



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV 89129

March 28, 2023

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

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

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

County Liaison(s): Jennifer Damico, 702-455-1900, jennifer.damico@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, Roll Call, and County Staff Introductions

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
 JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
 MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 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 March 14, 2023. (For possible action)
- IV. Approval of the Agenda for March 28, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning and Zoning

04/18/23 PC

- 1. **UC-23-0065-JEAN, DANIEL: USE PERMITS** for the following: **1)** permit an accessory building that is not architecturally compatible with the principal building; **2)** increase the area of an accessory building; and **3)** allow a non-decorative accessory metal building in conjunction with a single family residence on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the southeast corner of Campbell Road and La Mancha Avenue within Lone Mountain. RM/al/ja (For possible action) **04/18/23 PC**

- VII. General Business
None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: April 11, 2023.
- 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

March 14, 2023

MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@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 6:35 p.m.
- II. Public Comment
None
- III. Approval of February 28, 2023, Minutes
Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for March 14, 2023
Moved by: CAROL
Action: Approved agenda as submitted
Vote: 3/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-23-0017-ADAMS 1979 TRUST & ADAMS JEFFREY K & DONNA K CO-TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) eliminate landscaping in conjunction with a single family residential development on 3.6 acres in an R-E (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM /jud/syp (For possible action) **03/22/23 BCC**

Action: DENIED as submitted. Board not in favor of waiving landscaping and feels that over height wall creates a canyon affect not wanted in the community.

Moved By: KIM

Vote: 3/0

2. **ET-23-400011 (VS-20-0207)-DXD F1 GRAND TETON, LLC: VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Tioga Way located between Grand Teton Drive and Ackerman Avenue within Lone Mountain. MK/tpd/syp (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: DON

Vote: 3/0

VII. General Business
None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be March 28, 2023

X. Adjournment
The meeting was adjourned at 7:47 p.m.

04/18/23 PC AGENDA SHEET

ACCESSORY BUILDING
(TITLE 30)

CAMPBELL RD/LA MANCHA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0065-JEAN, DANIEL:

USE PERMITS for the following: 1) permit an accessory building that is not architecturally compatible with the principal building; 2) increase the area of an accessory building; and 3) allow a non-decorative accessory metal building in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Campbell Road and La Mancha Avenue within Lone Mountain. RM/al/ja (For possible action)

RELATED INFORMATION:

APN:
125-29-406-001

USE PERMITS:

1. Permit a metal accessory building that is not architecturally compatible with the principal building (single family residence) where architectural compatibility is required per Table 30.44-1.
2. Permit a 2,000 square foot accessory structure where a maximum area of 1,544 square feet is permitted for an accessory structure for this site per Table 30.44-1 (a 29.5% increase).
3. Allow a non-decorative metal accessory building where not permitted per Table 30.56-2A.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5680 N. Campbell Road
- Site Acreage: 1
- Project Type: Accessory building
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 2,000

Site Plan

The site is developed with a single family residence that was constructed in 1980. The single family residence is located on the western half of the parcel. Primary access to the site is provided from Campbell Road. The plans depict an accessory building to be located on the northeastern portion of the site, within the rear yard of the property. There is an existing gate that will provide secondary access to the property and access the proposed accessory building. The accessory building is set back 20 feet from the northern property line and 10 feet from the eastern property line.

Landscaping

No changes are proposed or required to the existing landscape areas on the parcel.

Elevations

The existing single family residence is 1 story with a pitched roof consisting of concrete tile for roofing materials. The exterior of the residence has a stucco finish painted in earth tone colors. The proposed accessory structure is 1 story, 21 feet high, with a pitched roof. The accessory building is constructed of non-decorative metal that will be painted to match the existing residence.

Floor Plan

The existing residence with attached garage has an area of 3,088 square feet. Per Table 30.44-1 an accessory building is allowed a maximum area that is 50% (1,544 square feet) of the footprint of the principal building. The proposed accessory building has an area of 2,000 square feet.

Applicant's Justification

The applicant indicates the accessory building is needed for additional storage space. The applicant also states that there are other large metal buildings in the area so the proposed building is consistent and compatible with the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified to establish an RNP-I Overlay District for portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A review of aerial photographs of the area shows that there are other metal buildings in the area. The abutting parcel to the north has an accessory structure that exceeds half the footprint of the principal building on the site, noting that this accessory structure is not a metal building and is architecturally compatible with the residence on the property. The subject site is approximately 1 acre in area allowing for substantial space between the existing residence and the proposed accessory building so the property will not have a crowded appearance. This site is located in a Rural Perseveration Area. The Planning Commission and the Board of County Commissioners have found that accessory buildings that exceed half the building footprint of a residence on site and constructed of non-decorative metal are compatible structures in rural areas. Staff finds the proposed structure will not have an adverse effect on the adjacent properties and is appropriate at the proposed location. Therefore, staff supports these requests.

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

- Accessory building to be painted to match the existing residence;
- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DANIEL JEAN

CONTACT: DANIEL JEAN, 5680 N. CAMPBELL RD., LAS VEGAS, NV 89149

DRAFT



LAND USE APPLICATION

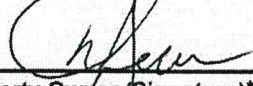
DEPARTMENT OF COMPREHENSIVE PLANNING

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 checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMFNT 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>UC-23-0065</u> DATE FILED: <u>2-14-2023</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>3-28-23</u> PC MEETING DATE: <u>4-18-23</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$675⁰⁰</u>
	PROPERTY OWNER NAME: <u>Dan Jean Daniel R Jean</u> ADDRESS: <u>5680 N Campbell Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-460-6089</u> CELL: <u>702-460-6089</u> E-MAIL: <u>Poolparadise@aol.com</u>
	APPLICANT NAME: <u>Dan Jean</u> ADDRESS: <u>5680 N Campbell Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-460-6089</u> CELL: <u>702-460-6089</u> E-MAIL: <u>Poolparadise@aol.com</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-29-406-001
 PROPERTY ADDRESS and/or CROSS STREETS: 5680 N Campbell Rd
 PROJECT DESCRIPTION: CONSTRUCT DETACHED METAL SHED

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


 Property Owner (Signature)* Dan Jean Daniel R Jean
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 1, 2022 (DATE)

By Daniel R Jean
 NOTARY PUBLIC: Jesse Tapia



*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.

APR. 22. 101094

UL-23-0005

This use permit is required as the storage building is 2000sf, and the main home is 2579sf (if you include the garage under the same roof, the total is 3088sf) on a 1.01ac lot. We are requesting a use permit to allow for a non-conforming, metal storage building on the back of the NE portion of the lot, as buildings like what is proposed are common in the subject neighborhood (photos attached).

1. 5880 N Dapple Gray Side
2. 5880 N Dapple Gray Top
3. 6055 N Dapple Gray Side
4. 6055 N Dapple Gray Top

These are only a couple examples of many in this neighborhood.

The storage building will be tan in color which conforms with the main residence (photo attached).

5. Example from web for reference.
6. 5680 N Campbell Rd (Subject property)
7. 5680 N Campbell Rd. Top View, location marked on back of property.

The model purchased includes rain gutters to direct water appropriately.

This structure will be set back 10' from the new and permitted wall installed by Frehner Masonry (photo attached). As shown in picture 7.

8. Installed wall

The driveway will be concrete and there will be a gate in front of it to further hide it from view. As shown on plan provided showing the area will be concrete.

I intend to utilize the structure to provide additional storage space. This structure will be adjacent to my home and therefore No additional public utility will be necessary.