

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0117-CHANDLER, PAUL III & LEANNE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate building separation; and **2)** eliminate side interior setback for a carport in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Chaplin Cove Avenue and west of Bermuda Nights Street within Enterprise. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-33-612-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the building separation between an existing single-family residence and a proposed carport where 6 feet is required per Section 30.02.04B.
2. Eliminate the side interior setback for a proposed carport where 10 feet is required per Section 30.02.04B

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 382 Chaplin Cove Avenue
- Site Acreage: 0.61
- Project Type: Carport
- Number of Stories: 1
- Building Height (feet): 14 (carport)
- Square Feet: 990 (carport)

Site Plan

The plan depicts an existing single-family residence with access provided via Chaplin Cove Avenue along the south side of the site. Currently, there is an RV being stored in the side yard to the west of the house, and a carport is proposed to cover the RV. There is a gate in the front of the carport, 42 feet back from the street. The support columns of the proposed carport are up to 2 inches from both the primary residence and the west property line.

Elevations

The applicant indicates the carport will be 14 feet in height. It will be constructed of metal in beige color to match the color of the existing home. The carport is open on the north and south elevations and is bounded by the existing house to the east. The west elevation depicts lattice privacy screen with rain gutters to drain water away from the adjacent property to the west. The roof of the carport is slightly higher than the roof of the existing house.

Applicant's Justification

The applicant indicates the proposed carport will provide shade for the RV being stored in the west side yard, simultaneously offering weather protection along the side yard pathway between the accessory living quarters and the main residence. Furthermore, the applicant states the requests will not alter the character of the locality, nor will it be detrimental to the public welfare or neighboring properties. The applicant provided letters of "Neighbor Awareness Statement" indicating the only concern of the neighbors is that the structure is not attached to the block wall (west boundary line) as the wall is not designed to support such a structure.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1893-04	Vacation and abandonment of patent easements	Approved by PC	December 2004
WS-1373-04	Waiver of development standards for a 24 lot single-family residential subdivision	Approved by PC	September 2004
TM-0438-04	Tentative map for a 24 lot single-family residential subdivision	Approved by PC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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

Waivers 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.

Separation distances between structures as well as setbacks are essential to ensure safety and mitigate visual clutter. Although the proposed structure will be constructed of exterior materials and color complementary to the existing residence and with rain gutters to drain water away from the adjacent property to the west, staff finds the requested elimination of side setback and building separation is a self-imposed hardship. However, 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:

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - no recommendation.

APPROVALS:

PROTESTS:

APPLICANT: PAUL CHANDLER

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