

01/18/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

MUSTANG ST/HERMES STABLES CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0697-LIVERMORE DAVID LEROY & HOPP DORINDA SUE:

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a principal structure and a proposed accessory structure on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Mustang Street and the north side of Hermes Stables Court within Lone Mountain. MK/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

125-14-711-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between a principal structure and an accessory structure to 4.5 feet where 6 feet is required per Table 30.40-1 (a 25% reduction).

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6322 Hermes Stables Court
- Site Acreage: 0.5
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 1,466

Site Plan

The site plan depicts an existing home centered on a 0.5 acre parcel. The lot is located at the northwest intersection of Hermes Stables Court and Mustang Street, which are both private streets. Access to the site is provided by 1 existing and 1 proposed driveway from Hermes Stables Court. The proposed accessory structure (detached garage with an attached casita) is located to the east of the home and is set back 10 feet from Mustang Street. However, the proposed structure is only separated from the home by 4.5 feet where 6 feet is required.

Landscaping

Mature landscaping is located throughout the site and no additional landscaping is required.

Elevations

The accessory structure is approximately 18 feet in height and will have a stucco exterior with a tile roof to match the existing home.

Floor Plans

The garage area has an open floor plan and the attached casita will consist of a living room, a bedroom, and a bathroom.

Applicant’s Justification

The applicant states that because they are doing 2 feet by 6 feet of construction, they would lose 1.5 feet of interior width. The extra 1.5 feet in width makes it easier to store and maintain their cars.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0391-02	74 single family on 37.6 acres	Approved by PC	October 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff has no objection to the reduced separation between the principal structure and the proposed accessory structure. The reduction only impacts the subject property and if any mitigation is required it will be determined during the building permit process.

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:**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVID LIVERMORE

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