

09/21/21 PC AGENDA SHEET

SETBACKS
(TITLE 30)

SILVER TIP TRL/RIM ROUTE
(MOUNT CHARLESTON)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0385-HANSEEN TYE & MELISSA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; and **2)** building separation in conjunction with a single family residence on 0.1 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District.

Generally located on the northwest corner of Silver Tip Trail and Rim Route within Northwest County. RM/jt/jo (For possible action)

RELATED INFORMATION:

APN:

129-36-111-037

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback to 5 feet where 15 feet is required per Section 30.56.060 (67% reduction).
 - b. Eliminate the side setback where 3 feet is required for a deck per Table 30.40-1 (100% reduction).
 - c. Reduce the side street corner setback to 8 feet where 15 feet is required per Section 30.56.060 (a 47% reduction).
 - d. Eliminate the rear setback where 10 feet is required per Section 30.56.060 (100% reduction).
 - e. Reduce the setback to a right-of-way (Silver Tip Trail) to 5 feet where 10 feet is required per Section 30.56.040 (a 50% reduction).
 - f. Reduce the setback to a right-of-way (Rim Route) to 8 feet where 10 feet is required per Section 30.56.040 (a 20% reduction).
2. Reduce the separation between an accessory structure and a principal structure to 5 feet where 6 feet is required per Table 30.40-1 (a 17% reduction).

LAND USE PLAN:

NORTHWEST COUNTY (MT. CHARLESTON) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4806 Silver Tip Trail

- Site Acreage: 0.1
- Project Type: Single family residence and accessory structure
- Number of Stories: 2
- Building Height (feet): 24

Site Plan

The site plan depicts an existing single family residence and an existing accessory structure. Proposed additions to the single family residence include an extension of an existing deck, an extension to the roof eaves, and a new gable roof extension over the front stairs. Setbacks for the single family residence do not meet Code requirements, and the deck extension and gable roof will further reduce the setbacks. With the changes, the setbacks for the single family residence will be eliminated to the north and west property lines, and the front setback will be reduced to 5 feet. The side street corner setback will remain the same, which is 18 feet from the single family residence to the property line along Rim Route. An existing accessory structure located in the northeast portion of the site is separated 5 feet from the single family residence and 8 feet from the east property line along Rim Route. Access to the site is provided by an existing circular driveway that connects from Silver Tip Trail on the south side of the site to Rim Route on the east side of the site.

Landscaping

Existing landscaping characteristic of the alpine environment will remain and no changes are proposed.

Elevations

Both the single family residence and the accessory structure are constructed with a log cabin aesthetic, which consists of round timber walls and a pitched roof. The single family residence includes a basement, which is partially above ground. As a result, the second floor is approximately 6 feet above grade. The height of the single family residence is 24 feet to the peak of the pitched roof, and the accessory structure is 12 feet to the peak of the pitched roof.

Floor Plans

Within the single family residence, the first floor (basement) includes a family room, 2 bedrooms, a mechanical room, and a bathroom. The second floor (main level) includes a living room, dining room, kitchen, master bedroom, and bathroom.

Applicant's Justification

The applicant indicates that the single family residence was constructed in 1986, and the property was vacant for the previous 10 years. The setback issues were brought to the applicant's attention when the applicant applied for building permits for renovations to the residence. This application is to establish the reduced setbacks for the existing single family residence and accessory structure, and to allow the improvements consisting of the extension of an existing deck, extension to the roof eaves, and a new gable roof extension over the front stairs. These changes are minimal and appropriate due to the steep terrain and nonconforming lot sizes characteristic on Mount Charleston.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-U	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.

Title 30 acknowledges the unique geographic character and development patterns in the Mount Charleston area. As a result, special setbacks are established for nonconforming subdivisions in the R-U zoning district. This application will allow the applicant to resolve setback and separation issues for the existing structures, while also allowing the applicant to complete the building permit process for enhancements to the single family residence.

The additional setback and separation reductions requested with this application are appropriate considering the elevation changes in the area as well as the abundant trees and natural vegetation. As a result, the visual impacts of the single family residence will be reduced, and at the same time, enhancements to the single family residence maintain the cabin design, which is aesthetically pleasing and appropriate for the alpine environment; therefore, staff can support the waivers of development standards.

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 Comprehensive 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TYE HANSEEN

CONTACT: TYE HANSEEN, 3505 ALEPPO PINE ST., LAS VEGAS, NV 89129