

07/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-40050 (UC-21-0422)-CRYSTALS, LLC:

WAIVER OF CONDITIONS requesting full off-site improvements in conjunction with a previously approved single-family residential development attached (duplex) on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Palm Street, approximately 390 feet north of Cedar Street within Sunrise Manor. TS/my/ng (For possible action)

RELATED INFORMATION:

APN:

162-01-510-023

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1031 Palm Street
- Site Acreage: 0.11
- Project Type: Multi-family residential
- Number of Units: 2
- Number of Stories: 2
- Building Height (feet): 24.5 feet
- Parking Required/Provided: 4/4

History, Site Plan, & Request

UC-21-0422 was approved by the Planning Commission in October 2021 to allow a single-family residential development attached (duplex). ET-24-400006 (UC-21-0422) extended the application until October 5, 2025. The approved plans depict a proposed 2 family dwelling on a double frontage lot. The lot has access from both Taggart Street and Palm Street. The surrounding neighborhood is a mix of single and 2 family residential uses. One unit will face Taggart Street and the other will face Palm Street. The total lot size is approximately 5,000 square feet. Due to Title 30 regulations, this lot cannot be subdivided and will remain as 1 lot with 2 attached single family units under 1 ownership. Each unit will have a concrete driveway and will have landscaped areas in the front yard and along the side yards. An existing CMU screen wall will remain along the north property line.

A condition of approval of UC-24-0422 required full off-sites improvements. This request is to waive that condition.

Applicant’s Justification

The applicant states that none of the existing properties have off-site improvements, including a newly constructed home located on the adjacent property which was completed last year.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|-------------------------------------------------------------------------------------------------|----------------|--------------|
| ET-24-400006 (UC-21-0422) | First extension of time for use permit and design review for a single-family attached residence | Approved by PC | March 2024 |
| UC-21-0422 | Use permit and design review for a single-family attached residence | Approved by PC | October 2021 |
| VS-0512-02 | Vacated easements along Taggart Street | Denied by PC | May 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------|-----------------------------------------------------|----------------------------------|---------------------------|
| North & South | Compact Neighborhood (up to 18 du/ac) | RS3.3 | Single-family residential |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Undeveloped |
| West | Compact Neighborhood (up to 18 du/ac) | RS3.3 | Manufactured home park |

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

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Public Works - Development Review

Staff has no objection to the request to waive the condition of full off-site improvements along Taggart Street. There are no other off-site improvements along Taggart Street.

Staff Recommendation

Approval.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: MRED LLC

CONTACT: MRED LLC, 4425 E. SAHARA AVE, SUITE # 1, LAS VEGAS, NV 89104