

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0283-TOLL SOUTH LV, LLC:

WAIVER OF DEVELOPMENT STANDARD to reduce setbacks in conjunction with a proposed single-family residence on 0.05 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/rp/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-417-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side setback for a proposed single-family residence to 4 feet, 3 inches where 5 feet is the standard per Section 30.02.08 (a 14% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1608 Loyal Jack Court
- Site Acreage: 0.05
- Project Type: Proposed single-family residence with reduced side setback
- Building Height (feet): 23
- Square Feet: 1,813

Site Plan

The plan depicts a proposed 1,813 square foot single-family residence that is under construction. The side setback along the south property line varies from 4 feet, 3 inches (southeast corner) to 4 feet, 9 inches (southwest corner) where 5 feet is required per Title 30.

Landscaping

There are no proposed or required changes to the landscaping associated with this application. However, there is an existing 10 foot wide landscaping easement south of the residence.

Elevations

The elevations depict 2 story residential home with stucco, stone veneer, articulated window framing, shutters, garage eaves, decorative garage door, and decorative front door.

Floor Plan

The floor plan depicts a 2 story residence. The first floor consists of a garage, great room, nook, foyer, and kitchen. The second floor consists of 4 bedrooms, 2 bathrooms, and a laundry room.

Applicant's Justification

The applicant is requesting a waiver of development standard to reduce the side setback to 4 feet 3 inches where 5 feet is required. The applicant states that to the south side of the lot where the waiver is being requested, there is a 10 foot wide landscape element and no other residential homes will be impacted by this request.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0538	Reclassified from R-3 to RUD zoning, reduced open space, reduced setbacks, and reduced landscaping with a design review for a single-family residential development	Approved by BCC	January 2023
TM-22-500181	27 lot subdivision	Approved by BCC	January 2023
DR-0201-10	Multi-family residential development	Denied by PC	September 2010
WS-0039-08	Multi-family residential with a waiver for setback - expired	Approved by PC	March 2008
ZC-0134-96	Reclassified from T-C to R-3 zoning for senior housing	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Compact Neighborhood (up to 18 du/ac)	RS2 & RM18	Single-family residential & multi-family residential
South	City of Las Vegas	R-1	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

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.

The reduction is minimal due to the property line radius in the southeast corner of the site. Staff understands that the reduction of the side setback does not meet the established Code standards. However, the applicant has provided 10 feet of landscaping to the south side of the lot, and no other residential homes will be impacted by this request. Therefore, staff can support this request.

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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH LV, LLC

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