

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0003-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:

WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure prior to a primary building on 3.27 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located on the north side of Kyle Canyon Road and 360 feet west of Buena Vida Street within Lower Kyle Canyon. AB/my/kh (For possible action)

RELATED INFORMATION:

APN:

126-08-801-002

WAIVER OF DEVELOPMENT STANDARDS:

Allow an accessory structure (proposed RV and storage building) to be established prior to the primary building per Section 30.03.01D.

LAND USE PLAN:

NORTHWEST COUNTY (LOWER KYLE CANYON) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.27
- Project Type: Allow an accessory structure prior to a primary building
- Building Stories: 1 (proposed RV and storage building)
- Building Height (feet): 22 (proposed RV and storage building)
- Square Feet: 3,200 (proposed RV and storage building)

Site Plan

The proposed site plan shows an undeveloped lot located north of Kyle Canyon Road, approximately 360 feet west of Buena Vida Street. The applicant is proposing an RV and storage building on the northwest corner of the site. The setbacks for the proposed accessory structure are the following: 40 feet from the north property line, 301 feet from the south property line, 35 feet from the west property line, and 260 feet from the east property line. Access to the proposed RV and storage building is from the south property line (adjacent to Kyle Canyon Road). The applicant intends to establish this accessory structure prior to construction of a primary building.

Elevations

The elevation plans show a proposed RV and storage building with an overall height of 22 feet. This structure consists of steel wall panels covered by a steel panel roof. The northern elevation shows a door for vehicles to enter, while the eastern elevation has a standard door.

Floor Plans

The floor plans show a proposed RV and storage building with an overall area of 3,200 square feet.

Applicant's Justification

The applicant states that they want to construct a permanent enclosure to store their items and there is no impact to the public or the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0550	Vacated easements	Approved by PC	December 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (Up to 0.5 du/ac)	RS80	Single-family residence
South & West	Outlying Neighborhood (Up to 0.5 du/ac)	RS80	Undeveloped
East	Open Lands	RS80	Undeveloped

Clark County Public Response Office (CCPRO)

CE-24-17383 is an active Code Enforcement case regarding outdoor storage and display.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant's request is uncommon and uncharacteristic of the neighboring parcels. The presence of a proposed RV and storage building to be constructed prior to a principal structure is not permitted by Title 30. Staff is concerned that the site might become an unsightly storage site which may create negative impacts on the adjacent properties. Due to these concerns, staff finds the proposed structure could result in a substantial adverse effect on the adjacent properties; 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 building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Racel Street.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC: Lower Kyle Canyon – approval.

APPROVALS:

PROTESTS:

APPLICANT: FAVIOLA MIRANDA

CONTACT: FAVIOLA MIRANDA, FHM CONSTRUCTION, LLC, P.O. BOX 751326, LAS VEGAS, NV 89136