

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0872-ARCHITECTISTS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a second driveway in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Canterbury Court and west of Spencer Street within Paradise. JG/tpd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-23-418-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a second driveway where 1 is the maximum allowed per Uniform Standard Drawing 222.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1686 Canterbury Court
- Site Acreage: 0.27
- Project Type: Second driveway

Site Plan & Request

The plan depicts an existing single-family residence with access provided via Canterbury Court to the south. The applicant paved the front yard area which features 2 driveways, where only 1 is allowed per Uniform Standard Drawing 222. A 2 car garage is located on the west side of the house and a single car garage is located on the east side. In order for the applicant to complete their off-site permit (PW25-14087) with Clark County Public Works, a waiver to allow 2 driveways is required.

Applicant's Justification

The applicant states that 2 driveways are necessary to accommodate the split garage that has already been constructed. It is not possible to build a connecting driveway that meets the standards outlined in Uniform Standard Drawing 222.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RM18 (MPO)	Multi-family residential
East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	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

#### Public Works - Development Review

##### Waiver 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.

Staff can support the request for the additional driveway as it has no conflicts with traffic.

### 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:

#### 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**

- Applicant is advised that off-site improvement permits may be required.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0090-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** INFINITY ENGINEERING, LLC

**CONTACT:** INFINITY ENGINEERING, LLC, 4276 SPRING MOUNTAIN ROAD, SUITE 200, LAS VEGAS, NV 89102