

SETBACKS
(TITLE 30)

CORBETT ST/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0277-GARDEA FAMILY TRUST & GARDEA VICTOR & INCHA TRS:

WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 200 feet east of Dapple Gray Road, 200 feet north of Corbett Street within Lone Mountain. RM/bb/jo (For possible action)

RELATED INFORMATION:

APN:

125-29-302-016

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for an accessory structure (detached garage) to 2 feet where 5 feet is required per Table 30.40-1 (a 60% reduction).
- b. Reduce the separation between buildings to 5 feet where 6 feet is required per Table 30.40-1 (a 16% reduction).

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5934 Dapple Gray Road
- Site Acreage: 0.5
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 4,074 (residence)/1,500 (RV garage)/1160 (casita)

Site Plan

The site plan depicts a 4,074 square foot single family home with an 835 square foot attached garage, an 1,160 square foot detached casita, and a proposed 1,500 square foot detached RV garage. The home is centrally located on the parcel and the casita is located to the east of the house along the eastern property line. The proposed 1,500 square foot RV garage will be located

in front of the casita, is oriented east/west, and is along the south property line. A 5 foot separation is proposed between the RV garage and the casita. A 2 foot setback is proposed between the RV garage and south side property line. The property is located at the end of a private cul-de-sac with access from Dapple Gray Road.

Landscaping

There are no proposed or required modifications to the existing residential landscaping.

Elevations

The plans depict a 22 foot high RV garage with a 4:12 roof pitch, stucco siding, and tile roof that matches the principal residence. The north and south facing side walls include 3 small opaque windows between 14 feet and 15 feet high.

Floor Plans

The plans depict a 1,500 square foot footprint, a 16 foot flat ceiling, dual 14 foot roll-up doors, and a pedestrian access door on the west side of the garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a detached RV garage, 2 feet from the south property line and 5 feet south of the casita. A row of bushes will be planted between the south property line and the driveway leading to the detached garage. The building will be used to store an RV and truck with trailer to prevent sun damage. The lot coverage is only approximately 33% of the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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. The granting of this request will not be in harmony with the general purpose, goals, objectives, and standards of

this Title and is not consistent with other detached structures in the area. In addition, there are alternatives that could be pursued for the placement of the detached garage, for example it could be reduced in area and be located closer to the casita or even attached to the casita in conformance with the required setback regulations. Also, staff finds that this is a self-imposed hardship that could be eliminated by simply reducing the size of the garage; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VICTOR GARDEA

CONTACT: VICTOR GARDEA, 5934 N. DAPPLE GRAY RD., LAS VEGAS, NV 89149