

Boulder City, Nevada
Community Development Department
ZONING APPLICATION FORM

Mailing Address:
401 California Avenue
Boulder City, Nevada 89005

CHECK ONE:

- ☐ MASTER PLAN AMENDMENT: MAP ☐ TEXT ☐
☐ ZONING AMENDMENT: MAP/REZONE ☐ ORDINANCE TEXT ☐
☐ CONDITIONAL USE PERMIT
☐ SPECIAL USE PERMIT
☒ VARIANCE
☐ DEVELOPMENT ALLOTMENT: Single-Family ☐ Multi-Family ☐ Hotel-Motel ☐
☐ OTHER (as per STAFF ONLY): _____

Staff Use Only

File No. _____
Acceptor _____
Filing Date _____
Hearing Date _____
Fee Paid _____

APPLICANT		PROPERTY OWNER	
NAME	Joseph Gary Mogar	NAME	Brianna Farmer/Joseph Mogar
MAILING ADDRESS	608 Hermosa Lane Boulder City, NV 89005	MAILING ADDRESS	608 Hermosa Lane Boulder City, NV 89005
CONTACT PHONE	702-592-4598 Check: Work <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Home <input type="checkbox"/>	CONTACT PHONE	702-592-4598 Check: Work <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Home <input type="checkbox"/>
EMAIL	jmogar80@gmail.com	EMAIL	jmogar80@gmail.com

STREET ADDRESS or LEGAL DESCRIPTION: 608 Hermosa Lane, Boulder City, NV 89005

APPLICATION: Application must specify the nature of the request pursuant to the provisions of City Code, Title 11. Application is to permit the following (BRIEFLY describe here):

Variance to reduce side corner setback to allow for a detached RV garage.

JUSTIFICATION: Applicant must submit a written statement along with this application describing the nature of the request (in detail) and justification using the criteria in the City Code (copy attached).

AFFIDAVIT: I do hereby solemnly swear or affirm that all statements contained in this application are true and correct to the best of my knowledge and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for refusal to approve this application.

Joseph Gary Mogar
PRINT Applicant Name

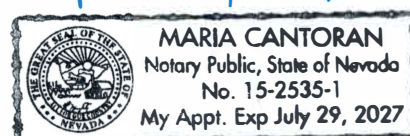
[Signature]
SIGNATURE of Applicant

State of Nevada, County of Clark Subscribed and sworn to (or affirmed) before me on (date)

July 30, 2024 by [name(s) of person(s) making statement] Joseph Gary Mogar.

[Signature]
(Signature of notarial officer)

(Notary stamp)→



Request for Variance Justification and Explanation:

The owner/builders, Joseph Mogar & Brianna Farmer, are requesting a variance to be approved for an RV garage to be built in our rear yard. The “rear yard” as described by the City’s clarification of the front, corner side, side, and rear property lines. The property, 608 Hermosa Lane is a triangular-shaped property with the main residence at the bottom of the triangle. The rear yard extends from the end of the house to the point of the triangle with the property along Hermosa considered the corner side yard.

We are requesting approval to build a garage of adequate size to house a motorhome and several other recreational vehicles (boat, side by sides, motorcycles, hot rods, etc.) to protect them from exposure and keep them secure.

The variances are being requested due to the corner side yard set back of 20’.

Our request addresses the 5 variance criteria:

A. Most of the homes in our neighborhood are typical rectangular lots. The irregular triangular shape of our lot is unique. This makes it challenging to meet the setback requirements.

B. This variance is requesting a detached garage similar to two other properties in the neighborhood. The variance approval would allow us to store and protect our recreational vehicles. The properties at 600 and 603 Hermosa already have detached garages along there corner side yards closer than the required setback.

C. Granting the variance would not be detrimental to the public welfare or injurious to the property. Hermosa Lane is a private drive and is only accessed by the immediate residents. The proposed building would not interfere with any line of sight or hinder traffic. The side of the building along Hermosa Lane would face the tall back walls of the adjacent neighborhood.

D. The granting of this variance will not adversely affect or be in contrast to the comprehensive plan. There are similar detached garages in the neighborhood, we would like to have the same amenities as those around us.

E. This is not a recurrent situation for this parcel of property. We are only in need of one detached garage. The variance is being requested due to the unique shape of the lot, challenging to meet the corner side yard setback.