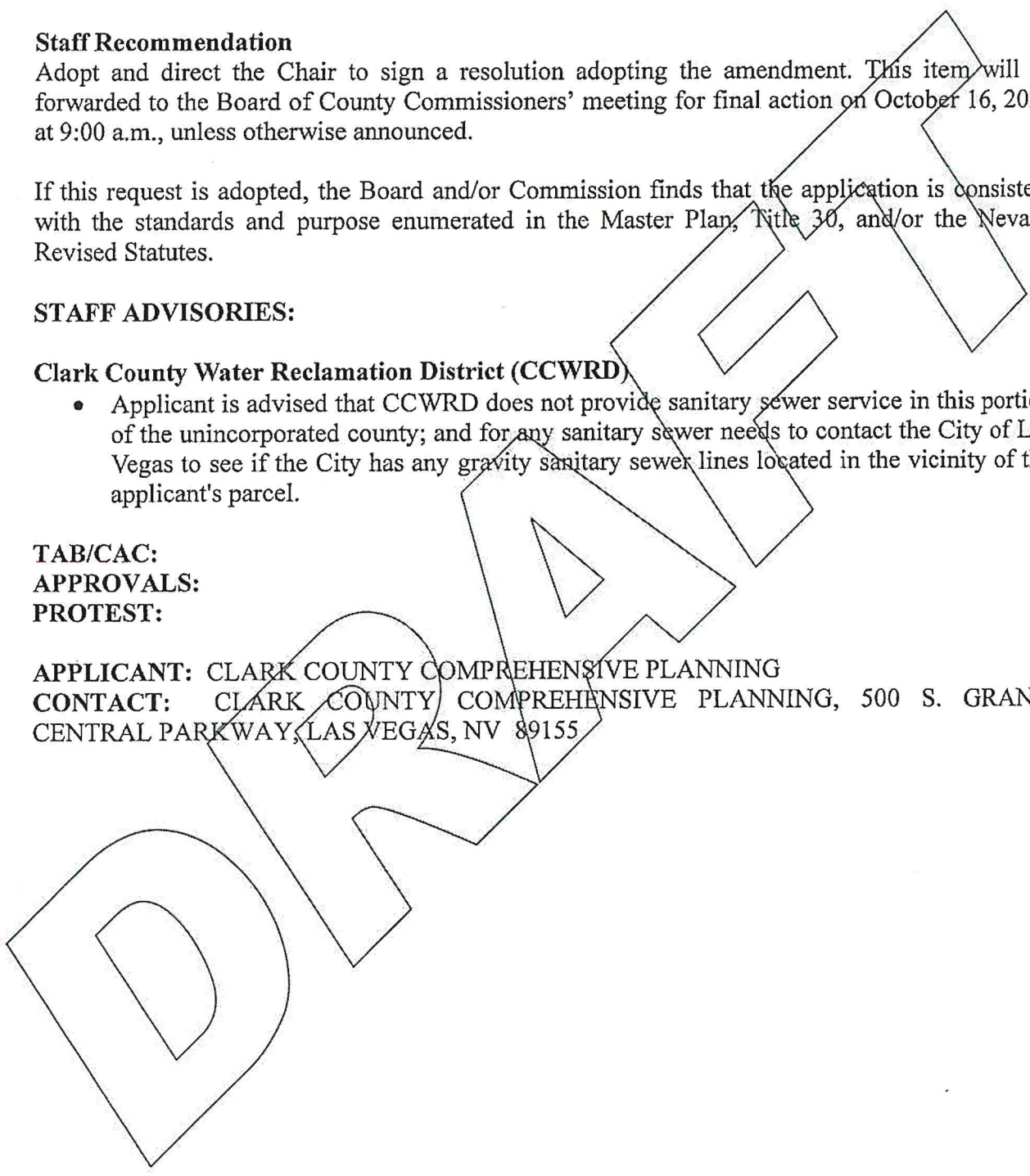
TAB/CAC:

APPROVALS:

PROTEST:

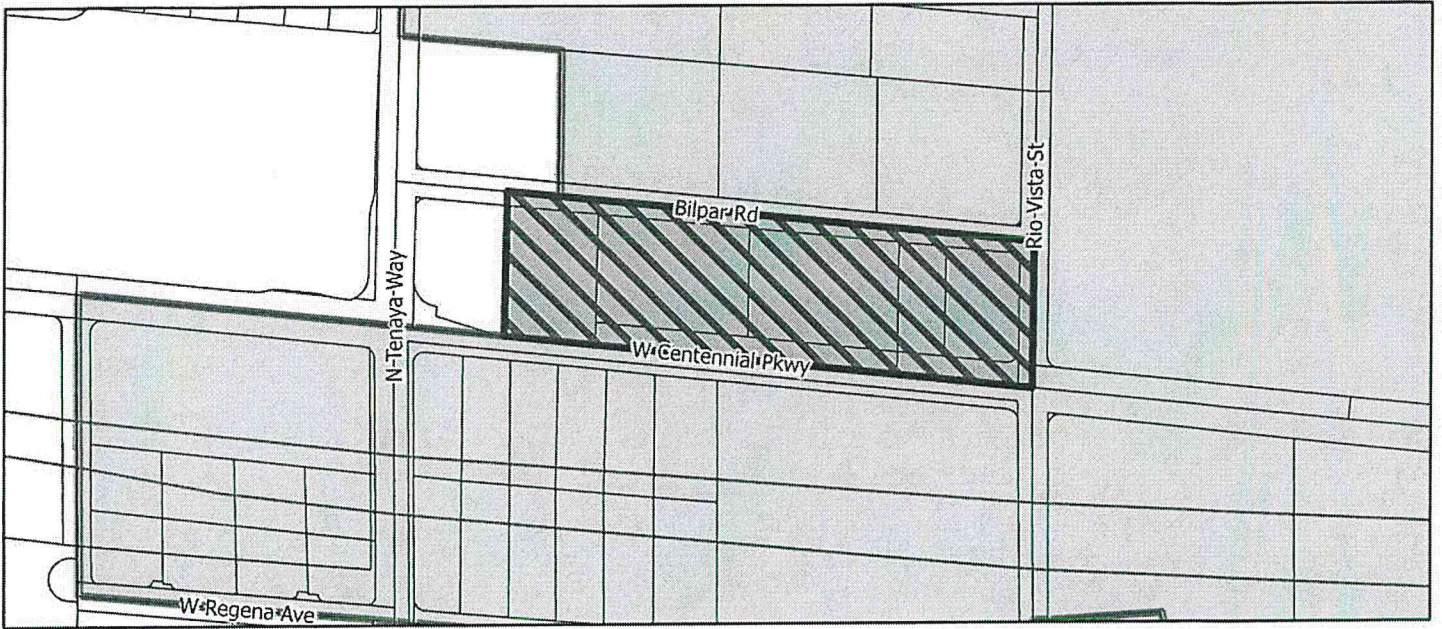
APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

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

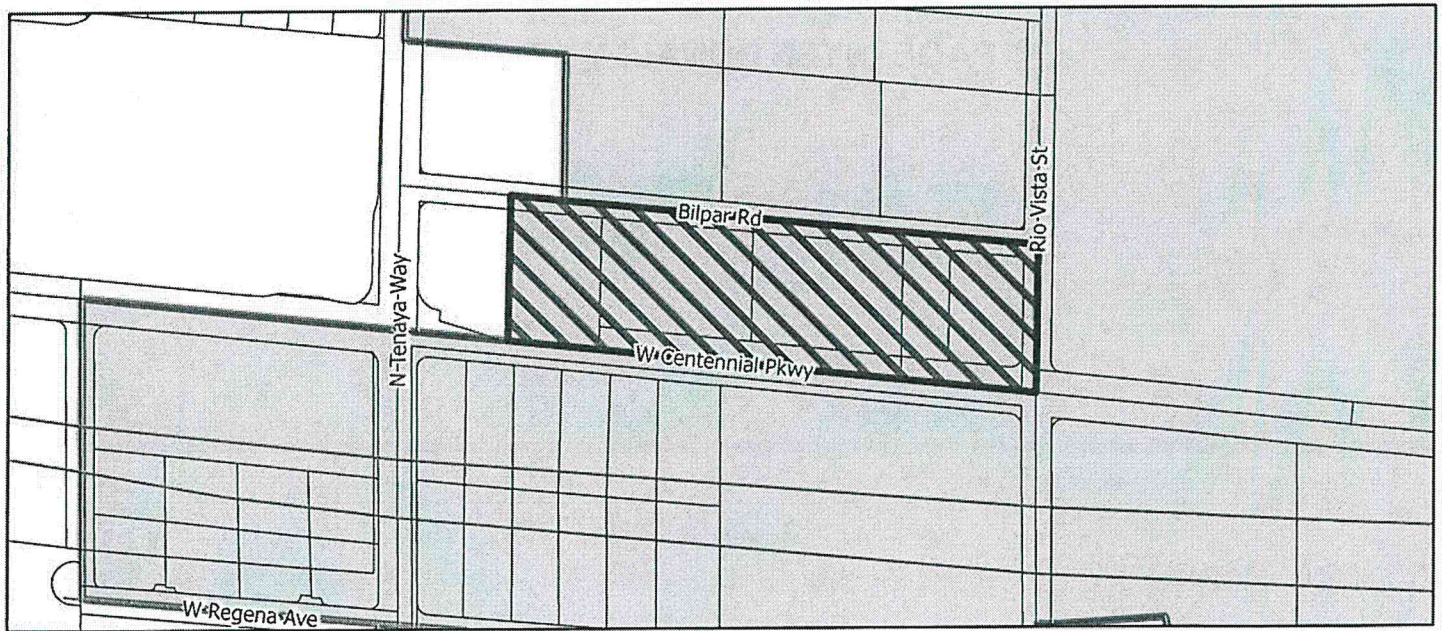


Planned Land Use Amendment **DRAFT**

PA-24-700017



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)

-  Planning Areas

 Requested Area To Change

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/Al 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 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:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <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 type="checkbox"/> WS |
| <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 ACCEPTED BY RK
PC MEETING DATE 9-17-24 DATE 7-18-24
BCC MEETING DATE 10-16-24 FEES -Waived-
TAB/CAC LOCATION Lone Mt. 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

09/17/24 PC AGENDA SHEET

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.

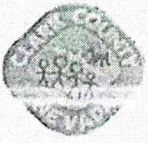
Clark County Water Reclamation District (CCWRD)

- 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 any 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:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <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"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0371
 PC MEETING DATE 09/17/2024
 BCC MEETING DATE X
 TAB/CAC LOCATION Lone Mountain

ACCEPTED BY DD
 DATE 07/11/2024
 FEES \$1,000

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 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

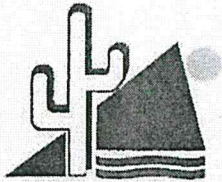
DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <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 type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" 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) 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



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.

A handwritten signature in black ink, appearing to read 'Phillip Dwyer', written over a horizontal line.

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

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:

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

APPLICATION # (s) 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.**

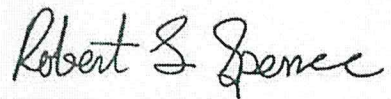
The shed has been in close proximity since it was built several years ago before we bought the property. It is about 2 feet from the stable building and the close proximity allows our agricultural employees to leverage its storage capability with the adjacent stable while providing clearance for hay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



Robert Spence, MD
Co-Property Owner