

05/18/21 PC AGENDA SHEET

SETBACKS
(TITLE 30)

ANN RD/PARK ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0142-BLAZVICK FAMILY TRUST:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Ann Road, 145 feet east of Park Street within Lone Mountain. RM/jgh/jd (For possible action)

RELATED INFORMATION:

APN:
125-30-806-006

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the interior side setback to 5 feet where 10 feet is required per Table 30.40-1 (a 50% decrease).

LAND USE PLAN:
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 9470 W. Ann Road
- Site Acreage: 0.5
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 29

Site Plans

The plans depict a proposed 1,612 square foot RV garage that will be attached to the existing residence. The proposed RV garage will be set back 5 feet from the interior (south) side. Access to the subject parcel is from the south via a cul-de-sac from Ann Road.

Elevations

The plans depict a 2 story (29 foot tall), attached RV garage with a workshop and equipment well on the second floor. Two windows and a door will be visible from the east exterior elevation. From the west and southwest exterior elevation, 2 garage bay doors will be visible. The building exterior will be stucco with an unfinished concrete floor on the interior.

Floor Plans

The plans depict the proposed RV garage will be 1,612 square feet with entrance doors to the northwest and the south. The RV garage will be attached to the existing home which is 2,916 square feet.

Applicant’s Justification

The applicant indicates that the proposed RV garage is approximately 30 feet wide and the justification for this waiver is that the front of the garage would be too narrow to fit an RV garage door without the added 5 feet. Without this waiver, the RV garage would not be capable of storing an RV.

Surrounding Land Use

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

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 reviews waiver of development standards to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. Staff finds that the proposed reduction on the side will not have any negative impacts on the adjacent residences; staff can support the request, with an added condition to place additional landscaping on the south side of the addition.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant to provide landscaping between the addition and the south property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Drainage study and compliance.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement; so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM BLAZVICK

CONTACT: WILLIAM BLAZVICK, 9470 W. ANN RD., LAS VEGAS, NV 89149