

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0723-SIMONSEN RONALD CARL:

WAIVER OF DEVELOPMENT STANDARDS to allow existing accessory structures prior to a primary structure on 0.41 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of Great Lakes Drive and north of Spad Road within the South County planning area. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

255-30-410-007

WAIVER OF DEVELOPMENT STANDARDS:

Allow existing accessory structures (carport and hangar/shop) prior to a primary structure per Section 30.03.01D.

LAND USE PLAN:

SOUTH COUNTY (CAL NEV ARI) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9619 Great Lakes Drive
- Site Acreage: 0.41
- Project Type: Allow existing accessory structures prior to a primary structure
- Number of Stories: 1 (existing carport and hangar/shop)
- Building Height (feet): 12 feet, 10 inches (existing carport)/14 (existing hangar/shop)
- Square Feet: 360 (existing carport)/840 (existing hangar/shop)

Site Plan

The proposed site plan shows a residential lot that is located west of Great Lakes Drive. There are 2 structures on the site. The first is the existing airport hangar/shop that is located on the southwest portion of the site. The existing hangar/shop is set back 10 feet from the south property line and 30 feet from the west (rear) property line. The second structure is the existing carport located within the northwest corner of the site. The existing carport is set back 5 feet from the west (rear) property line and 5 feet from the northern property line. The structures are approximately 43 feet away from each other.

Landscaping

Landscaping is not a part of this request.

Elevations

The photographs show an existing metal carport with an overall height of 12 feet, 10 inches. The existing hangar/shop is also constructed of metal and is completely enclosed. The hangar/shop includes a garage door providing access to the structure. The hangar/shop is 14 feet in height.

Floor Plans

The carport has an unpaved underside where bricks and other construction items are being stored. The existing carport has overall area of 360 square feet. The existing hangar/shop has an open floor plan with workshop/maintenance areas inside the structure and has an overall area of 840 square feet.

Applicant's Justification

The applicant is requesting to allow the existing accessory structures to remain before the primary structure is established. The applicant did not provide justification for this request.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|----------------------|---|----------------------------------|---------------------------------------|
| North, South, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single-family residences |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single-family residence & undeveloped |

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.

Section 30.03.01D establishes minimum standards for accessory uses and structures that are incidental and subordinate to primary uses. These standards are intended to minimize adverse impacts on surrounding properties and the community. Due to the nature of the structures being constructed before the primary residence, and the applicant did not provide justification as to

why this is necessary, staff finds this to be a self-imposed hardship. Therefore, 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:

- 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; 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 there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RONALD SIMONSEN

CONTACT: RONALD SIMONSEN, P.O. BOX 514, CAL NEV ARI, NV 89039