

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0084-HALSTEAD, DUSTIN LEE:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the northeast side of Mountain Spring Road, 225 feet south of Palmyra Avenue within Spring Valley. JJ/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

163-12-811-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 5 feet for a proposed addition to a primary dwelling where 20 feet is required per Section 30.02.06 (a 75% reduction).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3150 Mountain Spring Road
- Site Acreage: 0.2
- Project Type: Addition to single family dwelling
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 377

Site Plans

The plans depict an existing single family residence with direct access off Mountain Spring Road. There is an existing patio cover for the whole rear of the dwelling and an additional patio cover centrally located on the rear of the primary patio cover, northwest of the proposed addition. A portion of the larger patio cover will be removed to accommodate the addition. The 377 square foot residential addition is attached to the rear (southeast) of the primary dwelling. The plans depict the existing dwelling as being 6 feet from the east property line, and 35 feet (exclusive of the patio covers) from the rear. The proposed addition is 13 feet wide and will reduce the rear setback to 5 feet.

Landscaping

All landscaping is existing on the site, no new landscaping is proposed or required.

Elevations

The plans depict an existing single story dwelling with an earth toned, stucco exterior. There is a pitched roof constructed with asphalt shingle materials. Two garage doors are provided, white in color, that give access to a 3 car garage. The applicant has indicated that the addition will be built to match the existing primary dwelling in color and materials. There will be 2 sets of French doors that provide access to each bedroom from the exterior, along the west side of the addition. There will be 2 sets of windows on the addition, 1 provided for each room.

Floor Plans

The plans depict an existing single family dwelling with a proposed addition. The addition will have 2 bedrooms, with a bathroom between them. Access to the north bedroom will be provided through the bathroom, which is accessed through the second bedroom on the south side of the addition. Internal access from the existing dwelling to the proposed addition will be provided through bedroom 2. Each bedroom will be 156 square feet while the bathroom will be 65 square feet.

Applicant's Justification

The applicant has indicated they would like to construct an addition to the existing dwelling. It will be constructed of similar materials and colors as the existing dwelling. Furthermore, the applicant indicates there are similar additions that have been built on neighboring properties.

Surrounding Land Use

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

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

Waiver of Development Standards

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.

The applicant has indicated that the addition will be constructed of similar color and materials as the existing dwelling. Staff finds the reduced setback creates a burden on adjacent property owners by placing a principal building extremely close to the property line. 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:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: DUSTIN HALSTEAD

CONTACT: DUSTIN HALSTEAD, 3150 MOUNTAIN SPRING ROAD, LAS VEGAS, NV 89146