

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0537-WALKER, TANYA YOLANDA & WILLIAM, BRIAN:

AMENDED WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Salutations Avenue and 225 feet east (previously notified as west) of Ullom Drive within Enterprise. MN/jm/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-316-012

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an addition (sunroom) to 5 feet where 15 feet is required per Section 30.02.07 (a 67% reduction).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4725 Salutations Avenue
- Site Acreage: 0.09
- Project Type: Setbacks
- Building Height (feet): 9.25 (addition)
- Square Feet: 200 (addition)

Site Plan

The plan depicts an existing 1,484 square foot single-family residence centered on the parcel. The proposed 200 square foot addition (sunroom) is attached to the rear of the home and is accessed from the interior of the home via a door from the kitchen, and from the backyard via doors on the east and west sides of the sunroom. The existing patio cover will be enclosed to create the sunroom. The addition is shown as 20 feet by 10 feet, and is set back 5 feet from the south and east property lines, and 19 feet from the west property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict a sunroom which will be created by enclosing the existing patio cover. The majority of the sunroom façades will consist of glass, and the frames will be made of aluminum. The enclosure is shown as 9 feet 3 inches high and will match the color of the existing patio cover and home.

Floor Plan

The plan depicts an open floor plan which will be created by enclosing the existing patio cover with access from the kitchen and backyard via 2 exterior doors.

Applicant's Justification

The applicant is requesting a waiver to reduce the rear setback from the required 15 feet to 5 feet to allow the homeowner to enclose the existing patio cover and create habitable space. They state that the enclosure will be architecturally compatible with the existing home and will be painted to match the home. The homeowners are foster parents and envision using the extra space for recreational activities. They state they have received approval from their HOA and all adjacent neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0127-17	Vacated and abandoned easements of interest to Clark County	Approved by BCC	April 2017
ZC-0768-16	Reclassified to R-2 zoning; waiver for reduced setbacks, increased wall height, alternative screening, reduced setback from right-of-way; design review for single-family residential development and increased finished grade	Approved by BCC	April 2017

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)	RS3.3	Single-family residential

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

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.

Although the patio cover met the setback, the new enclosure is now considered an addition. The proposed addition features matching color with the existing residence. Although the material is not architecturally compatible with the house, the majority of the sunroom façades will consist of glass; therefore, staff does not anticipate any adverse effects on the neighbors by the nonconformity. Staff's main concern is the 67% reduction in required setback, and cannot support the request. No mitigating measures are proposed to minimize the impact on adjacent properties, and staff finds the request to be a self-imposed hardship.

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

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW LANE

CONTACT: MATTHEW LANE, PROFICIENT PATIOS, 3310 S. VALLEY VIEW BOULEVARD, LAS VEGAS, NV 89102