



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

September 12, 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 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, 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

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

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for August 29, 2023. (For possible action)
- IV. Approval of the Agenda for September 12, 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

10/03/23 PC

- 1. **UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE: USE PERMITS** for the following: **1)** allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and **2)** waive applicable design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single family residence on 0.5 acres in an (RNP-I) Zone. Generally located on the northwest corner of Lone Mountain Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)
 - 2. **WS-23-0495-HERNANDEZ PABLO ETAL & HERNANDEZ FRANCISCO: WAIVER OF DEVELOPMENT STANDARDS** to reduce the net lot size in conjunction with a minor subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Riley tree and Lone Mountain Road within Lone Mountain. RM/jud/syp (For possible action)
- VII. General Business
 - 1. Review previous year budget requests and take public input regarding requests for the next fiscal year. (For possible action)
 - 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 26, 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

August 29, 2023

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: 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 6:30 p.m.
- II. Public Comment
None
- III. Approval of August 8, 2023, Minutes
Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for August 29, 2023
Moved by: CHRIS
Action: Approved agenda as submitted with item # 2 held and items # 4-6 to be heard together
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

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

VI. Planning & Zoning

09/5/23 PC

1. **UC-23-0251-SALCIDO MARICELA:**
USE PERMITS for the following: **1)** allow an accessory structure (detached workshop/game room) larger than one half the footprint of the existing principal dwelling; and **2)** increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.
WAIVER OF DEVELOPMENT STANDARDS reduce the setback for an accessory structure balcony (to a detached garage) in conjunction with an existing single family residence on 1.2 acres in an R-E (RNP-I) Zone. Generally located on the south side of Racel Street and the west side of Maverick Street within Lone Mountain. MK/lm/syp (For possible action)

Action: DENIED as submitted subject to staff conditions

Moved By: DON

Vote: 3/2

(First motion by CHRIS was to approve application as submitted, motion failed 2/3)

2. **UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE:**
USE PERMITS for the following: **1)** allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and **2)** waive applicable design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Lone Mountain Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

Action: HELD to September 12th CAC meeting per applicant request.

09/19/23 PC

3. **WS-23-0466-MUIR WILLIAM & LORRETTA: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a single-family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the south side of Verde Park Circle, 440 feet west of Durango Drive within Lone Mountain. RM/mh/syp (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: CHRIS

Vote: 5/0 Unanimous

09/20/23 BCC

4. **VS-23-0448-RODRIGUEZ, MANUEL & ELVA: VACATE AND ABANDON** easements of interest to Clark County located between Al Carrison Street and Tomsik Street, and between Helena Avenue and Craig Road within Lone Mountain. RM/al/syp (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: KIMBERLY

Vote: 5/0 Unanimous

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

5. **WS-23-0447-RODRIGUEZ, MANUEL & ELVA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and allow alternative landscaping; and 2) street width. **DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) finished grade on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Helena Avenue and Al Carrison Steet within Lone Mountain. RM/al/syp (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: KIMBERLY

Vote: 5/0 Unanimous

6. **TM-23-500093-RODRIGUEZ, MANUEL & ELVA: TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.1 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Helena Avenue and Al Carrison Steet within Lone Mountain. RM/al/syp (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: KIMBERLY

Vote: 5/0 Unanimous

- VII. General Business
None
- VIII. Public Comment
None
- IX.. Next Meeting Date
The next regular meeting will be September 12, 2023
- X. Adjournment
The meeting was adjourned at 7:52 p.m.

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

09/05/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENCE
(TITLE 30)

GRAND CANYON DR/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Lone Mountain Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

125-31-414-008

USE PERMITS:

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

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4891 N. Grand Canyon Drive
- Site Acreage: 0.5
- Project Type: Accessory structures
- Building Height (feet): 13 (detached carport)/12 (detached garage)
- Square Feet: 3,513 (main house)/975 (carport)/748 (detached garage)

Site Plans

The plans depict an existing 1 story single family residence, existing car port, and an existing detached garage on a .5 acre property. The existing carport is located on the west side of the home, less than 1 foot from the west property line, with the existing detached garage located in the southwest corner of the property along Lone Mountain Road. The setbacks for the detached garage are 2 feet from the rear yard property line, and less than 10 feet from the right-of-way. The carport is set back less than 1 foot from the side property line, is located behind an entry gate and is set back over 43 feet from the street. Access to the residence is from a private cul-de-sac off Grand Canyon Drive.

Landscaping

Landscaping is not a part of this application.

Elevations

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

Floor Plans

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the existing accessory structures will be in harmony with the surrounding neighborhood. The detached garage is screened from the right-of-way by the existing house and driveway gate for the carport. The carport is more visible from the street, thus meets the building setback of 40 feet from the right-of-way being a private cul-de-sac. With a combination of perimeter walls, larger lots, orientation of the lot within the cul-de-sac, and transitional space, the request will not have any adverse impacts on the immediate area.

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 |

Clark County Public Response Office (CCPRO)

CE22-14459 is an active Code violation for building without a permit associated with this application.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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.

Review of the plans and elevations provided does show the existing detached garage matching the main residence with a pitched roofline, in color, but has vertical metal siding. The detached garage is in the rear yard and is screened from the right-of-way of the private cul-de-sac and partially from Lone Mountain Road due to an existing wall. The detached garage is less than the maximum height of 25 feet allowed for accessory structures. Although the detached garage has incorporated architectural features in line with the main residence, including a pitched roofline, staff is not supporting the requested waivers for encroachment and as such, staff does not support the use permits.

Review of the plans and elevation provided shows the existing accessory structure (carport) as not being architectural compatible with the main residence, with a flat roofline and is made of non-decorative metal siding. The existing carport is in the front yard behind an existing swing gate, thus is still visible from the right-of-way and is not adequately screened. Staff finds this request to be a result of a self imposed hardship; therefore, staff cannot 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 structures (detached garage and carport) 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.

Waiver of Development Standards #2

Staff finds the reduction in the required building separation between the existing carport and the main residence is significant enough to potentially cause negative impacts and hazards to the existing residence and the surrounding area. Additionally, staff does not typically support a self-imposed hardship; therefore, staff does not 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:

- 1 year to complete the permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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 that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WILLIAM MILLER
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012

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 (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 #) | STAFF APP. NUMBER: <u>UC-23-0374</u> DATE FILED: <u>7/10/23</u> PLANNER ASSIGNED: <u>Hw</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>8/8/23</u> PC MEETING DATE: <u>9/5/23</u> BCC MEETING DATE: _____ FEE: <u>\$1,950</u> |
| | PROPERTY OWNER NAME: <u>The William and Misti Miller Revocable Family Trust</u> ADDRESS: <u>4891 N. Grand Canyon Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>(702) 301-3967</u> CELL: <u>(702) 301-3967</u> E-MAIL: <u>dgordillo@cox.net</u> |
| | APPLICANT NAME: <u>The William and Misti Miller Revocable Family Trust</u> ADDRESS: <u>4891 N. Grand Canyon Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>(702) 301-3967</u> CELL: <u>(702) 301-3967</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u> |
| CORRESPONDENT NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u> | |

ASSESSOR'S PARCEL NUMBER(S): 125-31-414-008

PROPERTY ADDRESS and/or CROSS STREETS: 4891 N. Grand Canyon Drive

PROJECT DESCRIPTION: Accessory structures/buildings

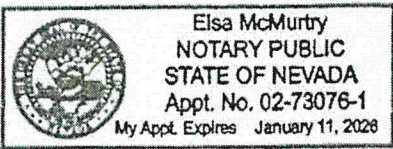
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

William S. Miller William S. Miller
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-30-23 (DATE)
 By William S. Miller

NOTARY PUBLIC: Elsa McMurtry



*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.

D G Consultants

PLANNER

COPY

CC-23-0374

July 3, 2023

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: REVISED - Special use permits and waivers of development standards – Accessory Structures (APN: 125-31-414-008)

On behalf of William and Michelle Miller, we are requesting special use permits and waivers of development standards for existing accessory structures (metal garage and aluminum carport) in conjunction with an existing single family residence. The subject site is 0.5 acres, zoned R-E (RNP-I), and located on the north side of Lone Mountain Road and the west side of North Grand Canyon Drive. There is an active Clark County Public Response Office violation for building without permits and setbacks (CE22-14459).

The proposed uses are either conditional or permitted by right in R-E (RNP-I) zoning district. Based on the attached site plan with corresponding setbacks, screening/buffering, the existing accessory structures are consistent with other properties located within Rural Neighborhood Preservation (RNP) areas and the rural character within the Lone Mountain area. The RNP areas are now formally Ranch Estates Neighborhood (RN) but most rural neighborhood residents still refer to the areas as RNP. Within the immediate there are multiple properties with similar accessory structures. Please refer to Appendix A for a picture gallery of the structures located within the immediate area. Appendix B includes letters of support from the immediate neighbors within the cul-de-sac.

Special Use Permits

Certain prescribed uses or structures are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. Certain prescribed uses require performance measures to mitigate possible negative impacts of the use. In certain instances, a special use permit is required to waive a performance measure. While the accessory structures meet most of the requirements outlined in Table 30.44-1, the structures are not architecturally compatible with the principal residence. Additionally, the request includes waivers of development standards for reduced setbacks and separations. Therefore, the structures may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

The first use permit is to allow accessory structures not architecturally compatible with the principal residence per Table 30.44-1.

The second use permit is tied to the first use permit and requests to waive applicable design standards (vertical metal exterior materials) per Table 30.56-2A.

For the special use permit requests, the existing structures are adequately obscured from public view and do not adversely impact the immediate area. With a combination of perimeter walls, larger lots, orientation of the lot within the cul-de-sac, and transitional space, the request will not have any adverse impact on the immediate area.

Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. 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.

The first waiver of standards request is to reduce the rear setback to an existing accessory structure (metal garage) to two (2) feet where a minimum of five (5) feet is required.

The second waiver of standards request is to reduce the setback to a street/right-of-way (Lone Mountain Road) to two (2) feet where a minimum of ten (10) feet is required.

The third waiver of standards request is to reduce the side setback to an existing accessory structure (carport) to 0.5 feet (6 inches) where a minimum of five (5) feet is required.

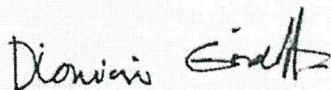
The fourth waiver of standards request is to reduce the required separation between an existing accessory structure (carport) and the principal residence to one (1) foot where a minimum of six (6) feet is required.

A recent waiver of standards for a reduced setback to an accessory structure was approved on the adjacent parcel to the west.

Therefore, the proposed use and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,



LOT SIZE
(TITLE 30)

RILEY ST/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0495-HERNANDEZ PABLO ETAL & HERNANDEZ FRANCISCO:

WAIVER OF DEVELOPMENT STANDARDS to reduce the net lot size in conjunction with a minor subdivision on 2.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

Generally located on the northeast corner of Riley Street and Lone Mountain Road within Lone Mountain. RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-802-030

WAIVER OF DEVELOPMENT STANDARDS:

Reduce net lot size to 17,580 square feet where 18,000 square feet is the standard per Table 30.40-1 (a 2% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Number of Lots/Units: 4
- Density (du/ac): 2
- Minimum/Maximum Gross Lot Size (square feet): 20,675/22,631
- Minimum/Maximum Net Lot Size (square feet): 16,300/18,395
- Project Type: Single family residential

History & Request

Parcel Map MSM 21-600048 depicts 1 lot which, after the subtraction of all easements, is below the 18,000 square foot minimum. Lot 1 has a gross lot size of 22,631 square feet; however, after subtracting the 20 foot private half street easement, 5 foot phone and power easement, 5 foot utility easement, and roadway right-of-way dedication, the net square footage is 18,395.

Lot 2 is 20,736 square feet (gross lot size) and the net square footage is 18,395 square feet. Lots 3 and 4 meet the requirements for net area due to the allowed 10% reduction for lots adjacent to collector or arterial streets. Both lots are 16,300 and 18,395 square feet respectively.

Site Plan

The site plan depicts a 4 lot single family subdivision with a cul-de-sac on the western portion of the site. The entrance to the subdivision is from Riley Street. Both Riley Street and Lone Mountain Road were dedicated by separate document after the parcel map was submitted to the Clark County Mapping Team and preliminary comments required the dedications. The total acreage of the parcel at the time of the map submittal was approximately 2.5 acres. MSM 21-600048 is currently active by extension of time. Lot 1 is located on the northwest corner of the 4 lot cul-de-sac, along Riley Street.

Landscaping

Landscaping is not a part of this request.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the reduction of lot size is appropriate since the net lot size is just short of the minimum for the requested lot (Lot 1) and the gross lot size for the lot is larger than the 20,000 square foot minimum required lot size. Approval of the reduction in lot size will not impact the building size or intent of the R-E zoning. Lot 1 is particularly impacted by the reduction requirement due to the many easements that must be taken from this lot. This is a reduction of about 2%. All the easements fall within the building setbacks and will not impact the actual building footprint for the R-E zoning. There will be no impact to the adjacent property owners.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Staff understands that the lot reduction is due to the multiple easements located on the subject lot. However, the request to reduce lot size conflicts with the Lone Mountain Interlocal Agreement that requires a minimum of 18,000 square feet net lot size, with a goal of at least 18,500 square feet. As a results, staff cannot support the waiver of development standards to reduce the lot area.

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:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- 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 that to inquire with 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: PABLO HERNANDEZ

CONTACT: BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102

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 (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>WS-23-0495</u> DATE FILED: <u>08/07/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Lone Mt.</u> TAB/CAC DATE: <u>09/12/23</u> PC MEETING DATE: <u>10/3/23</u> BCC MEETING DATE: _____ FEE: <u>\$475⁰⁰</u> |
| | PROPERTY OWNER NAME: <u>Pablo Hernandez etal.</u> ADDRESS: <u>9585 W Lone Mountain Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>725-261-0323</u> CELL: _____ E-MAIL: <u>pablohernandezh277@gmail.com</u> |
| | APPLICANT NAME: <u>Pablo Hernandez etal.</u> ADDRESS: <u>9585 W Lone Mountain Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>725-261-0323</u> CELL: _____ E-MAIL: <u>pablohernandezh277@gmail.com</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>Baughman & Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: _____ E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u> |

ASSESSOR'S PARCEL NUMBER(S): 125-32-802-030

PROPERTY ADDRESS and/or CROSS STREETS: Lone Mountain/Riley

PROJECT DESCRIPTION: Reduce Net Square Footage of lot size.

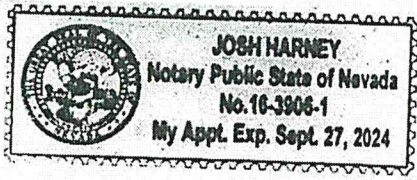
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Pablo Hernandez Pablo Hernandez, Owner
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MAY 17, 2023 (DATE)
 By PABLO HERNANDEZ

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.

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street Las Vegas, Nevada 89102-1604
Phone (702) 870-8771 Fax (702) 878-2695

June 16, 2023

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

WS-23-0495

Re: MSM 21-600048 (NEC Lone Mountain Rd and Riley St APN 125-32-802-030)

To Whom It May Concern,

Please let this letter serve as justification for a waiver of lot size. Per the requirements of R-E zoning, all lots must be a minimum of 20,000 square feet. Considering right-of-way and easements, all lots must be 18,000 sq ft net after the subtraction of all easements.

Parcel Map MSM 21-600048, has one lot which, after the subtraction of all easements, is below the 18,000 sq ft minimum. Lot 1 has a gross lot size of 22,631 sq ft however, after subtracting the 20 ft private half street easement, 5 ft phone and power easement, 5 ft utility easement and roadway right-of-way dedication, the net square footage is 17,500. This is a reduction of about 5%. Lot 1 is particularly impacted by the reduction requirement due to the many easements that must be taken from this lot. It should be noted, however, that all the easements fall within the building setbacks and will not impact the actual building footprint for the R-E zoning.

Lot 2 meets the required 20,000 square feet with a lot size of 20,736 square feet and the net square footage of 18,000 square feet, with a lot size of 18,395 square feet.

Lots 3 and 4 meet the requirements for net area due to the allowed 10% reduction for lots adjacent to collector or arterial streets. Both lots are well above the allowed square footage of 16,200 sq ft.

Both Riley Street and Lone Mountain were dedicated by separate document after the parcel map was submitted to the Clark County Mapping Team and preliminary comments required the dedications. The total acreage of the parcel at the time of the map submittal was approximately 2.5 acres. MSM 21-600048 is currently active by extension of time.

We feel this waiver for the reduction of lot size is appropriate since the net lot size is just short of the minimum for the requested lot and the gross lot size for the lot is larger than the 20,000 sq ft minimum required lot size. Approval of the reduction in lot size will not impact the building size or intent of R-E zoning. There will be no impact to the adjacent property owners.

May 16, 2023
MSN 21-600048
Page 2 of 2

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,

Baughman & Turner, Inc.

A handwritten signature in black ink, appearing to read 'David Turner', written over the company name.

David Turner,
President