

WATCHMAN'S MANUFACTURED HOME  
(TITLE 30)

SPRING ST (SR 161)/REVERE ST  
(GOODSPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-21-400058 (UC-19-0594)-BLAKE, DONN I. & MARY E. REV TR & FLEMING,  
STEPHEN NEVADA TRUST:**

**WAIVERS OF CONDITIONS** of a use permit for the following: **1)** 6 months to remove the watchman's manufactured home from the site; and **2)** 1 year to remove landscaping and structures within the right-of-way in conjunction with a previously approved existing watchman's manufactured home and existing accessory structures (shipping containers) on 1.0 acre in a C-2 (General Commercial) Zone.

Generally located on the north side of Spring Street (SR 161) and the east side of Revere Street within Goodsprings. JJ/md/jd (For possible action)

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RELATED INFORMATION:

**APN:**

202-26-601-004

**LAND USE PLAN:**

SOUTH COUNTY (GOODSPRINGS) - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 48 Revere Street
- Site Acreage: 1
- Project Type: Watchman's manufactured home/accessory structures
- Number of Stories: 1
- Building Height (feet): 8.5 (shipping containers)/9 (watchman's manufactured home)/7 (storage buildings, wood shed, outhouse)/9 (carport and garage)/25 (windmill)
- Square Feet: 320 (shipping containers)/160 (shipping container)/924 (watchman's manufactured home)/59 and 169 (storage buildings)/69 (outhouse)/368 (garage)/368 (carport)/123 (wood shed)

**Site Plans**

The previously approved plans depict an existing 1 acre site zoned C-2 with multiple accessory structures and an existing manufactured home. An existing manufactured home measuring 924 square feet is located at the northwest corner of the site with a setback of 5 feet from the north

(side), 44 feet from the west (front), 123 feet from the east (rear), and 175 feet from the south (side) property lines. The applicant is proposing to utilize the residence as a watchman's manufactured home. Three existing accessory structures (shipping containers) are located at the south portion of the site with a setback of 12 feet from Spring Street. The shipping containers measure 320 square feet each and have been placed within an excavated area measuring between 7 feet to 8 feet in depth. The excavated area consists of an area measuring a minimum of 1,000 square feet. Additional existing accessory structures are located on the property that include 2 storage buildings, outhouse, woodshed, and garage with a carport. The garage and carport are set back 24.5 feet from the east property line along Vegas Street. A fourth shipping container measuring 160 square feet is located immediately to the north of the garage and carport. The shipping container is set back a minimum of 24.5 feet from Vegas Street. An existing 25 foot high windmill is located at the southwest portion of the site, between the existing storage containers and the wood shed. Access to the site is granted via existing gates along Revere Street (west property line) and Vegas Street (east property line). The property is enclosed by a 4 foot high nondecorative fence (wood posts with wire) located along the perimeter of the site. The existing fence is also located within the Nevada Department of Transportation's (NDOT) right-of-way, Spring Street. The previously approved use permit, UC-19-0594, meets the definition of complete within the Development Code.

#### Landscaping

Existing landscaping with mature trees is located along Spring Street, Vegas Street, and Revere Street. Mature trees are also located within the interior of the project site. Existing landscaping, consisting of trees, is also located within NDOT's right-of-way, on Spring Street.

#### Elevations

The previously approved plans depict 4 shipping containers with an overall height of 8.5 feet with exterior metal siding. Per photographs submitted with the application, the shipping containers are painted with neutral, earth tone colors. The fourth shipping container has a height of 8.5 feet and is painted dark brown to match the existing storage buildings within the project site. The existing manufactured home has an overall height of 9 feet and is painted light blue with a white trim. The existing windmill has an overall height of 25 feet. The existing carport and garage have an overall height of 9 feet and are constructed of wood. The existing outhouse, wood shed, and storage buildings measure 7 feet in height and are constructed of wood.

#### Floor Plan

Three shipping containers measure 320 square feet while the fourth shipping container measures 160 square feet. The watchman's manufactured home has an overall area of 924 square feet. The garage and carport each measure 368 square feet in area. The outhouse measures 69 square feet and the 2 storage buildings have an overall area of 59 square feet and 169 square feet, respectively.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0594:

#### Current Planning

- 1 year to complete with any extension of time to be a public hearing;

- 6 months to remove the watchman's manufactured home from the site.
- 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; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- 1 year to remove landscaping and structures within the right-of-way.

#### Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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 the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

#### Applicant's Justification

The applicant states the existing watchman's manufactured home is necessary to prevent vandals from entering the subject property and removing historical items from the project site. Furthermore, the applicant requests the existing historical structures be allowed to remain within the Vegas Street right-of-way.

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

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VC-0499-89 (ET-0287-94)	First extension of time to permit a manufactured home as a permanent single family residence with a condition of an additional 5 years to remove - expired	Approved by PC	October 1994
VC-0499-89	Permit a manufactured home as a permanent single family residence in a C-2 zone where a residence and mobile home are not permitted and a waiver for off-site improvements - expired	Approved by PC	September 1989
VC-0479-88	Established and maintained an overhead electrical service for an existing water well on a lot without a principal use	Approved by PC	September 1988

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Right-of-way	C-2	Undeveloped
South	Commercial General	C-2	Undeveloped
East	Commercial General & Rural Neighborhood (up to 2 du/ac)	C-2	Metal storage building

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Rural Neighborhood (up to 2 du/ac)	C-2	Stone cabin & accessory structures

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**Waiver of Conditions #1

Aerial photographs confirm the existing watchman's manufactured home has been located on the subject property for over 20 years. There are no active enforcement complaints on the subject property. Staff finds the watchman's manufactured home should have little to no impact on the surrounding land uses and properties; therefore, staff recommends eliminating the time limit to remove the home from the property.

**Public Works - Development Review**Waiver of Conditions #2

Staff recommended a vacation of Vegas Street from Spring Street to Main Street to allow any structures and landscaping in the right-of-way to remain. Although the applicant initially agreed to process the vacation, no application was submitted, and instead, the applicant is asking to be able to leave non-standard improvements in the right-of-way, which are a liability for the County.

**Staff Recommendation**

Approval of waiver of conditions #1; denial of waiver of conditions #2.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Building Department - Fire Prevention**

If approved:

- No comment.

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

- No comment.

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

**APPLICANT:** STEPHEN FLEMING  
**CONTACT:** DYANN WIDMAN, P.O. BOX 19333, JEAN, NV 89019