

SECOND KITCHEN  
(TITLE 30)

RUFFIAN RD/STEPHEN AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0052-PATEL, RAJESH & SARIKA:**

**USE PERMIT** to allow a second kitchen in conjunction with a proposed single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Sierra Brook Court, 300 feet north of Stephen Avenue within Lone Mountain. RM/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
126-36-501-037

**LAND USE PLAN:**  
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 5558 Sierra Brook Court
- Site Acreage: 0.4
- Project Type: Second kitchen for a single family residence
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 9,760

Site Plans

The plans depict a single family residence centrally located on a 0.4 acre parcel. The parcel has access to Stephen Avenue, via a private cul-de-sac.

Elevations

The residence contains varied wall faces and a varied flat roof. The building materials consist of stucco finished walls.

Floor Plans

The plans depict a 9,760 square foot residence with 3 levels. The ground floor includes garages, bedrooms, den, open concept great room, kitchen area with nook, and pantry. Within the pantry

area is a secondary cooktop, sink, cabinetry, and refrigerator. The second level includes bedrooms. The third level includes a covered rooftop deck.

#### Applicant's Justification

The applicant indicates that during the construction of the new residence, they would like to construct an additional food preparation area adjacent to the kitchen. The proposed secondary food preparation area is intended to be used solely on those occasions when the property owner hosts larger gatherings and have food preparation out of site from where guests will be entertained.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0344-16	Vacated and abandoned easements	Approved by PC	July 2016
ZC-0296-01	Reclassified numerous parcels to an RNP Overlay within Lone Mountain	Approved by BCC	September 2001

#### **Surrounding Land Use**

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

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive 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.

While the interior of the house will contain 2 kitchens, the exterior of the house is similar in scale and design to the surrounding neighborhood. The secondary kitchen consists of a cooktop within the pantry area and is not in a location within the residence where it may be used as a segregated living space. As a result, it will not create any undue adverse effects on adjacent properties, the character of the neighborhood, or public improvements.

**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**

- 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 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.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DESTINY HOMES

**CONTACT:** DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138