

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0311-CHASE TIMOTHY M & RONNA LAREIGH REV LIVING TRUST & CHASE TIMOTHY M & RONNA LAREIGH TRS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate the side interior setback for an attached carport in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Nomo Street, 265 feet north of Hernandez Avenue within Paradise. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

177-22-519-015

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate the side interior setback for a proposed attached carport where 3 feet is required per Section 30.02.06.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9116 Nomo Street
- Site Acreage: 0.15
- Project Type: Attached carport
- Building Height (feet): 10 (carport)
- Square Feet: 400 (carport)

Site Plan

The plan depicts an existing single-family residence with access provided via Nomo Street. There is a gate on the south side of the primary dwelling that will provide access to the side yard. The gate and carport encompass the entire width of the side yard, which is 10 feet, on the south side of the property. The RV carport will be 40 feet long. There is an RV being stored on the south side of the residence, in the side yard. The proposed carport will be 9 feet east of the access gate and 20 feet from the east property line (rear). Pavers have been placed to provide access from the street to the carport, on the south side of the residence. There is 53% of hardscape within the front and side yards of the property. There is an existing storage shed and patio cover

in the rear of the property. The storage shed is set back 5 feet from the east and south property lines.

Landscaping

There is no proposed landscaping with this request.

Elevations

The photos depict an existing single-family residence that fronts Nomo Street. The proposed carport will be located on the south side of the residence. The proposed carport will provide shade for the RV being stored in the side yard. The applicant indicates the carport will be 10 feet in height. It will be constructed of metal in beige color to match the color of the existing home.

Applicant's Justification

The applicant states their home was built with RV parking and they would like to construct a carport to protect their RV from the elements. They feel a carport would protect the RV's integrity and value. The structure will be beige in color with privacy slats placed on top of the existing CMU wall to the south. These slats, combined with the existing wall, will provide complete privacy from the adjacent parcel to the south. The carport will span the entire width of the side yard. The rear of the carport will be flush with the rear face of the single-family residence. Two drain gutters will be placed on the south side of the carport to ensure water is not running off onto the adjacent parcel (9122 Nomo Street). The property owner of this adjacent parcel has submitted a letter of consent indicating they have no issue with the proposed project as designed.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0746-98	Extended the time limit on off-site improvement permits for a single-family residential subdivision	Approved by BCC	June 1998

Surrounding Land Use

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

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.

The proposed carport will be made of metal, which is not compatible with the existing house. However, the color will be beige, which is the same color of the house. The applicant originally submitted a letter of consent from their adjacent neighbor (9122 Nomo Street). This letter was in reference to their original proposed carport length of 20 feet; however, the applicant has since revised the carport length to 40 feet. Although the structure will be constructed with rain gutters to drain water away from the adjacent property, staff finds the requested setback reduction for the accessory structure is a self-imposed hardship. Setback requirements are essential to ensure safety and mitigate visual clutter. The applicant did not provide justification as to why the carport could not be reduced in size, so that it meets the required setback. Therefore, staff cannot support this request.

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 Statute

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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RONNA CHASE

CONTACT: RONNA CHASE, 9116 NOMO STREET, LAS VEGAS, NV 89123