

12/05/23 PC AGENDA SHEET

ATTACHED GARAGE SETBACK
(TITLE 30)

RAINBOW SKY ST/RUNNING COLORS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0694-TAXPAYER:

WAIVER OF DEVELOPMENT STANDARDS to reduce interior side setbacks in conjunction with an existing single family residence on a portion of 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Rainbow Sky Street, approximately 200 feet south of Running Colors Avenue within Lone Mountain. MK/dd/syp (For possible action)

RELATED INFORMATION:

APN:

125-11-310-011

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for a principal structure to 5 feet where a minimum of 10 feet is required per Table 30.40-1 (a 50% decrease).
- b. Reduce the interior side setback for a principal structure roof overhang to 3 feet where a minimum of 10 feet is required per Table 30.40-1 (a 70% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8347 Rainbow Sky Street
- Site Acreage: 0.5
- Project Type: Attached RV garage
- Number of Stories: 2
- Building Height (feet): 23
- Square Feet: 3,780 (principal residence)/1,325 (RV garage addition)/5,105 (total)

Site Plan

The site plan depicts a new recreational vehicle (RV) garage addition to an existing single family residence. The proposed garage is attached to the southern portion of the home, and will be 53 feet long and 25 feet wide. The total square footage of the garage addition will be 1,325 square feet. The garage will be set back 24 feet from Rainbow Sky Street, approximately 50 feet from

the front property line extending out into the middle of the street, and will be set back 5 feet from the southern property line.

Additionally, the plans depict the roof overhang of the proposed addition will extend an additional 2 feet into the required setback. This eave intrusion will reduce the setback on the southern side of the property to 3 feet.

Landscaping

No changes to the front yard landscaping along Rainbow Sky Street are proposed with this application.

Elevations

Elevation plans for the garage addition show the structure at 23 feet above finished grade. Additionally, a 2 foot roof overhang is shown around the addition. French doors are shown as an entry to the garage from the rear yard, and a roll-up garage door faces the front (east) of the property. The garage is shown on plans to match the existing paint color and stucco of the house.

Floor Plans

The proposed garage will be comprised of 2 stories; the first story will be used for RV parking, while the second story is only made up of a small mezzanine for personal storage. There are 3 proposed points of entry into the garage; one entry on the west side of the building from the rear yard, one entry from the existing residence, and the garage door facing Rainbow Sky Street.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed garage will be used for the storage of a recreational vehicle. Additionally, the applicant states that the property meets parking standards for single family residences, that the garage will match the existing residence, and notes that the landscaping will not change with this project.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	City of Las Vegas	R-PD3	Public right-of-way & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The homes in the neighborhood are custom-built and sit upon large lots, many of which contain sport courts, casitas, and other structures. The addition of an attached RV garage fits with the character of the neighborhood, and the architectural compatibility of the addition will help the addition blend with the rest of the property. For these reasons, 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

- 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: ENRIQUE BINYONS

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