

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0420-STRICKER, JASON & RHONDA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce building separations; and **2)** allow access to an arterial street in conjunction with a proposed single-family residence on 5.0 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located on the southwest corner of Candy Street and Brent Lane within Lower Kyle Canyon. RM/mh/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

126-08-601-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate building separations for accessory structures (Connex boxes) where 6 feet is the minimum required per Section 30.02.02B (a 100% reduction).
2. Allow single-family residential access to an arterial street where not permissible per Section 30.04.09B.

**LAND USE PLAN:**

NORTHWEST COUNTY (LOWER KYLE CANYON) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residence with accessory structures
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 1,200

Site Plans

The plans depict a proposed 1,200 square foot single-family residence accessed via Candy Street to the east, which is an arterial street. A 1,086 square foot porch is shown along the north and east sides of the residence. A 24 foot wide driveway provides ingress and egress for the site, and a 5,088 square foot leach field is shown to the northeast of the residence, set back 12 feet from the east property line. A total of 3,340 square foot Connex boxes are shown on the southwest portion of the site, set back 25 feet from the side street property line and 54 feet from the rear

property line. The Connex boxes are aligned in a “U” shape, opening toward the proposed location of the residence, with the closest Connex box maintaining a 13 foot separation from the residence.

Landscaping

There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict a 15 foot high single-family residence featuring a steel base with a stucco finish. The steel roof and windows feature a bronze color finish, while the walls are wheat color. The skillion roof measures 10 feet 9 inches at its low point, gradually rising to a peak of 14 feet 6 inches and covers the house, patio, and porch. The front door is located on the east side of the residence with a larger garage door on the north side.

Floor Plans

The plans depict a 1,200 square foot single-family residence with 2 bedrooms, 2 bathrooms, living area, kitchen, and utility room.

Applicant’s Justification

The applicant states that a recreational vehicle to be used as a temporary dwelling and temporary Connex boxes to store construction equipment and materials are necessary while constructing the residence. The Connex boxes will be placed in a “U” shape to create a covered and protected space for equipment and larger materials needed during construction.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residential
East	Open Lands	RS80	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0421	A vacation and abandonment of easements is a companion item on this agenda.

**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 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.

While staff understands the need for temporary structures to store construction and equipment while the residence is under construction, staff finds the Connex boxes can be relocated to meet the minimum building separation requirements of Title 30. Additionally, the access to the lot from an arterial street (Candy Street) is not permissible per Title 30 unless the street is the only means of access to a residential lot created prior to July 1, 2000. Staff finds the local street to the south, Guy Avenue, is suitable for access to the lot. The applicant has not provided a justification for why the Connex boxes cannot be kept 6 feet apart while the residence is being constructed, or why access to the lot needs to be from the arterial street to the east rather than the local street to the south. Therefore, staff cannot support these requests.

### **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:

- Remove Connex box upon completion;
- A temporary dwelling is limited to 24 months from building permit issuance or 30 days after final inspection approval, whichever comes first.
- Applicant is advised that 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**

- Comply with approved drainage study PW24-12776;

- Right-of-way dedication to include 30 feet for Brent Lane, 30 feet for Rafi Way/Guy Avenue, 30 feet for Candy Street and associated spandrels.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JASON STRICKER

**CONTACT:** JASON STRICKER, 3316 LACEBARK PINE STREET, LAS VEGAS, NV 89129