

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0435-RJMB LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS:

DESIGN REVIEW for existing and proposed accessory structures in conjunction with an existing single-family residence on 1.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Monte Cristo Way, and the south side of La Madre Way within Lone Mountain. RM/my/syp (For possible action)

RELATED INFORMATION:

APN:

125-34-410-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4970 N. Monte Cristo Way
- Site Acreage: 1.11
- Project Type: Accessory structures (detached garage, storage buildings, shipping container, and well house)
- Number of Stories: 1
- Building Height: 20 feet, 2 inches (detached garage)/10 (storage building 1)/10 (storage building 2)/9.5 (shipping container)/10 (well house)
- Square Feet: 3,500 (detached garage)/168 (storage building 1)/400 (storage building 2)/424 (shipping container)/48 (well house)

Site Plan

The plan depicts a proposed 3,500 square foot detached garage in conjunction with an existing single-family residence. The existing residence sits on the west side of the property, and the proposed garage will be located on the eastern half of the property. The garage is shown as being set back 16 feet from the eastern (rear) property line, 29 feet from the south property line, and 58 feet from the north property line. This proposed garage is a 114 feet east of the existing residence and would replace a smaller existing accessory structure currently in the same location.

The plans also show several existing accessory structures located between the residence and the proposed garage, including 2 storage buildings, a shipping container, and well house. Storage Building 1 is located directly east of the existing residence, with a 20 foot separation between the

2 structures. This building is shown as being a 168 square feet and is centrally located on the property. Storage Building 2 is located south of Storage Building 1, with a 12 foot separation between the structures and is set back 18 feet from the southern property line. The shipping container is located between Storage Building 1 and the proposed garage and is shown as being 424 square feet. This shipping container is 10 feet away from shed 1 and 18 feet from the proposed garage. Lastly, the well house is depicted directly south of the proposed garage near the southeast corner of the site. The well house is shown as being 48 square feet and is set back 16 feet from the southern property line, and 52 feet from the eastern (rear) property line.

Elevations

The plans for the proposed detached garage show the building as being constructed of metal panels that would be painted to match the color of the existing residence. The roof of the structure will also be comprised of metal panels, and the building will be 20 feet, 2 inches tall at its highest point.

Photos provided by the applicant depict the accessory structures around the property as well. The shipping container is shown as 9.5 feet tall and is made of metal. Storage Building 1 is constructed of wood panels and is shown as being 10 feet tall at its highest point. Storage Building 2 appears to be constructed from plywood and is shown as being 10 feet tall. Lastly, the well house also appears to be constructed from plywood and is shown as being 10 feet tall. None of the accessory structures, including the proposed detached garage, appear to be architecturally compatible with the existing residence.

Floor Plans

The proposed detached garage has an open floor plan and is 3,500 square feet, with multiple points of entry. There is one rolling garage door, a swinging door on the north side of the building. There is another rolling garage door and 2 swinging doors on the west side. The other structures have open floor plans.

Applicant’s Justification

The applicant states that all of the accessory structures were existing when they purchased the property from the previous owner, and neither the existing structures nor the proposed detached garage would be used for commercial purposes. The applicant plans to use the detached garage as a private workshop for hobbyist automotive work, metal fabrication, woodworking, and various artistic projects.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0318	Increased the allowable number of RVs on-site	Approved by PC	August 2024
ZC-0296-01	Reclassified various parcels within Lone Mountain to RNP	Approved by BCC	June 2001

Surrounding Land Use

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

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

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the applicant gave no justification as to why the detached garage could not be designed to be architecturally compatible with the existing home. Additionally, the applicant has not given any justification as to why the existing structures could not be altered to match the existing residence. Architectural compatibility helps preserve neighborhood characteristics and prevent undue burden on neighbors. With these factors in mind, staff cannot 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:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of La Madre Way and Monte Cristo Way.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 for or 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: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL WORL

CONTACT: MICHAEL WORL, 4970 N. MONTE CRISTO WAY, LAS VEGAS, NV 89149