

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS:**

**USE PERMIT FIRST EXTENSION OF TIME** 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 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (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: 0.52
- 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 Plan

The previously approved plans depict an existing 1 story single-family residence, existing carport, and an existing detached garage on a 0.52 acre property. The existing carport was 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 were 2 feet from the rear yard property line, and less than 10 feet from the right-of-way. The carport was set back less than 1 foot from the side property line, was located behind an entry gate and was set back over 43 feet from the street. Access to the residence was from a private hammerhead off Grand Canyon Drive.

#### Landscaping

Landscaping was not a part of this application.

#### Elevations

The previously approved 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 was approximately 13 feet in height and was open on all sides, with a flat roofline, and was approximately 26 feet in width. The main house exterior had stucco finish and a pitched roofline. Each accessory structure was painted to match the existing house in color.

#### Floor Plans

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

#### Signage

Signage was not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0374:

#### Comprehensive Planning

- 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.

**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.

**Applicant’s Justification**

The applicant states they would like an extension of time to meet the conditions set forth by UC-23-0374. They state they have been diligently working to get permits for both unpermitted buildings. The carport was permitted and inspected (BD23-58757) and is in compliance with UC-23-0374. However, the detached garage was constructed without permits and no engineering and structural specifications were available leaving the building to be reverse engineered which has taken a considerable amount of time. The extension of time will be for the detached garage for which they’re working toward permits and compliance.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0374	Accessory structures and waivers to reduce setbacks and separations	Approved by PC	October 2023
VS-0845-17	Vacated and abandoned easements of interest to Clark County	Approved by PC	December 2017
WS-0691-17	Reduced lot size, landscaping, and full off-site improvements; design review for single-family residence and increased grade	Approved by BCC	October 2017
WS-0141-07	Reduced lot size, landscaping, and full off-site improvements	Approved by PC	March 2007
WS-0066-04	Early grading	Approved by PC	February 2004
ZC-0296-01	Reclassified to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

**Clark County Public Response Office (CCPRO)**

CE22-14459 is an active Code Enforcement case for building without a permit.

## **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**

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has completed the process of getting the carport permitted and approved (BD23-58757) and is currently in the process of obtaining permits for the detached garage (BD24-29795). Progress has been made, which demonstrates the applicant's good faith effort to commence and complete the project in a timely manner. Therefore, staff can support the request for an 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 October 3, 2025 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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** DIONICIO GORDILLO

**CONTACT:** DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012