

03/16/21 PC AGENDA SHEET

REDUCED LOT AREA
(TITLE 30)

TORINO AVE/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0029-TAGGARD, RICHARD & E. LIV TR:

WAIVER OF DEVELOPMENT STANDARDS to reduce lot area for existing parcels by modifying the boundary between 2 parcels on a 1.0 acre parcel in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Torino Avenue, 150 feet west of Bermuda Road within Enterprise. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-16-802-049; 177-16-802-052

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce gross lot area to 19,560 square feet where a minimum of 20,000 square feet is required per Table 30.40-1 (a 2.2% reduction).
- b. Reduce net lot area to 17,636 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 2% reduction).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 372 E. Torino Avenue
- Site Acreage: 1
- Number of Lots: 2
- Density (du/ac): 2
- Minimum/Maximum Lot Size Gross (square feet): 19,560/21,925
- Minimum/Maximum Lot Size Net (square feet): 17,636/17,761
- Project Type: Modify the boundary between 2 parcels

Request & Site Plan

The site consists of 2 parcels under common ownership with the northernmost APN 177-16-802-049 being undeveloped. The southern parcel is developed with a single family residence. In

2012, a building addition was constructed on the northwest corner of the existing residence and the driveway on the north side of the residence was widened. The widening of the driveway caused part of the driveway to cross over the common property line and be located on the undeveloped parcel to the north. The request is to amend the common boundary of the 2 parcels so the existing driveway will be located on the southern parcel with the residence which requires approval of a waiver of development standards to reduce the net and gross lot areas of the northern parcel and the net lot area of the southern parcel. No changes are proposed to the existing residence on the southern parcel with this request.

Applicant’s Justification

The applicant indicates that he owns both parcels and his residence is located on the southern APN 177-16-802-052. To improve parking for the residence, the driveway was widened which crossed over the common property line of the 2 parcels. This request is to formally modify the boundary between the 2 parcels so that the existing driveway will be entirely on the parcel with the existing residence. The proposed reductions in net and gross lot area are minor and will not have an adverse impact on the adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0017-11	Reduced side and rear yard setbacks in conjunction with an addition to a single family residence on 177-16-802-052	Approved by PC	March 2011
WS-0607-01	Waiver of off-site improvements (excluding paving) for a 4 lot residential development	Approved by PC	July 2001

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential & undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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.

Waiver of Development Standards #1a

The request is a 440 square foot reduction (2.2%) in the minimum required gross lot area of 20,000 square feet. The reduction will not be discernable to the neighboring property owners; therefore, staff finds this is a minor reduction in lot area and this will not have a negative impact on other properties in this area and can support this request.

Waiver of Development Standards #1b

These parcels are located within a minor subdivision that consists of 4 lots. The minor subdivision map was recorded in December 2003, prior to the current Code requirement that lots within an R-E zone have a minimum net lot area of 18,000 square feet. The 2 southernmost parcels and the northwestern parcel within the minor subdivision currently do not comply with the minimum net lot area requirement. The proposed net lot area reduction is consistent and compatible with other existing lots in this area and 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHARD TAGGARD

CONTACT: ANTONIO BARAJAS, 5104 DALE SCOTTY LANE, LAS VEGAS, NV 89130,
LAS VEGAS, NV 89130