

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0161-GUERRA HIPOLITO HERNANDEZ & ROSARIO VILLAGRANA:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an attached carport in conjunction with an existing single-family residence on 0.16 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the south side of Bugbee Avenue and 65 feet west of Libby Drive within Spring Valley. MN/my/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

163-23-613-057

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the side interior setback to 5 feet where 20 feet is required per Section 30.02.09 (a 75% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6389 Bugbee Avenue
- Site Acreage: 0.16
- Project Type: Carport
- Number of Stories: 1
- Building Height (feet): 8.4
- Square Feet: 552

**Site Plan**

The site plan depicts a residence located 24 feet from the north property line, 5 feet from the east and west property lines, and 48 feet from the south property line. An attached carport is proposed to be installed on the northwest portion of the residence which will be 24 feet from the north property line and five feet from the west property line. Detached single-family residences are no longer allowed in an RM18 zoning districts per the revised Title 30 and there are no reduced side setbacks for carports/patio covers in an RM18 zone; therefore, the proposed carport for the existing detached single-family residence follows the setbacks of the principal dwelling. Access to the property is from Bugbee Avenue to the north.

### Floor Plans & Elevations

The plans depict a 23 by 24 foot alumawood cover. This cover stands 8.4 feet in height.

### Applicant's Justification

The applicant is seeking to build a carport.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, West, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Single-family residences
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residence

### **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**

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 uses 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.

Staff finds that this request is in line with the surrounding neighborhood and allows the carport to align with the existing structure. The proposed location of the carport is harmonious with the existing building. The material for the carport is not the same as the one used on the existing house. However, staff finds that aluminum wood is a standard material for the carports which gives the appearance of wood. Therefore, staff can support this request.

### **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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- 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 and application for review; 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.

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system. If any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JAIME PIMENTEL

**CONTACT:** JAIME PIMENTEL, 4364 ARMEL COURT, LAS VEGAS, NV 89115