

06/21/22 PC AGENDA SHEET

SETBACKS
(TITLE 30)

VIKING RD/WESVAN CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0259-VIKING LAND 2 INC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single family residential) Zone.

Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:
161-18-415-007

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear yard setback for 1 lot (Lot 7) to 15 feet where 20 feet is required per Table 30.42-2 (a 25% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 3945 Wesvan Court
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Single family residence
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,068

Site Plan

The plan depicts a detached single family residential development consisting of 7 lots on 1.4 acres with a density of 5 dwelling units per acre. Access to the development is provided from Viking Road by a 38 foot wide private street that terminates in an off-set cul-de-sac. No sidewalks are provided adjacent to the private street. The applicant is in the process of building

each of the houses and is requesting a waiver of development standards to reduce the rear yard setback for Lot 7. The proposed home will be set back approximately 16 feet from the southern property line where 20 feet is required. The plans depict the proposed home will meet side yard and front yard setback requirements.

Landscaping

Landscaping is not a part of this application.

Elevations

The proposed residence is 2 stories with a height of 25 feet. The plans depict 2 elevation styles for the home model with different variations of the rooflines and window fenestrations. The home will have a pitched roof with concrete tile roofing material. The exterior of the homes will consist of a stucco finish painted in earth tone colors.

Floor Plans

The plans depict a 2 story single family residence with a kitchen, great room, nook, entryway, bedrooms, bathrooms, and a loft.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Lots 1 through 6 have or exceed the 20 foot rear yard setback. However, the applicant states Lot 7 has been more of a challenge and has tried to move the home forward with 50% reductions and reversing the house to make room for the driveway on the cul-de-sac. With revisions the house did not meet the required setbacks, thus they are applying for a waiver.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0592	Reclassified from C-P to R-1 zoning, with a design review for a single family residential subdivision	Approved by BCC	September 2019
TM-19-500158	Single family residential development	Approved by BCC	September 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Multiple family residential
West	Neighborhood Commercial	C-P	Office complex

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.

Staff reviews waivers to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and help to moderate visual impacts and possible safety issues. Staff finds that the reduced setback will not impact the adjacent property to the south since the adjacent lot to the west has a side yard adjacent to the same property line, which will essentially have the same setback. Therefore, staff can support this request.

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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ALLEGIANT CONTRACTING
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