

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0371-YOZZE, ANTHONY P:

HOLDOVER USE PERMIT for accessory vehicle and watercraft storage in conjunction with an existing single-family residence on 0.79 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Jones Boulevard, approximately 155 feet south of Corbett Street (alignment) within Lone Mountain. MK/dd/syp (For possible action)

RELATED INFORMATION:

APN:

125-25-310-005

USE PERMIT:

Allow accessory vehicle and watercraft storage in an RS20 (Residential Single-Family 20) Zone per Section 30.03.03A.

LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5860 N. Jones Boulevard
- Site Acreage: 0.79
- Project Type: Accessory vehicle and watercraft storage
- Number of Stories: 1
- Square Feet: 2,957 (residence)/2,955 (storage area)

Site Plans

The plans depict an existing 2,957 square foot single-family residence and a circular driveway that connects directly to North Jones Boulevard to the west. The north, east, and south sides of the property are surrounded by an existing block wall, and the west side (front) of the property is partially enclosed by a decorative fence. Three unpaved parking areas for recreational vehicles exist on the property; the first parking area is listed as 955 square feet and is located at the southwest corner of the property. The second and third parking areas are shown as being 1,000 square feet each, with 1 on the northwest corner of the property and the other on the northeast corner. All 3 parking areas can be accessed from the circular driveway at the front of the property. The applicant is requesting to park up to 24 recreational vehicles within these areas.

Landscaping

There are no changes to the existing landscaping associated with this application.

Elevations

The photos provided depict the existing single-family residence as being 1 story tall with a stucco face, glazed windows, and a sloped tile roof.

Applicant’s Justification

The applicant states that this use does not interrupt the flow of traffic on North Jones Boulevard, nor does it create any extra traffic as many of the vehicles are infrequently used. The applicant also states that their use fits in with the surrounding area, as many of the surrounding properties utilize their lots for recreational vehicle storage and/or livestock. According to the applicant, all of the vehicles on site are registered and in working order and belong to themselves or friends and family.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South	Neighborhood Commercial	RS20	Single-family residential
East	City of Las Vegas	R-PD2	Single-family residential
West	City of Las Vegas	R-PD3	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active Code enforcement case (CE24-06365) excessive recreational vehicles storage.

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

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The storage of up to 3 accessory vehicles and/or watercraft is allowed in an RS20 Zone per Title 30, and in this case the applicant has requested up to 24 at any given time, 21 over the allowed limit. Staff finds that this requested 700% increase in recreational vehicles stored on the applicant’s property is excessive. Even if there are fewer vehicles than requested at any given time, the presence of so many recreational vehicles detracts from the intended look and feel of the residential area and creates a business-like environment on the property. Furthermore, the

applicant has not provided any plans that would mitigate potential impacts to any of their surrounding neighbors. For these reasons, 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:

- No vehicle rental or sales permitted.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

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 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 (5 maximum vehicles allowed for storage and a 1 year review).

APPROVALS: 4 cards

PROTESTS: 6 cards, 1 letter

PLANNING COMMISSION ACTION: September 17, 2024 – HELD – To 10/01/24 – per Commissioner Kirkpatrick.

APPLICANT: ANTHONY YOZZE

CONTACT: ANTHONY YOZZE, 5860 N. JONES BOULEVARD, LAS VEGAS, NV 89130