

SETBACKS
(TITLE 30)

ARVILLE ST/LAILAH SKYE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0541-CHEN, BILL CHE-CHANG & INGRID SHIH-YUN:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the south side of Lailah Skye Avenue, 507 feet east of Arville Street within Enterprise. JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-611-077

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear yard setback for a room addition to 18 feet where 25 feet is required per Table 30.40-1 (a 28% decrease).
- b. Reduce the side yard setback for a patio cover to 5 feet from the leading edge of the patio cover where 10 feet is required per Table 30.40-1 (a 29% decrease).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4289 Lailah Skye Avenue
- Site Acreage: 0.3
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 10

Site Plans

The plans depict a proposed room addition (sunroom) that will be attached to the rear of the single family residence. The plans also depict a patio cover that will be attached to the side of the existing residence. The proposed room addition will be set back 18 feet from the rear property line. The proposed patio cover will be set back 5 feet from the side property line on the west side of the residence. A 10 foot wide landscape buffer is provided on the west of the site, along Open Crest Street, an internal private street.

Elevations

The plans depict a 1 story (10 foot tall) room addition with a stucco building exterior painted to match the rest of the existing residence.

Floor Plans

The plans depict the proposed room addition will be adding 480 square feet to the existing home, making the overall square footage 4,959.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is needed because the applicant would like to reduce heat and light that is coming into the house from the west.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0270	Reduced setbacks for various single family residential lots within the subdivision	Approved by BCC	August 2020
WS-18-0464	Increased the length of a dead-end street (cul-de-sac)	Approved by BCC	September 2018
ZC-18-0232	Reclassified from R-E to R-D zoning	Approved by BCC	May 2018
VS-18-0233	Easements of interest to Clark County located between Arville Street and Pyle Avenue within Enterprise	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	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.

Setbacks and separations help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. The applicants need to extend both the room addition and patio cover into the required setback is a self-imposed hardship, without mitigation to reduce the impact to neighbors. 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW LANE

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