



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT: APPLICANT/OWNER: REBRONZE TRUST,  
ALEX K. BOUZARI TRUSTEE

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**\*\* STAFF RECOMMENDATION(S) \*\***

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0280-EOT1	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS N/A

APPROVALS N/A

Conditions Page One  
August 13, 2024 – Planning Commission Meeting

**\*\* CONDITIONS \*\***

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**24-0280-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on 06/21/26 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0171-VAR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Staff Report Page One**  
**August 13, 2024 – Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Variance (22-0171-VAR1) for a proposed Residential Accessory Structure [Guard House] and front yard wall at 8112 Via Olivero Avenue.

**ISSUES**

- This is the first Extension of Time request for the approved Variance (22-0171-VAR1). Staff supports this request.
- No permits have been issued for the new development.

**ANALYSIS**

The subject site is located within the R-E (Residence Estates) zoning district and is currently undeveloped. The subject site is part of an overall residential development that has the primary dwelling unit to the north of the subject parcel. Previously, the Planning Commission approved a Variance (22-0171-VAR1) subject to conditions which required the applicant to coordinate with the City Surveyor and other City staff to determine the most appropriate mapping action necessary to consolidate the two existing lots. Additionally, the conditions of approval only approved to allow the Accessory Structure Class II [Guard House] to be constructed prior to the primary structure, within the front yard setback area, a 10-foot front yard setback, and also allowed a solid eight-foot tall wall with 10-foot pilasters within the front yard setback area.

The applicant cites unforeseen conditions with the project in their submitted justification letter. As the mapping action has not be completed or recorded, the applicant has requested this Extension of Time to address this condition of approval. In the interim, the applicant has submitted a building permit (#PRC21-00012) for the approved Residential Accessory Structure [Guard House] and front yard wall.

**Staff Report Page Two**  
**August 13, 2024 – Planning Commission Meeting**

**FINDINGS (24-0280-EOT1)**

Conditions in the area have not changed that would affect the relationship between the approved Residential Accessory Structure [Guard House] and front yard wall and the other surrounding residential uses. The applicant has demonstrated their desire to develop in a timely manner as building permits have been submitted for review. Staff therefore recommends approval of the requested Extension of Time for an additional two years, subject to conditions. If the Extension of Time request is denied the original entitlement will expire effective June 21, 2024.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
02/22/07	The Planning Commission approved a request for a Variance (VAR-19101) to allow a proposed eight-foot high block wall with nine-foot high pilasters in the front yard areas where five feet is the maximum height allowed and to allow a portion of the top three feet to be solid where the top three feet is required to be open on 2.90 acres at 8112 and 8144 Via Olivero Avenue. Staff recommended denial.
06/21/22	The Planning Commission approved a Variance (22-0171-VAR1) to allow a 10-foot front yard setback where 50 feet is required for a proposed Accessory Structure (Class II) [Guard House]; an Accessory Structure to be erected or moved onto the lot prior to construction of the primary dwelling; an Accessory Structure in front of the primary dwelling where such is not permitted; an eight-foot tall solid front yard wall with 10-foot tall pilasters where five feet is the maximum height allowed at 8112 Via Olivero Avenue.

<b><i>Most Recent Change of Ownership</i></b>	
04/08/19	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
04/30/21	A master package (PRR21-00012) was submitted for a 1 floor, 1 unit, guard house. The master package is awaiting resubmittal, pending the results of this Extension of Time request.

<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting was not required, nor was one held.	

**Staff Report Page Three**  
**August 13, 2024 – Planning Commission Meeting**

<b><i>Neighborhood Meeting</i></b>
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A neighborhood meeting was not required, nor was one held.
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<b><i>Field Check</i></b>
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07/08/24	Staff conducted a routine field check of the subject property and observed a vacant parcel that was surrounded by existing front and perimeter wall fencing. Nothing of concern was noted.
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<b><i>Details of Application Request</i></b>
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<b><i>Site Area</i></b>
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Net Acres	2.18
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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Mini-Storage Facility	TOC-2 (Transit Oriented Corridor – Low)	C-1 (Limited Commercial)
East	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Angel Park	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
RP-O (Rural Preservation Overlay) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A