

SETBACKS
(TITLE 30)

CONQUISTADOR ST/RENO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0270-LMM LIVING TRUST & MUELLER LEE W & MICHELE G TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following; **1)** setbacks; and **2)** increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Conquistador Street, 532 feet south of Reno Avenue within Spring Valley. JJ/nr/syp (For possible action)

RELATED INFORMATION:

APN:

163-30-212-077

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side setback for 2 accessory structures (raised planters with storage) to zero feet where 5 feet is required per Table 30.40-2 (a 100% reduction).
2. Increase the height of a block wall to 7 feet 4 inches where 6 feet is permitted per Section 30.64.020 (a 23% increase).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5190 S. Conquistador Street
- Site Acreage: 0.2
- Project Type: Setbacks
- Building Height (feet): 7 feet 4 inches
- Square Feet: 192

Site Plans

The plans show an existing 2 story single family residence with turf in the front yard. The plans indicate the removal of the turf and the installation of paver pathways with water wise landscaping elements throughout the front yard. Terraced planters are shown in the south side of the site ranging from 2 feet high to a little over 3 feet in height. Within the side yard on the south side of the house is a double gate leading to the side yard. Two accessory structures (raised

planters with storage) are shown connected to the new 7 foot 4 inch high block wall on the southern property line.

Landscaping

The plans show the removal of turf in the front yard and the addition of raised planters along the north property line, a new planter in the center of the front yard surrounded by shrubs, and terraced raised bed planter on the south side of the site. On the south side of the house a paver walkway continues into the side yard where a decorative metal double gate will be located. Two accessory structures (raised planters with storage) are shown connected to the new 7 foot 4 inch high block wall on the southern property line. Landscaping is proposed on the top of the raised planter accessory structures that will be tied into the block wall.

Elevations & Floor Plans

The plans show 2 CMU accessory structures (raised planters with storage) connected to the block wall with an overall height of 7 feet 4 inches. The floor plans depict an open floor plan for yard storage and a potting area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the waivers are requested to accommodate 2 accessory structures for storage with raised planters on top and the associated wall which are common in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-926-99	Vacated patent easements	Approved by BCC	August 1999
TM-0181-99	157 lot subdivision	Approved by BCC	August 1999
WC-0261-99	Reduced width of Conquistador Street	Approved by BCC	August 1999
WT-99-1664	Non-standard roll curb and gutter for subdivision	Approved by PC	December 1999
ZC-1377-98	Reclassify 121.5 acres from R-E to R-2 zoning	Approved by BCC	September 1988

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-2	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff reviews waiver of development standards requests to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The accessory structures with raised planters on top are not typical for the area; however, providing vegetation instead of a structure with a tile or shingle roof will help to reduce the urban heat island effect. The increased wall height, in order to accommodate the accessory structures, is typical with residential development across the valley. Staff finds that the proposed encroachment and increase in wall height will not have a negative impact on surrounding properties and can, therefore, support the 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:

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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LEE & MICHELE MUELLER

CONTACT: MICHELE MUELLER, 5190 S. CONQUISTADOR ST, LAS VEGAS, NV
89148