

SETBACKS  
(TITLE 30)

SANDHILL RD/TROPICANA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400177 (WS-19-0656)-TIRL GEORGE & MARTINA:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** reduce setbacks; **2)** allow an accessory structure not architecturally compatible with the principal building; **3)** increase the number of driveways to two; and **4)** reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-19-815-053

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce front setback to zero feet where 20 feet minimum is required per Table 30.40-2 (a 100% decrease).
  - b. Reduce setback from a street to zero feet where 10 feet is required per Table 30.40-2 (a 100% decrease).
  - c. Reduce setback from a street to zero feet where 10 feet is required per Section 30.56.040 (a 100% decrease).
2. Allow an accessory structure (carport) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Increase the number of driveways to 2 where 1 driveway is the maximum amount allowed per Uniform Standard Drawing 222 (a 100% increase).
4. Reduce distance to curb return for a second driveway to 7 feet where 12 feet is required per Uniform Standard Drawing 222 (a 42% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3897 Vista Largo Drive
- Site Acreage: 0.2

- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 529 (detached carport)/375 (attached carport)/360 (accessory structure)
- Parking Required/Provided: 2/6

### Site Plans

The approved plans show an existing 1,308 square foot single family residence with a 6 foot high block wall along a portion of the northwest side (interior side), along the entire southwest side (rear), and a portion of the southeast side of the property (street side). The front of the property and a portion of the southeast side (street side) of the property are enclosed by a 4 foot high combination solid and decorative metal fence. There is an attached carport on the front of the garage on the north side of the property with a zero foot setback. The attached carport is 31 feet long and 15 feet wide (375 square feet). A detached carport is located on the southeastern side (street side) of the property in the front side of the yard visible from the street with a secondary driveway underneath the carport, with a zero foot setback from Calle De Benito; the detached carport is 23 feet wide by 23 feet long (529 square feet). A 20 foot by 18 foot (360 square feet) pergola is located in the rear of the property with a zero foot setback to the 6 foot high block wall along Calle De Benito. The property is accessed via Vista Largo Drive.

### Landscaping

There is existing mature landscaping on the property. At the time of the original approval, the applicant indicated 6 new trees would be added to the front of the property to reduce the visual impact to the neighboring properties.

### Elevations

The approved plans depict the carport attached to the garage in the front yard is 7 feet 7 inches high and the detached carport in the side yard is 9 feet high. The carports are constructed with steel reinforced concrete columns with steel roofing and the pergola is of wood construction.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400021 (WS-19-0656):

#### Current Planning

- Until October 1, 2021 to complete the building permit and inspection process with any extension of time to be a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions

Listed below are the approved conditions for WS-19-0656:

**Current Planning**

- 6 months to obtain a building permit and diligently pursue completion;
- 1 year to complete with any extension of time to be a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

**Public Works - Development Review**

- Applicant is advised that the installation of driveways must comply with Uniform Standard Drawings 222 and 223, unless waived by subsequent applications and drainage structures cannot drain into the right-of-way.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that an extension of time is needed to provide time for the review of plans and the final inspection of the carports.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-21-400021 (WS-19-0656)	First extension of time for reduced setbacks for accessory structure, architectural compatibility, and additions to driveways	Approved by PC	April 2021
WS-19-0656	Reduced setbacks for accessory structure, architectural compatibility, and additions to driveways	Approved by PC	October 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

**Clark County Public Response Office (CCPRO)**

CE 19-07759 is an active code enforcement violation for building without a permit.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

## **Analysis**

### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The building permit (BD-19-33308) is ready to be issued, the only outstanding issue is the outcome of this application. Since the applicant has been pursuing an eventual outcome for this project, staff has no objection to this request.

### **Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

### **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**

- Until October 1, 2022 to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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; and that 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.

### **Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GEORGE J TIRL

**CONTACT:** GEORGE TIRL, GOLDEN CITY PICTURES, LLC, 3897 VISTA LARGO  
DRIVE, LAS VEGAS, NV 89121