

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0081-GOLD CLOUD, INC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing shed in conjunction with an existing single family residence on 0.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Tara Avenue, 120 feet east of Mohawk Street within Spring Valley. RM/bb/ng (For possible action)

RELATED INFORMATION:

APN:

163-12-612-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front yard setback for an existing shed to zero feet where 20 feet is required per Section 30.02.07 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5323 Tara Avenue
- Site Acreage: 0.1
- Project Type: Shed
- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 150

Site Plan

The plan depicts a single family attached home near the southeast corner of Mohawk Street and Tara Avenue. Access is shown from 20 foot wide private alleys. The home has a 10 foot portion of the private alley on the west and south sides with parking on the south side of the home. The front yard is 20 feet deep with an existing 6 foot high wall adjacent to the attached sidewalk along Tara Avenue. The shed is located on the northerly property line along Tara Avenue, and 21 feet from the west property line and 13 feet from the east property line. Additionally, there is a 10 foot separation between the home and the shed. A 5 foot wide utility easement for power line, telephone, Southwest Gas corporation, Las Vegas Valley Water District, Clark County

Sanitation District, and Clark County Fire Department, is located adjacent to the front property line.

Landscaping

The perimeter of the subdivision has existing landscaping, and no new landscaping is proposed or required with this application. A mature palm tree was recently removed from the front yard of this property, along with a portion of the existing 6 foot high wall to accommodate the shed in the front yard.

Elevations

The elevations depict an existing, but still under construction shed in the front yard. The shed will have stucco siding and be painted to match the existing home. A door and small window are located on the south side of the shed facing the home. A small window is located on the north and east facing sides of the shed. The shed will have a composite shingle roof that must match the color of the existing tile roof of the home. The shed architecture is consistent with the existing single family home design.

Floor Plans

The detached shed is 150 square feet, and the home is 2,755 square feet.

Applicant's Justification

The applicant began construction of the shed after receiving approval from the owner in late 2023. The structure is less than 200 square feet and did not require a building permit. Construction was stopped after learning that the front setback was not met. The shed will provide additional security in a part of the front yard that has experienced trespassing with debris accumulation. The shed will include solar cameras to ensure front door access security.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Potosi Park
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family attached residential

Clark County Public Response Office (CCPRO)

CE23-33860 is an active code violation for building without a permit.

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 storage building will be detrimental to the public health, safety, and welfare since setbacks are intended to promote privacy, security, and an aesthetically pleasing built environment. The building is out of character for the area. 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 that the color of the roof of the shed must match the color of the roof of the dwelling; 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 - denial.

APPROVALS:

PROTESTS:

APPLICANT: JERRY XU

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