

11/07/23 PC AGENDA SHEET

CARPORT
(TITLE 30)

GAUCHO DR/CABALLERO WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400130 (WS-21-0207)-SAAVEDRA-MORAN ISRAEL & LOPEZ-MENDOZA MARIA OFELIA:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced setback; and **2)** reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Gaucho Drive and the south side of Caballero Way (alignment) within Winchester. TS/mh/syp (For possible action)

RELATED INFORMATION:

APN:

162-11-810-100

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback to an accessory structure (carport) to 5 feet where 20 feet is the minimum allowed per Table 30.40-2 (a 75% reduction).
b. Reduce the front setback to an accessory structure (carport) to a right-of-way to 5 feet where 10 feet is required per Table 30.40-2 (a 50% reduction).
2. Reduce the separation between structures to 4 feet where 6 feet is required per Table 30.40-2 (a 33% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3152 Gaucho Drive
- Site Acreage: 0.2
- Project Type: Accessory structure (carport)
- Square Feet: 480

Site Plans

The approved plans depict a 0.2 acre lot with a single family home located centrally on the site. A casita is located to the north of the home and the carport is located in front of the accessory

structure. The carport is located 5 feet from Gaucho Drive and is separated from the accessory structure by 4 feet.

Landscaping

Landscaping is not a part of this request.

Elevations

The approved plans depict a carport that is approximately 12 feet tall and has three, 4 by 4 posts on 2 sides. The roof is composed of metal sheets.

Floor Plans

The approved plans show a carport that is open on all 4 sides and covers an area of 480 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0207:

Current Planning

- 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.

Applicant's Justification

The applicant indicates that a lack of funding has caused a delay in commencing the project. The applicant adds that the Building Department is requiring plans to be submitted for the casita in conjunction with the plans for the carport. The applicant is working with a consultant to complete the plans and obtain building permits.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0098	Reclassified 176.4 acres from an R-1 Zone to an R-1 Zone in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision	Approved by BCC	April 2022
WS-21-0207	Reduced setback and reduced separation between structures	Approved by PC	June 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE20-13865 is an active violation for building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has active building permit applications (BD21-46588 & BD23-45569) for the carport and casita and is preparing to submit revised plans for each, demonstrating a commitment to continue working towards commencement of the project. 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**

- Until November 7, 2025 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTEST:

APPLICANT: ISRAEL SAAVEDRA

CONTACT: ISRAEL SAAVEDRA, 3152 GAUCHO DR, LAS VEGAS, NV 89169