

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0687-HILLSTOP TRUST & COONS CARTER ESQ TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the rear setback for an attached patio cover; and **2)** increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Hillstop Crest Court, 114 feet east of Balsam Court within Lone Mountain. MK/jud/kh (For possible action)

RELATED INFORMATION:

APN:

125-15-610-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback for an attached patio cover to 6 feet where 17 feet is the minimum required per Table 30.02-4 (a 65% reduction).
2. Increase the hardscape area within the front and side yards to 95% where 60% is the maximum allowed per Section 30.04.01(D) (a 58% increase).

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6871 Hillstop Crest Court
- Site Acreage: 0.46
- Project Type: Patio cover setback & hardscape
- Number of Stories: 1
- Building Height (feet): 10 (attached patio cover)
- Square Feet: 736 (patio)/6,317 (hardscape)

Site Plan

The plans depict an existing single-family residence with a proposed attached 736 square feet patio cover on the rear side of the property, 32 feet by 23 feet in size. The principal building is a single story 4,543 square feet residence. The proposed patio cover will be attached to the house and located on the southeast side of the residence, 6 feet from the rear property line. The proposed patio is set back 15 feet from the interior side (east) property line. Additionally, the site

presents a total of 6,317 square feet of hardscape area within the front and side yards. The hardscape consists of pavers.

Landscaping

No new landscaping is proposed with this request.

Elevations

The plans depict a 10 foot high attached patio cover. The patio cover materials are proposed to be complementary to the current color aesthetics of the house. The exterior materials include insulated laminated roof panels with columns and beams with look and texture of natural wood.

Applicant’s Justification

The applicant states the patio cover materials used for the patio are intended to be complementary to the current color aesthetics of the house, compliant with any HOA rules and policies. The applicant further states the expanded hardscape provides a stable and level surface, allowing for movement around the property with greater ease and without the risk posed by soft or uneven terrain.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-500053-12 (WS-1529-05)	Waiver of conditions of a waiver of standards requiring sidewalks, curb, and gutter along Whispering Sands Drive and Rainbow Boulevard	Approved by BCC	August 2013
TM-500556	9 lot single-family subdivision	Approved by BCC	November 2005
WS-1529-05	Reduced lot size and off-site improvements including partial paving in conjunction with a single family subdivision	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-RNP)	Undeveloped & developed 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

Waivers 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.

Waiver of Development Standards #1

Staff finds the request for the rear setback reduction is a self-imposed hardship. The applicant does not provide any reason as to why this waiver is needed. If the proposed attached patio cover was built detached, it could be built 5 feet away from the rear property line. This would require the patio cover to maintain a 6 foot building separation from residence or any other building structure. Also, by having the residence and the proposed patio cover detached, it would help with breaking up the building mass that the proposed attached patio cover presents. Therefore, staff cannot support the waiver of development standards to reduce the rear setback.

Waiver of Development Standards #2

Code limits hardscape not to exceed 60% to minimize the heat island effect and storm water run-off by reducing the number of impervious surfaces. The addition of any landscaping would help the property come closer to the intent of Title 30 and the goals of the Master Plan, but the applicant has opted to attempt to waive it almost completely. Staff understands that pavers may allow for some water percolation. However, the heat island effect is still prevalent in hard surfaces and the increase percentage of on-site hardscape is excessive. For these reasons, 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:

Comprehensive Planning

If approved:

- 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 and application for review; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THADDEUS BENNETT

CONTACT: THADDEUS BENNETT, 6871 HILLSTOP CREST COURT, LAS VEGAS, NV
89131