10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0511-CLINKSCALES DOUGLAS R & STACY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce and eliminate building separations; and **3)** increase hardscape for accessory structures in conjunction with an existing single-family residence on 0.07 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay.

Generally located north of Kyle Canyon Road and west of Knotty Pine Way within Mt. Charleston. AB/jl/kh (For possible action)

RELATED INFORMATION:

APN:
129-36-111-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an existing accessory structure (carport) to 8 feet where 15 feet is required per Section 30.02.02B (a 47% reduction).
   b. Reduce the front setback for a proposed accessory structure (carport) to 5 feet where 15 feet is required per Section 30.02.02B (a 67% reduction).
2. a. Reduce the building separation for an existing accessory structure (carport) to 3 feet where 6 feet is required per Section 30.02.02B (a 50% reduction).
   b. Reduce the building separation for a proposed accessory structure (carport) to 2 feet where 6 feet is required per Section 30.02.02B (a 67% reduction).
   c. Eliminate the building separation for an existing accessory structure (tool shed) where 6 feet is required per Section 30.02.02B.
   d. Eliminate the building separation for an existing accessory structure (wood shed) where 6 feet is required per Section 30.02.02B.
   e. Reduce the building separation between existing accessory structures (wood and tool sheds) to 3 feet where 6 feet is required per Section 30.02.02B (a 50% reduction).
3. Increase hardscape within the front and side yards to 80% where 60% is the maximum allowed per Section 30.04.01D (a 33% increase).

LAND USE PLAN:
NORTHWEST COUNTY (MT. CHARLESTON) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 4715 Knotty Pine Way
- Site Acreage: 0.07
- Project Type: Accessory structure (carport)
- Building Height (feet): 11

Site Plan & Elevations
The site plan depicts an existing single-family residence with driveway access from Knotty Pine Way along the east side of the property. An existing and a proposed carport are shown between the street and the residence. The waivers of development standards are requested because the carports encroach into the code-required front setback and are too close to the existing residence. The site plan also shows accessory structures (a wood shed and tool shed) attached to the home. Additional waivers are requested because the sheds are too close to each other and the existing residence.

Landscaping
Title 30 requires that single-family residences provide sufficient landscaping areas and limit hardscape to 60% coverage in the front and side yards. The site plan shows asphalt covering much of the front and side yard. A waiver is requested as there is excess asphalt that exceeds the 60% maximum.

Applicant's Justification
The applicant states that the carports are needed to protect personal vehicles from snow and weather. The applicant did not provide sufficient justification as to why setbacks and separations could not be met.

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)	RS80 (SMO)	Single-family residences

Clark County Public Response Office (CCPRO)
There is a zoning violation via CE26-28704 for setback violations associated with buildings without permits.

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
Waivers of Development Standards
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.

Staff finds that the proposed request is incompatible with the surrounding neighborhood and the intent of the RS80 and Spring Mountain Overlay Zone districts. The proposed structures crowd the property near the public right-of-way. Additionally, the code limits hardscape not to exceed 60% to minimize the heat island effect and storm water run-off by reducing the area of impervious surfaces. Since Mt. Charleston receives winter snow, limiting hardscape is essential. 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 Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:
- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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:
APPROVALS:
PROTESTS:

APPLICANT: DOUGLAS CLINKSCALES
CONTACT: DOUGLAS CLINKSCALES, 4715 KNOTTY PINE WAY, LAS VEGAS, NV 89124