

12/03/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-24-0545-MARTINEZ, BLAS S.:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for accessory structures in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Lone Mountain Road and the west side of Juliano Road within Lone Mountain. RM/tpd/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-32-802-024

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the front setback for a carport to 9 feet where 40 feet is required per Section 30.02.04 (a 77.5% reduction)
- b. Reduce the rear setback for an accessory structure (shed) to 3 feet where 5 feet is required per Section 30.02.04 (a 40% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4815 N. Juliano Road
- Site Acreage: 0.50
- Project Type: Accessory structures
- Number of Stories: 1
- Building Height (feet): 15 (carport)/11 (shed)
- Square Feet: 800 (carport)/112 (shed)

**Site Plan**

The plans depict an existing single-family residence with a proposed carport that will be attached to the primary dwelling. The carport is on the west side of the primary dwelling, 9 feet from the front right-of-way line (property line is the center of the street). There are 2 existing accessory structures in the rear of the property. The first is an accessory apartment located in the southwest corner of the property while the shed is to the east of the accessory apartment. Both accessory structures are more than 6 feet apart from each other. The shed is 85 feet directly south of the proposed carport and 3 feet north of the south property line. The accessory apartment is larger

but meets the setback required (5 feet) from the south and west property lines. There is a proposed wall with a swing gate that will be 6 feet in height and constructed to the west of the addition in the side yard.

Landscaping

No new landscaping is proposed with this request.

Elevations

The plans depict an existing single-family residence with a proposed carport that will be attached to the west side of the dwelling. The carport will be 15 feet in height and will be constructed of stucco exterior and tile roofing to match the primary dwelling. Additionally, stone veneer will be added to a portion of the carport. The north side of the carport will be open while the east, west, and south sides will be enclosed. The shed in the rear of the property has wood siding with a pitched roof and is 11 feet in height.

Floor Plans

The plans depict a proposed carport with an open layout that will be used for the storage of vehicles. There are 2 windows and a pedestrian gate on the south side of the carport. Additionally, there will be 4 windows on the west side of the carport. The carport will be 800 square feet, while the existing shed is 112 square feet.

Applicant’s Justification

The applicant states that they would like to construct a carport addition to the primary dwelling. The addition would provide additional shade for vehicles, as well as protection from the elements. The proposed carport will be constructed of similar materials and color as the primary dwelling so that it blends in seamlessly with the existing structure. There are 2 accessory structures in the rear of the property that are existing. The larger accessory structure meets the required setbacks, while the shed does not. A waiver of development standards for reduced setbacks is being requested for the shed and proposed carport addition.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0296-01	Reclassified parcels of land from R-U and R-E to R-E (RNP-I) and R-A (RNP-I) zoning and from R-A to R-A (RNP-II) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

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.

There were building permits filed for the accessory apartment (BD15-17465-BU6), carport (BD23-62778), and block wall (BD20-47965). The permit applications for the carport and block wall have been closed by the Building Department due to lack of activity. The accessory apartment permit was approved and finalized on July 18, 2018.

Staff believes that the proposed carport will not have a negative impact on the surrounding area. The applicant has indicated that the carport will be constructed with similar materials and color as the primary dwelling and it will be set back the same distance as the existing attached garage. The color of the siding and roof of the shed is similar to the colors of the dwelling, and although it does not meet the required 5 foot setback, it does not detract from the visual appeal of the streetscape. Therefore, staff can support this request.

### **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**

- 1 year to complete the building permits and inspection processes for the existing accessory apartment and shed (if required) or the application will expire unless extended with approval of an extension of time;
- 2 years to commence the carport.
- 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)**

- No comment.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV  
89103