



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

November 8, 2022

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 702-289-0196.
  - 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: Chris Darling, Chairperson  
Dr. Sharon Stover, Vice Chairperson  
Kimberly Burton  
Carol Peck  
Allison Bonnano

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, 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 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 October 25, 2022. (For possible action)
- IV. Approval of the Agenda for November 8, 2022, 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
  - 1. **ET-22-400116 (VS-0611-07)-BEARD FAMILY TRUST & BEARD, JOHN M. & SUSAN M. TRS: VACATE AND ABANDON THIRD EXTENSION OF TIME** for easements of interest to Clark County located between Campbell Road and Kevin Way, and between Regena Avenue and Azure Drive within Lone Mountain. RM/dd/syp (For possible action) **12/06/22 PC**
  - 2. **UC-22-0569-BEAMS FAMILY REVOCABLE TRUST & BEAMS, ROBERT B. & DEBORAH A. TRS: USE PERMIT** to allow for an accessory structure (detached garage) to exceed one half the footprint of the principal residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Helena Avenue and Campbell Road within Lone Mountain. RM/sd/syp (For possible action) **12/06/22 PC**
  - 3. **WS-22-0579-DOLAN, ROCHELLE & WILLIAM: WAIVER OF DEVELOPMENT STANDARDS** to reduce front yard setback for a proposed detached garage in conjunction with an existing single family residence on 1.1 acres in an R-E Zone. Generally located on the south side of Lone Mountain Road and the west side of Tomsik Street within Lone Mountain. RM/rk/syp (For possible action) **12/06/22 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: November 29, 2022.
- 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

October 25, 2022

## MINUTES

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Board Members: Chris Darling – Chair – **PRESENT**  
Dr. Sharon Stover – Vice Chair – **EXCUSED**  
Kimberly Burton – **PRESENT**  
Carol Peck – **PRESENT**  
Allison Bonnano - **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov  
William Covington, William.Covington@clarkcountynv.gov

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- 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 October 11, 2022 Minutes  
  
**Moved by: KIM**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
  - IV. Approval of Agenda for October 25, 2022, with items #1 & #2 and #3 & #4 to be heard together  
  
**Moved by: KIM**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**
  - V. Informational Item(s)  
Received notification that applications for 2-year appointment to the Lone Mountain CAC are due by November 15, 2022.

VI. Planning & Zoning

1. **WC-22-400112 (UC-1674-06)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS** of a use permit limiting to 24 days per calendar year in conjunction with a museum on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action) 11/15/22 PC

**Action: APPROVED** subject to staff conditions and following conditions: 1) number of guests limited to 50 per day and 100 per event, 2) events conclude by 8pm during the week and 9pm on weekends, 3) no more than 12 cars per event, including staff & guests (excluding vehicles in garage), 4) return in one year for public hearing review

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

2. **WC-22-400113 (WS-1156-08)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS** of a use permit limiting a maximum of 35 guests per museum event in conjunction with a museum on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action) 11/15/22 PC

**Action: APPROVED** subject to staff conditions and following conditions: 1) number of guests limited to 50 per day and 100 per event, 2) events conclude by 8pm during the week and 9pm on weekends, 3) no more than 12 cars per event, including staff & guests (excluding vehicles in garage), 4) return in one year for public hearing review

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

3. **WS-22-0546-USA: WAIV1055ERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce setbacks; and 3) allow non-standard improvements within the right-of-way.

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on a 5.2 acre portion of a 10.0 acre site in an R-E (RNP-I) Zone. Generally located on the north side of Ann Road and the east side of Egan Crest Drive within Lone Mountain. RM/md/syp (For possible action) 11/16/22 BCC

**Action: APPROVED** subject to staff conditions

**Moved By: KIM**

**Vote: 4/0 Unanimous**

4. **TM-22-500186-USA: TENTATIVE MAP** consisting of 5 lots and common lots on a 5.2 acre portion of a 10.0 acre site in an R-E (RNP-I) Zone. Generally located on the north side of Ann Road and the east side of Egan Crest Drive within Lone Mountain. RM/md/syp (For possible action) 11/16/22 BCC

**Action: APPROVED** subject to staff conditions

**Moved By: KIM**

**Vote: 4/0 Unanimous**

VII. General Business

- Reviewed previous year budget requests and took request for audio/visual equipment for the next fiscal year.

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be November 8, 2022

X.. Adjournment

The meeting was adjourned at 7:30 p.m.

12/06/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

CAMPBELL RD/AZURE DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400116 (VS-0611-07)-BEARD FAMILY TRUST & BEARD, JOHN M. & SUSAN M. TRS:**

**VACATE AND ABANDON THIRD EXTENSION OF TIME** for easements of interest to Clark County located between Campbell Road and Kevin Way, and between Regena Avenue and Azure Drive (alignment) within Lone Mountain (description on file). RM/dd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-29-101-013

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The original application was a request to vacate and abandon patent easements being the east 33 feet, the east 3 feet of the west 33 feet, and the north 3 feet of the south 33 feet of APN 125-29-101-013. The applicant stated that the vacation was being requested as part of the review for MSM-0044-17.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400105 (VS-0611-17):

Current Planning

- Until September 19, 2022 to record.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions

Listed below are the approved conditions for ADET-19-900628 (VS-0611-17):

**Current Planning**

- Until September 19, 2020 to complete.
- Applicant is advised that 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.

Listed below are the approved conditions for VS-0611-17:

**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**

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Campbell Road 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 is requesting this extension of time to cope with a delay caused by the owner's current medical status, which is at a yet to be determined recovery stage. The applicant is requesting another 2 years in order to record the vacation, in which time the approval and recording of a 4 lot parcel map at the site is expected to be completed as well.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400105 (VS-0611-17)	Second extension of time to vacate and abandon easements	Approved by BCC	November 2020
ET-20-400058 (DR-18-0413)	First extension of time to increase finished grade	Approved by BCC	August 2020
ADET-19-900628 (VS-0611-17)	First extension of time to vacate and abandon easements	Approved By BCC	August 2020
DR-18-0413	Increase finished grade	Approved by BCC	July 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0611-17	Vacated and abandoned easements	Approved by PC	September 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & 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
South	Ranch Estate Neighborhood (up to 2 du/ac) & Public Facilities	R-E (RNP-I) & P-F	Single family residential, water reservoir, & pumping station

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current 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.

**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:**

**Current Planning**

- Until September 19, 2024 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:** SUSAN BEARD

**CONTACT:** THOMAS HELLUMS, DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

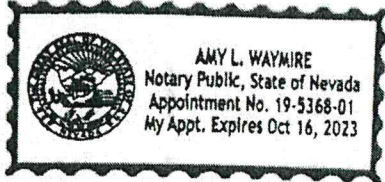
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> 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) <u>VS-17-0611</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-22-400116</u> DATE FILED: <u>10/11/2022</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>11/08/2022</u> PC MEETING DATE: <u>12/06/2022</u> BCC MEETING DATE: _____ FEE: <u>\$300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Beard Family Trust</u> ADDRESS: <u>10281 Bright Angel Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Susan Beard Trustee of the Beard Family Trs</u> ADDRESS: <u>10281 Bright Angel Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>702-353-5451</u> CELL: _____ E-MAIL: <u>sbeard@imbconstr</u> CREF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Thomas L. Hellums</u> ADDRESS: <u>7310 Smoke Ranch Road, E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> CELL: <u>702-496-5529</u> E-MAIL: <u>thellums@dwvereni</u> REF CONTACT ID #: <u>172158</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-29-101-013  
 PROPERTY ADDRESS and/or CROSS STREETS: Campbell & Azure  
 PROJECT DESCRIPTION: 4 Lot Parcel Map - MSM -17-600044

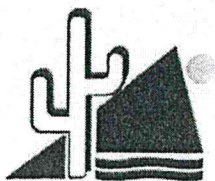
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 7/8/22 (DATE)  
 By SUSAN BEARD  
 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.



## ***DWYER ENGINEERING, INC***

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

August 17, 2022

Clark County Planning Department  
P.O. Box 551799  
Las Vegas, NV 89155

ET-22-400116

Re: Justification Letter for second Extension of Time for VS 17-0611

Dear Planners:

This letter is to justify the request for another Extension of Time for the recording of the approved Vacation of Patent Easements for a 4 Lot Parcel Map at the NEC of Azure Road & North Campbell Avenue, APN: 125-29-101-013.

The vacation of Patent Easements was approved on September 19, 2017 and will record with the Parcel Map when said map has been approved. The mapping and improvement plan process has been delayed by the owner's current Medical status which is at a yet-to-be-determined recovery stage.

On Behalf of the applicant we formally request this extension of time be approved.

If you have any questions please call me at 702-254-2200.

Sincerely,

Thomas L. Hellums, PLS, WRS  
Principal

S:\SURVEY\Mapping\Mapping2017\17213\VAC-Patents\just-ltr\extension of Time for Vacation of PatentEasements17213-august2020.doc

ACCESSORY STRUCTURE  
(TITLE 30)

CAMPBELL RD/HELENA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0569-BEAMS FAMILY REVOCABLE TRUST & BEAMS, ROBERT B. & DEBORAH A. TRS:**

**USE PERMIT** to allow for an accessory structure (detached garage) to exceed one half the footprint of the principal residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Helena Avenue and Campbell Road within Lone Mountain. RM/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

138-05-301-060

**USE PERMIT:**

Increase the area of a proposed accessory structure (detached garage) to 1,954 square feet where a maximum area of 1,775 square feet (one half the footprint of the principal dwelling) is permitted per Table 30.44-1 (an 8.5% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8985 Helena Avenue
- Site Acreage: 0.5
- Project Type: Detached garage
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 3,551 (main residence)/1,926 (detached garage)

**Site Plans**

The plans depict an existing single family residence located within a 4 lot subdivision. The main residence is 2,912 square feet with an existing attached garage at 639 square feet for a total footprint of 3,551 square feet. There is also an existing detached garage which is 1,120 square feet on the southwest portion of the parcel adjacent to the side property line. This request is for

an addition to the detached garage to expand the overall footprint by 806 square feet for a total of 1,926 square feet. The maximum area allowed is 1,775 square feet, as it is 50% of the footprint of the main residence. The addition is attached to the garage on the north side, along the western half of the building.

Landscaping

Landscaping is not a part of this application. The applicant has submitted a landscape plan showing existing and proposed plantings throughout the property.

Elevations

The plans and photos depict an existing detached garage with a flat roofline, concrete tile roof, and stucco finish. The proposed addition to the existing detached garage is 16 feet high and will match both the main residence and the existing detached garage in exterior stucco finish, height, concrete tile roof, and color scheme.

Floor Plans

The plans depict the addition to the detached garage as an open space and a small restroom and has a door that allows entry into the adjacent garage space. An exterior door along the east exterior allows for ingress/egress.

Signage

Signage is not a part of this request.

Applicant's Justification

The waiver request is to allow an 806 square feet addition to the existing detached garage. The addition will be to the north of the existing RV garage along the west property line. The overall height of the addition will remain under the existing maximum detached structure height. It will be architecturally compatible to the existing structures on-site. The existing area of the residence is 2,912 square feet and the 2 car garage is 639 square feet and equals to 3,551 square feet. Per Title 30, a 1,775 square foot building is permitted. The existing RV garage is 1,120 square feet and the addition is 806 square feet and equals 1,926 square feet. Therefore, the request is for a waiver to go over the Code allowance by 151 square feet or 8.5%.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0112-04	Vacated and abandoned patent easements	Approved by PC	April 2004

**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**

#### **Current 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.

Staff finds the proposed accessory structure addition (detached garage) will be compatible and consistent with the existing principal structure. The accessory structure (detached garage) meets all other setback and separation requirements, and the building will be in scale with the size of the property. The increased area for all the existing and proposed structures are minimal; therefore, staff can support 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:**

### **Current Planning**

- 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**

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT:** THOMAS MCCLEISTER

**CONTACT:** THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV  
89074

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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-22-0569</u> DATE FILED: <u>10/5/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC DATE: <u>11/8/22</u> PC MEETING DATE: <u>12/6/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Robert Beams</u> ADDRESS: <u>8985 Helena Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>408-332-4579</u> CELL: _____ E-MAIL: <u>rbeams1380@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Thomas McCleister</u> ADDRESS: <u>1904 Tomahawk Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>7022754456</u> CELL: _____ E-MAIL: <u>thomas.mccleister@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 138-05-301-060

PROPERTY ADDRESS and/or CROSS STREETS: 8985 Helena Court / Helena and Campbell

PROJECT DESCRIPTION: Garage addition to existing Detached Garage

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

Robert Beams  
Property Owner (Signature)\*

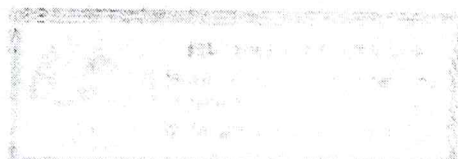
Robert Beams  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Aug. 1st 2022 (DATE)

By Paul Rae Simon  
NOTARY PUBLIC: Paul Rae Simon

OCT 04 '22 PM 1:56



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





## JUSTIFICATION LETTER

August 1, 2022

UC-22-0569

Clark County Comprehensive Planning  
Current Planning Division  
500 S Grand Central Parkway  
Las Vegas, NV 89155

RE: Garage Addition  
8985 Helena Court  
Las Vegas, NV 89129

To Whom It May Concern:

We are hereby requesting a Waiver of Development Standards due to the new size of the detached garage being over 50% of the main house.

This site was originally constructed with an 1,120 SF Detached RV garage located in the SW corner of the lot.

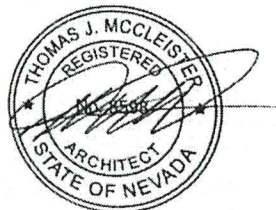
The Waiver request is to allow an addition 806 SF of Garage to be added onto the existing Detached RV Garage. The addition will be to the North of the existing RV Garage along the west property line. The overall height of the addition will remain under the exiting maximum detached structure height. It will be architecturally compatible to the existing structures on site.

The existing square footage of liveable (2,912 SF) and the 2-Car garage (639 SF) equals 3,551 SF. Per Title 30 base code we would be permitted to construct 1,775 SF. The existing RV garage is 1,120 SF and the Addition is 806 SF equaling 1,926 SF. Therefore we are requesting a waiver for 151 SF or 8.5% over the base code allowance.

At this time, we kindly request your consideration of our Waiver of Development Standards requests.

Sincerely,

Thomas McCleister, Architect  
TJM Studios



07/31/2022

FRONT SETBACK  
(TITLE 30)

LONE MOUNTAIN RD/TOMSIK ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0579-DOLAN, ROCHELLE & WILLIAM:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce front yard setback for a proposed detached garage in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Lone Mountain Road and the west side of Tomsik Street within Lone Mountain. RM/rk/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

138-04-102-007

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front setback for a detached garage to 15 feet where a minimum of 40 feet is required per Table 30.40-2 (a 63% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8125 Lone Mountain Road
- Site Acreage: 1.1
- Project Type: Setback for an accessory detached structure
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 1,050

**Site Plans**

The plans depict a proposed detached RV garage within the front yard of an existing single family residence. The residence is centrally located on the site and the front of the house faces in a northeast direction toward the corner of Lone Mountain Road and Tomsik Street. Based on the orientation of the house there is no room through the interior side property line to access the rear yard. The setback reduction for the accessory structure occurs along a portion of the north property line adjacent to Lone Mountain Road. There is an existing block wall located along the

side and rear property lines of the parcel which separates the subject property from other single family residences. The accessory structure meets all other setback and separation requirements.

Landscaping

No changes are required to existing landscaping; however, the owner intends to add some landscaping around portions of the building footprint to match the existing landscaping on the property.

Elevations

The plans depict a 1 story, 23 foot high, detached garage constructed of stucco siding with window and doors and a pitched tile roof. The siding, roof material and colors will match the existing residence. The overhead roll-up door for vehicle access is located on the east elevation of the accessory structure facing towards the main driveway.

Floor Plans

The plans show a 1,050 square foot proposed accessory structure which will be used for vehicle storage. There is also a small bathroom shown in the back corner of the garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request for the detached garage is for the owner to be able to park his work motorcycle in the garage and clean-up before entering the house. Furthermore, the applicant states that the proposed siding, roof material, and colors of the garage will match the existing residence.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West & South	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**

**Current 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.

Although the detached garage is not visibly obtrusive and is architecturally compatible with the residence, staff typically does not support 63% front setback reductions. The property is 158 feet wide and 291 feet deep, so there is ample room for this structure to meet the setback standards of Rural Estates or at least be set back farther from the front property line. The required setbacks are intended to maintain an orderly and uniform streetscape which enhances the appearance of the neighborhood; therefore, staff recommends denial.

### **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:**

#### **Current Planning**

If approved:

- 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**

- No comment.

#### **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 within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs, applicant is to contact the City of Las Vegas.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COLE FRICK

**CONTACT:** COLE FRICK, 3775 W. TECO AVE., SUITE 3, LAS VEGAS, NV 89118

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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS.22-0579</u> DATE FILED: <u>10-11-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>11-8-22</u> PC MEETING DATE: <u>12-6-22</u> BCC MEETING DATE: _____ FEE: <u>\$475.00</u>  R-E Ranch Estates Neighborhood RM
	<b>PROPERTY OWNER</b>  NAME: <u>Rochelle &amp; William Doan</u> ADDRESS: <u>8125 W. Lone Mtn.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-969-8144</u> CELL: _____ E-MAIL: <u>rochellesellsvegas@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Cenergy Custom Homes</u> ADDRESS: <u>3775 W. Teco Ave. Suite 3</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-468-1101</u> CELL: _____ E-MAIL: <u>cole@swpropertysvcs.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Cenergy Custom Homes - Cole Frick</u> ADDRESS: <u>3775 W. Teco Ave. Suite 3</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-468-1101</u> CELL: _____ E-MAIL: <u>cole@swpropertysvcs.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 13804102007

PROPERTY ADDRESS and/or CROSS STREETS: 8125 W. Lone Mtn. / Lone Mtn & Tomsik

PROJECT DESCRIPTION: Build a new detached garage per plans.

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 a 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 the property for the purpose of advising the public of the proposed application.

  
 Property Owner (Signature)\*

Rochelle Doan  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON July 7 2022 (DATE)  
CATHERINE A HANSON  
 NOTARY PUBLIC  
 My Appointment Exp June 8, 2024  
 No: 20-7893-01



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.



3775 W. Teco Ave. Suite 3 Las Vegas, NV 89118

License # 85477 & 86943

## JUSTIFICATION LETTER

WS-22-0579

Address: 8125 W. Lone Mtn. Rd. Las Vegas, NV 89129

Owner: Rochelle & William Dolan

Project: Waiver of Development Standards for construction of detached garage.

To whom it may concern:

We are writing this letter to explain our reasoning on why we believe the "Waiver of Development Standards" for this detached garage should be approved. First and foremost, this is the only location on the property that reasonably works for the homeowners. Mr. Dolan is a motorcycle cop and would like to be able to park his work motorcycle in the garage and clean up before entering his home. Secondly, we believe the waiver is applicable because no site lines will be affected. While the garage will be 15' from the front property line, there is still another 12' from the property line to east bound pavement of Lone Mountain Rd., leaving plenty of room for drivers on Tomsik to see oncoming traffic to make their right-hand turn (there is no left-hand turn allowed from Tomsik to west bound Lone Mountain Rd.). Thirdly, there are several structures along Lone Mountain Rd. and the surrounding neighborhoods that are within 15' of the property lines that do not take away from the look of neighborhoods. The garage will be stucco and painted to match the home and landscaping will be done to keep the current look of the front yard. That landscaping will include keeping the current block wall/fence that currently surround the whole property, matching shrubs and desert landscaping.

For these reasons, we believe the waiver should be approved and we thank you for your consideration. Please let me know if I should provide anything further.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Calkins", written over a light blue horizontal line.

Michael Calkins

Managing Manager