AMENDED USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) increase the area of accessory structures; 2) architectural compatibility; 3) reduced roof pitch; and 4) exterior materials.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduced separation for accessory structures; and 3) increased lot coverage (previously not notified) in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Tenaya Way, 285 feet north of Tropical Parkway within Lone Mountain. TC/mc/ml (For possible action)

RELATED INFORMATION:

APN:
125-27-203-004

USE PERMITS:
1. a. Allow an accessory structure (2,818 square feet) (previously notified as 2,770 square feet) to exceed one-half the footprint of the principal structure (1,896 square feet) (a 49% increase) (previously notified as 1,182 square feet and a 134% increase).
   b. Increase the cumulative area of all accessory structures (6 total) to 8,414 square feet (previously notified as 7,650 square feet) where 3,792 square feet (previously notified as 2,364 square feet) (a 122% increase) is the maximum permitted (previously notified as a 223% increase).
2. Allow accessory structures that are not architecturally compatible with the principal structure.
3. Reduce the roof pitch to 2:12 where 3:12 is required.
4. Allow vertical non-decorative metal where decorative or horizontal lap is required in conjunction with an accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce the side setbacks from the property line for an accessory structure to zero feet where 5 feet is required (a 100% reduction).
   b. Reduce the rear setback from the property line for an accessory structure to zero feet where 5 feet is required (a 100% reduction).
2. Reduce the separations from all structures to zero feet where 6 feet is required (a 100% reduction).
3. Increase the lot coverage to 12,206 square feet (57% of 21,525 square feet) where a maximum of 10,763 square feet (50% of 21,525 square feet) is permitted (previously not notified).

LAND USE PLAN:
LONE MOUNTAIN – RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Acreage: 0.5
- Project Type: 6 accessory structures
- Building Height: 17 feet 5 inches (maximum height)
- Square Feet: 8,414 (total of all accessory structures) (previously notified as 7,650 square feet)

Site Plan and Background
The revised plans (dated 8/24/10) depict a total of 6 accessory structures along the sides and rear of the property. The revised plans show increased lot coverage and increased accessory structure area which were not notified with the original or previous extension of time applications. A waiver of development standards for increased lot coverage and the revised numbers for the accessory structures are included with this application.

The existing accessory structures are set back zero feet from the side and rear property lines, and have no separation. The accessory structures have a roof pitch of 2:12 and a minimum pitch of 3:12 is required. The footprint of the residence is 3,792 square feet, and 12,206 square feet of the lot is covered with buildings. A pool with landscaping is shown near the west property line at the rear of the home.

Three of the accessory structures located along the east, southwest, and west portions of the lot are a typical shed design. These structures are 238 square feet, 414 square feet, and 738 square feet in area. The 3 remaining accessory structures that are located along the north, south, and east sides of the property are metal shade structures. These shade structures are 2,818, 2,498, and 1,708 square feet in area. The total square footage for all the accessory structures is 8,414 square feet.

Elevations
Two of the 3 smaller structures are 9 feet high, and the other is 8 feet high. All are composite wood siding construction with shingle roofs. The 3 larger accessory buildings are steel frame with vertical and horizontal aluminum siding, and 17 feet 5 inches, 15 feet 8 inches, and 10 feet 11 inches high. Additionally, none of the existing structures are architecturally compatible with the existing single family residence, which has a tile roof and a stucco finish.

Applicant’s Justification
The applicant states that previous County building permits expired because a permit from the City of Las Vegas to connect to City sewer was not obtained. According to the applicant, no
additional inspections could be completed until a sewer hook-up was obtained. A new engineer has been hired for the project, and there have been no physical changes to the existing buildings.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0039-09 (ET-0003-11)</td>
<td>Second extension of time for the subject application</td>
<td>Approved by PC</td>
<td>March 2011</td>
</tr>
<tr>
<td>UC-0039-09 (ADET-0792-10)</td>
<td>First extension of time for the subject application</td>
<td>Approved Administratively</td>
<td>August 2010</td>
</tr>
<tr>
<td>UC-0039-09</td>
<td>Original application</td>
<td>Approved by PC</td>
<td>April 2009</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North, South, East, &amp; West</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E Single family residential and undeveloped</td>
</tr>
</tbody>
</table>

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

There are current building permit applications for the accessory structures, the pool, and a fence on the property. Although these new permit applications demonstrate intent to complete the permitting process for the existing accessory structures, this is the third extension of time for the project. Staff finds that the project should be further along in the permitting process at this point, and can only support a short completion period.

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 Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 4, 2013 to complete with any extension of time to be a public hearing.
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Public Works – Development Review**
• No comment.

**Southern Nevada Health District (SNHD) – Septic**
• Applicant is advised there is a permitted residential septic system located on the property; this septic system must be abandoned per Section 17 of the SNHD ISDS Regulations; there are structures located over the existing septic system, which is a violation of the SNHD ISDS Regulations; since municipal sewer is located within 400 feet to the nearest property line, SNHD will not be able to issue a new permit; for more information regarding connecting to CLV municipal sewer please call 229-2179; and that if there are any questions regarding the septic system, please call the SNHD Septic System Program at 759-0660.

**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 that for any sanitary sewer needs applicant is advised to inquire with 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:**
**APPROVALS:**
**PROTESTS:**

**APPLICANT:** Jimmy Ewing
**CONTACT:** Jimmy Ewing, 6075 N. Tenaya Way, Las Vegas, NV 89130