10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0528-ALBERTSON, TRAVIS & SHAWNNA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce building separation; **3)** increase wall height; **4)** increase hardscape; and **5)** reduce access gate setback in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Hacienda Avenue and west of Palm Street within Paradise. JG/jl/kh (For possible action)

RELATED INFORMATION:

APN:
161-29-216-009

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the front setback for a proposed accessory building (carport) to 13 feet where 20 feet is required per Section 30.02.04B (a 35% reduction).
2. Reduce the building separation for a proposed accessory building (carport) from 6 feet to 1 foot per Section 30.02.04B (an 83% reduction).
3. Increase hardscape within the front and side yards to 65% where 60% is required per Section 30.04.01D (a 3% increase).
4. Increase the height of a proposed wall within the front setback to 6 feet where 3 feet is the maximum allowed per Section 30.04.03B (a 150% increase).
5. Reduce the setback for a proposed access gate to 4 feet where 20 feet is required per Section 30.04.04E (an 80% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 4346 E. Hacienda Avenue
- Site Acreage: 0.48
- Project Type: Accessory structure (carport)
- Building Height (feet):13 (carport)/6 (wall)/13 (existing residence)
- Square Feet: 924 (carport)/2850 (existing residence)

Request & Plans

The plans depict an existing single-family residence centrally located on the site with access from Hacienda Avenue to the south. The applicant proposes a 924 square foot accessory structure (carport) located in the front yard on the southeastern side of the lot to match the height of the existing home. The proposed carport is too close to the property line and existing residence, so waivers of development standards for front setback and building separation requirements are requested. Existing concrete covers most of the front yard, which exceeds the maximum 60% hardscape coverage requirement.

The applicant also proposes an access gate and 6 foot solid wall near the front property line, which will be placed on top of an existing 3 foot retaining wall. The code states that a maximum wall height of 3 feet can be placed within the first 15 feet of the property and that access gates must be set back at least 20 feet. Neither the wall nor gate meets these requirements, therefore, waivers are requested. Elevations show that proposed carport, wall, and access gate will match the style of the existing home.

Applicant's Justification

The applicant states that since purchasing the property they have been working on upgrades to the site, which included replacing and expanding upon the existing pavement. They stated they have a variety of personal vehicles that they hope to protect and secure through the proposed carport and front property wall and gate.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active zoning violation via CE26-11222 for increased hardscape within the front and side yards.

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.

The code limits hardscape to 60% to minimize the heat island effect and storm water run-off. Staff finds that the proposed placement of the carport, wall, and access gate will not maintain a safe visual separation distance from the residence, property line, or public right-of-way. There is sufficient space for a proposed carport, improved property walls or fencing, and an access gate to be constructed in compliance with Title 30 requirements. Therefore, this request is a self-imposed hardship which staff cannot support.

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

- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zones.

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

TAB/CAC: Paradise - denial.
APPROVALS:
PROTESTS:

APPLICANT: SHAWNNA ALBERTSON
CONTACT: SHAWNNA ALBERTSON, 4346 E. HACIENDA AVENUE, LAS VEGAS, NV 89120