

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:

AMENDED VARIANCE to reduce the rear and side setbacks (previously notified as rear setbacks) for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community.

Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise. JJ/nai (For possible action)

RELATED INFORMATION:

APN:

177-31-711-005

VARIANCE:

1. a. Reduce the rear setback of an existing patio cover to 7 feet, 3 inches where 10 feet is required (a 28% reduction).
- b. Reduce the side setback of an existing patio cover to 3 feet where 5 feet is required (a 40% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 11016 Pentland Downs Street
- Site Acreage: 0.1
- Project Type: Existing attached patio cover
- Building Height (feet): 9 feet, 6 inches (existing solid patio cover)/9 feet (existing lattice patio cover)
- Square Feet: 98 (solid patio cover)/104 (lattice patio cover)

Site Plans

The plans depict an existing single-family residence centrally located on a 0.1 acre lot. In the rear yard (east of the residence), the applicant constructed an attached solid patio cover on the northeast corner of the residence. On the eastern face of the solid patio cover, the applicant extended the solid patio cover by adding a lattice design patio cover. The plans show that

combined patio covers now have a setback of 7 feet, 3 inches from the rear (east) wall, where 10 feet is required. Also, the patio cover is set back 3 feet from the side (north) wall. The solid patio cover is 98 square feet, and the lattice patio cover is 104 square feet.

Elevations

The photos depict that the solid patio cover is 9 feet, 6 inches and the lattice patio cover is 9 feet high. Both shade structures will match the color and materials of the existing house

Applicant's Justification

Per the applicant's justification letter, the solid patio cover, and the extension (lattice patio cover) are existing to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-1308-06	Extended the time on a board for off-site improvements in conjunction with a residential subdivision	Approved by BCC	November 2006
MP-1071-05	Land use plan amendment for a mixed-use comprehensive master planned community known as Southern Highlands	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Southern Highlands - Mid-Intensity Suburban Neighborhood	R-2 (P-C)	Single-family residences

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 submitted photographs show that the patio cover is existing. In addition, the applicant has an active building permit (BD24-29164-R001). Staff finds that this request does not meet the criteria for approval of a variance. There are no unique circumstances with the property, such as lot shape or topography, that would indicate that a variance should be approved. Since this request is a self-imposed hardship, 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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is that 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; 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: JACQUELINE APLEYARD

CONTACT: JACQUELINE APLEYARD, KODA PATIOS, 5912 PASEO DEL MAR, LAS VEGAS, NV 89108