



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

June 27, 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](mailto:clarkcountycac@hotmail.com).
  - 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.
  - 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](mailto: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](mailto:jennifer.damico@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

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 May 9, 2023. (For possible action)
- IV. Approval of the Agenda for June 27, 2023, 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

**07/18/23 PC**

1. **ET-23-400067 (VS-20-0506)-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS: VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between La Madre Way and Verde Way, and between Dapple Gray Road and Campbell Road within Lone Mountain. RM/mh/syp (For possible action) **7/18/23 PC**

2. **UC-23-0274-BOLAND MICHAEL & CYNTHIA: USE PERMIT** to increase the size of an accessory structure. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** allow a non-standard street improvement within the right-of-way (taper landscape walls); and **3)** modified residential driveway design standards in conjunction with a single family residence on 0.7 acres in an R-E (RNP-I) Zone. Generally located on the west side of Garehime Street and the south side of Meisenheimer Avenue within Lone Mountain. MK/jud/syp (For possible action) **7/18/23 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 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: July 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>

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager



## Lone Mountain Citizens Advisory Council

May 9, 2023

### MINUTES

---

Board Members:	Don Cape – Chair – <b>PRESENT</b> Kimberly Burton – Vice Chair – <b>EXCUSED</b> Chris Darling – <b>PRESENT</b> Carol Peck – <b>EXCUSED</b> Allison Bonanno – <b>PRESENT</b>
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 6:34 p.m.
- II. Public Comment  
None
- III. Approval of April 11, 2023, Minutes  
  
**Moved by: CHRIS**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for May 9, 2023  
  
**Moved by: ALLISON**  
**Action: Approved agenda with item #7 to be heard first**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)  
None



VI. Planning & Zoning

1. **WS-23-0167-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) reduce street intersection off-set. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue within Lone Mountain. RM/jor/syp (For possible action) **06/07/23 BCC**

**Action: APPROVED as submitted, subject to staff conditions**

**Moved By: DON**

**Vote: 3/0 Unanimous**

2. **TM-23-500045-USA: TENTATIVE MAP** consisting of 8 residential lots on 5.0 acres in an R-E Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue within Lone Mountain. RM/jor/syp (For possible action) **06/07/23 BCC**

**Action: APPROVED as submitted, subject to staff conditions**

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

3. **VS-23-0176-USA: VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Eula Street and between El Campo Grande Avenue and Corbett Street within Lone Mountain. RM/lm/syp (For possible action) **06/07/23 BCC**

**Action: APPROVED as submitted, subject to staff conditions**

**Moved By: ALLISON**

**Vote: 3/0 Unanimous**

4. **WS-23-0178-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) detached sidewalks; and 3) reduce street intersection off-set. **DESIGN REVIEWS** for the following: 1) single family subdivision; and 2) finished grade on 10.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action) **06/07/23 BCC**

**Action: APPROVED as submitted, with conditions that any wall exceeding 9 feet be constructed of wrought iron and lot #2 be moved to east side so ingress/egress is shifted west on EL Campo Grande.**

**Moved By: ALLISON**

**Vote: 3/0 Unanimous**

5. **TM-23-500050-USA: TENTATIVE MAP** consisting of 19 lots on 10.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action) **06/07/23 BCC**

**Action: APPROVED as submitted, subject to staff conditions**

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

6. **WS-23-0179-COUNTRY LIVING HOMES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial pavement); 3) non-standard improvements within the right-of-way; and 4) street landscaping. **DESIGN REVIEWS** for the following: 1) single family residential development, and 2) finished grade on 4.1 acres in an R-E (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action) 06/07/23 BCC

**Action: DENIED as submitted, board feels that the project does not meet RNP standards**  
**Moved By: ALLISON**  
**Vote: 3/0 Unanimous**

7. **TM-23-500051-COUNTRY LIVING HOMES, LLC: TENTATIVE MAP** consisting of 8 residential lots on 4.1 acres in an R-E (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action) 06/07/23 BCC

**Action: DENIED as submitted, board feels that the project does not meet RNP standards**  
**Moved By: ALLISON**  
**Vote: 3/0 Unanimous**

VII. General Business  
None

VIII. Public Comment  
None

IX.. Next Meeting Date  
The next regular meeting will be June 13, 2023

X. Adjournment  
The meeting was adjourned at 8:31 p.m.

EASEMENTS  
(TITLE 30)

DAPPLE GRAY RD/LA MADRE WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400067 (VS-20-0506)-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between La Madre Way and Verde Way, and between Dapple Gray Road and Campbell Road within Lone Mountain (description on file). RM/mh/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

125-32-402-001; 125-32-402-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The previously approved plans depict the vacation and abandonment of government patent easements ranging between 3 feet to 33 feet in width, located within the interior and along the perimeter of the project site. The vacation of the easements is necessary to record the final map for the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0506:

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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 recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works – Development Review**

- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;



- Revise legal description, if necessary, prior to recording.

**Applicant's Justification**

The applicant indicates that coordination with an engineer for sewer installation delayed the completion of the project, necessitating the extension of time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-20-0506	Vacated and abandoned easements of interest to Clark County located between La Madre Way and Verde Way, and between Dapple Gray Road and Campbell Road	Approved by PC	January 2021
DR-19-0651	Single family residential development and increase finished grade	Approved by BCC	October 2019
TM-19-500152	8 lot single family residential development	Approved by BCC	October 2019

**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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since the approval of the original application, the applicant has received approvals from the Public Works Department for off-site permits (PW20-15244) and a geo-soils study (PW21-15596). The applicant indicates that progress toward commencement has been made, with sewer installation currently in process. Therefore, staff can support this request for an extension of time.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until January 5, 2025 to record.
- 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 re-approval by the utility companies is required.

**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: ACG DESIGN**

**CONTACT: ACG DESIGN, 4310 CAMERON ST., SUITE 12-A, LAS VEGAS, NV 89103**



ET-23-400067



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS 20-0506 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>23-400067</u> DATE FILED: <u>5/9/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>6/27/23</u> PC MEETING DATE: <u>7-18-23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>\$300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Tippets Block Trust</u> ADDRESS: <u>4612 Evan Ridge Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-375-1488</u> CELL: <u>702-375-1488</u> E-MAIL: <u>ivan@valuehousingnevada.com</u>
	<b>APPLICANT</b>  NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron Street, Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-445-1114</u> CELL: <u>N/A</u> E-MAIL: <u>nsarique@acg.design</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron Street, Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-445-1114</u> CELL: <u>N/A</u> E-MAIL: <u>nsarique@acg.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-32-402-001 & 125-32-402-004

PROPERTY ADDRESS and/or CROSS STREETS: N Dapple Gray & W La Madre Way

PROJECT DESCRIPTION: 8-lot residential subdivision

(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.

Ivan Ray Tippets  
Property Owner (Signature)\*

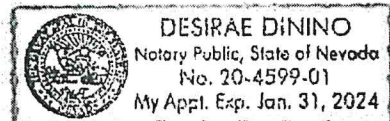
Ivan Ray Tippets  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 4/28/2023 (DATE)

By Ivan Ray Tippets

NOTARY PUBLIC: Desirae Dinino



\*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-23-400057



May 3, 2023

Clark County Comprehensive Planning  
Attn: Nancy Amundsen  
500 S Grand Central Pkwy  
Las Vegas, NV. 89155

**RE: Vacation Extension of Time Application  
N Dapple Gray & W La Madre Way  
VS 20-0506**

Dear Nancy,

Please find attached our extension of time application and package for the above referenced project. We are requesting to extend the expiration date for vacation # VS 20-0506. This vacation was requested by Clark County Survey Division as part of their review of the Final Map, number NFM-20-500124. With the proposed development the patent easement is no longer necessary. We were unable to apply for extension and obtain complete signatures before the expiration date because we were coordinating with another engineer for sewer installation.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157



05/03/2023

**Randolph Skorpinski**  
Digitally signed  
by Randolph Skorpinski  
Date: 2023.05.03  
10:06:21 -07'00'



07/18/23 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

GAREHIME ST/MEISENHEIMER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0274-BOLAND MICHAEL & CYNTHIA:**

**USE PERMIT** to increase the size of an accessory structure.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** allow a non-standard street improvement within the right-of-way (taper landscape walls); and **3)** modified residential driveway design standards in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estate Residential) (RNP-1) Zone.

Generally located on the west side of Garehime Street and the south side of Meisenheimer Avenue within Lone Mountain. MK/jud/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

125-11-303-009

**USE PERMIT:**

Increase the footprint of an accessory structure to 3,150 square feet where 1,307.5 square feet is the maximum allowed per Table 30.44-1 (a 140% increase).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the rear setback to 3 feet where 5 feet is the standard per Table 30.40-2 (a 40% reduction).
2. Allow a non-standard street improvement within the right-of-way (taper landscape walls).
3. Modified residential driveway design standards.
  - a. Reduce the north driveway setback to 1 foot where 6 feet is required per Uniform Standard Drawing 222 (an 83% reduction).
  - b. Increase driveway width to 30 feet where 16 feet is required per Uniform Standard Drawing 222 (an 88% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8295 Garehime Street
- Site Acreage: 0.7



- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,150

#### Site Plans

The plans show a 5,380 square foot single family residence with an unpermitted 3,150 square foot accessory structure (detached garage) in the rear of the residence. The footprint of the house is 2615 square feet. The unpermitted structure was built within the rear setbacks, 3.3 feet from the rear property line where 5 feet is the requirement. The driveway leading to the unpermitted garage is designed with a taper landscaping wall within the right of way. This point of access to the site is via Garehime Street on the east side of the property. Additionally, the driveway is setback 1 foot from the property line where 6 feet is the requirement; and the driveway width is 30 feet where the maximum required is 16 feet per Uniform Standard Drawing.

#### Landscaping

Landscaping is not a part of this application.

#### Elevations

The plans depict a 3,150 square feet detached garage located on the north side of the site, within the required rear setback. The 18 foot high garage is constructed with wood frame, stucco, shingled roof, painted in similar colors as the existing residence (beige earth tone), and is overall architecturally compatible with the principal structure. One garage roll-up door (14 feet wide) faces east (painted white) and 2 other garage roll-up doors (12 feet wide) face the south side, interior to the backyard, in addition to a single panel door for non-vehicular access (all 3 doors painted in beige earth tone). On the west side of the garage is another single panel door for non-vehicular access to the structure.

#### Floor Plans

The accessory structure consists of a large area separated by an interior wall dividing the garage approximately in half with a 10 foot wide opening to facilitate the interior movement.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states although the unpermitted structure is within the required setback, it was constructed in compliance with building Code. The structure is substantially compatible with the architectural style of the primary building barring minor cosmetics. Additionally, the garage is concealed from sight by the perimeter block wall and the elevated lot (relative to the adjacent street). Furthermore, the applicant states the neighborhood is R-E with an RNP overlay and will continue to be low density and low traffic, which contributes to the support for the waiver of development standards being requested.

## Surrounding Land Use

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Use Permit

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.

Staff reviews use permit requests to ensure compatibility with the existing developments in the area. Although the size of the unpermitted accessory structure is significantly larger than half the foot print of the principal building as Title 30 Development Code requires; said structure is overall architecturally compatible with the residence as it has roofing material and color scheme that matches the residence. Therefore, staff can support this request.

##### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

##### Waiver of Development Standards #1

Staff reviews waiver requests to ensure compatibility with the existing developments in the area. Setbacks help preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The proposed reduction in setbacks for the unpermitted structure is a self-imposed hardship, and the applicant provided no alternatives to mitigating the negative impacts on the surrounding area. Staff finds that the applicant has not provided justification as to why the waiver of development standards should be approved; therefore, staff cannot support this request.

### Public Works - Development Review

##### Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any walls, landscaping or concrete placed in the right-of-way. Staff can



support Waiver of Development Standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

#### Waiver of Development Standards #3

The site is in the Rural Neighborhood Preservation (RNP-I) overlay district, in which the roads are built to non-urban standards. In addition, the site will not have any sidewalks. Therefore, staff has no objection to the increased driveway widths and reduced driveway setback.

#### **Staff Recommendation**

Approval of the use permit and waivers of development standards #2 and #3; 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 with any extension of time to be a public hearing;
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### **Public Works - Development Review**

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that off-site improvement permits may be required.

##### **Fire Prevention Bureau**

- No comment.

##### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is greater than 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs, the applicant is advised to contact the City of Las Vegas.



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

**APPLICANT:** LAS VEGAS CIVIL ENGINEERING  
**CONTACT:** LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BLVD, STE 418,  
LAS VEGAS, NV 89128

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" 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 #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0274</u> DATE FILED: <u>08/15/2023</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>June 27, 2023</u> PC MEETING DATE: <u>July 18, 2023</u> BCC MEETING DATE: _____ FEE: <u>\$1950<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>BOLAND MICHAEL &amp; CYNTHIA</u> ADDRESS: <u>8295 GAREHIME STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>618-407-7976</u> CELL: <u>618-407-7976</u> E-MAIL: <u>mikegcpd@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>PROPERTY OWNER</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Joey DeBlanco</u> ADDRESS: <u>2251 N. Rampart Blvd. No. 418</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-515-6741</u> CELL: <u>702-515-6741</u> E-MAIL: <u>JOEY@LVCE.NET</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-11-303-009

PROPERTY ADDRESS and/or CROSS STREETS: 8295 GAREHIME ST., 89131

PROJECT DESCRIPTION: Seeking approval for a 3,150 square-foot, single-story detached garage that was constructed without permits.

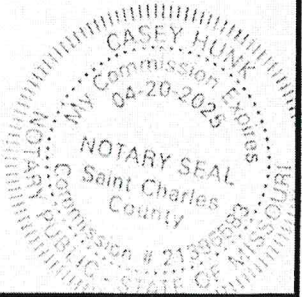
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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]      Michael Boland Cynthia Boland  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF MO  
 COUNTY OF ST. CHARLES

SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 13, 2023 (DATE)  
 By CYNTHIA BOLAND & MICHAEL BOLAND

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.



VC-23-0274

Monday, April 24, 2023

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744



**Re: Justification Letter**  
**APN 125-11-303-009**  
**Waiver of Development Standards**

To Whom It May Concern,

Las Vegas Civil Engineering is assisting the property owner with obtaining landuse approval for a 3,150 square-foot, single-story detached garage that was constructed without permits on the above-mentioned parcel. Therefore, the applicant respectfully requests the following Waiver of Developments Standards and Use Permit:

1. (WS) Reduction of the rear setback along the northerly property line to 3-feet where 5-feet is required by Table 30.40-1. The structure is in compliance with the building code according to Table 30.40-1 Note A.
2. (UC) Increase the footprint of an assessorly structure to 3,150 square-feet where 2,690 square-feet is allowed by Table 30.44-1 Condition 4. The structure is in substantially compatible with the architectural style of the primary building barring minor cosmetics. Additionally, a majority of the structure is concealed from sight by the perimeter block wall and the elevated lot (relative to the adjacent street).
3. (UC) Waive architectural compatibility with the principal building as required Table 30.44-1 Condition 3. The structure is in substantially compatible with the architectural style except for the pop-outs, roof type, and stone veneer.
4. (WS) Allow a non-standard-improvements within the right-of-way for the taper landscape wall.
5. (WS) Waive all residential driveway requirements along Garehime Street as required by the Uniform Standard Drawings and allow:
  - a. The reduction of the driveway setback from the northerly property line to 1-foot where 6-feet is required by Uniform Standard Drawing No. 222. This neighborhood is R-E with an RNP-1 overlay, and therefore, will continue to be low density and low traffic.
  - b. Increase the driveway width to 30' where 28' is allowed by Uniform Standard Drawing No. 222. This neighborhood is R-E with an RNP-1 overlay, and therefore, will continue to be low density and low traffic.

Warmest Regards,  
Joey DeBlanco  
Las Vegas Civil Engineering