

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0205-J2 G2 AL IRREVOCABLE TRUST & MICHAELSON, JOHN P. & REGINA W. TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Callahan Avenue, 95 feet west of Sandhill Road within Paradise. JG/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

161-31-212-015

WAIVER OF DEVELOPMENT STANDARDS:

Allow a second driveway where 1 is the maximum allowed per Uniform Standard Drawing 222.

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3785 Callahan Avenue
- Site Acreage: 0.24
- Project Type: Second driveway

Site Plan

The plan depicts an existing single-family residence with access provided via Callahan Avenue. There is an existing driveway that provides access to a 3 car garage on the northeast corner of the parcel. A second driveway along Callahan Avenue is proposed on the northwest corner of the parcel and will be 12 feet wide, 45 feet long, and set back 6 feet from the west property line.

Applicant's Justification

The applicant states they would like to construct a second driveway where only 1 is allowed per Uniform Standard Drawing 222. Therefore, they are applying for a waiver of development standards to allow for their RV to access the property.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0092-04	91 lot single-family residential subdivision	Approved by PC	March 2004
NZC-1597-03	Zone change and use permit for a single-family residential planned unit development	Approved by BCC	February 2004
ZC-2030-97	Zone change to reclassify 21.1 acres from an R-E zone to a C-P and C-2 zone for an office/shopping center - expired	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-60)	Single-family residential
East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10 (AE-60)	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.

Public Works - Development ReviewWaiver of Development Standards

Staff has no objection to allow a second curb cut for this residence for an RV driveway and gate as this should have no impact within the area.

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; 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

- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SIERRA MASONRY

CONTACT: GUADALUPE ZOTEA, 175 E. WARM SPRINGS ROAD., LAS VEGAS, NV 89119