

SETBACKS
(TITLE 30)

ACCLAIM WAY/FAME AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0526-QIAN YONGHONG & WANG LIWEI:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing building addition in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Fame Avenue, 180 feet west of Acclaim Way within Spring Valley. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

163-21-110-005

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for a building addition to 8 feet where 15 feet is required per Table 30.40-2 (a 44% reduction).
- b. Reduce the setback from the street for a building addition to 8 feet where 10 feet is required per Section 30.56.040 (a 20% reduction).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8292 Fame Avenue
- Site Acreage: 0.1
- Project Type: Setbacks
- Number of Stories: 2 (residence)/1 (addition)
- Square Feet: 1,861 (residence)/420 (addition)

Site Plan

The site plan depicts a .1 acre property with a 1,861 square foot, 2 story single family residence with an attached 2 bedroom addition located on the rear portion of the home. The addition is set back 8 feet 4 inches from the rear property line.

Landscaping

The applicant is not proposing to add any new trees or shrubs.

Elevations

The applicant provided photos of the 1 story, two bedroom addition showing wooden paneling painted light beige to match the existing house.

Floor Plans

The 2 bedroom addition is 420 square feet with a hallway between the bedrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

Per the justification letter, the applicant is requesting to reduce the 15 foot setback requirement from the rear property lines. The applicant indicates that the 2 bedroom addition was constructed many years prior to the applicant’s purchase of the residence in 2020. The applicant applied for a building permit (BD22-55993) however, applicant was not meeting the 15 foot setback requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-95-0056	103, four thousand square foot minimum compact lots in an R-2 zone	Approved by PC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood	R-3	Multiple family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Clark County Public Response Office (CCPRO)

CE-22-25270 are active zoning violations on the subject parcel for trash/debris and 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

Comprehensive Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Aerial photographs from 2003 depict the existing 2 bedroom addition on the rear portion of the single family residence. The 2 bedroom addition was constructed prior to the applicant's purchase of the residence in 2020. Some landscaping is provided on the north property line. Staff believes landscaping can be added to the existing planters to further buffer the addition. With this condition, staff recommends approval of the 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

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Plant 1 small tree (as recommended on the Southern Nevada Regional Plant List) along the north property line.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: YONG HONG QIAN

CONTACT: YONG HONG QIAN, 8725 W. FLAMINGO RD, APT 130, LAS VEGAS, NV 89147