

12/07/21 PC AGENDA SHEET

SETBACKS
(TITLE 30)

HAWTHORNE WY/VIREO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0600-FIERRO FAMILY TRUST & MORALES MARIA TRINIDAD FIERRO TRS:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone.

Generally located 170 feet east of Tenaya Way, and 100 feet north of Vireo Drive within Spring Valley. MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

163-22-217-035

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for a room addition to 5 feet where 15 feet is required per Table 30.40-3 (a 67% decrease).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4430 Hawthorne Way
- Site Acreage: 0.1
- Project Type: Single family residence addition
- Number of Stories: 1
- Building Height (feet):14

Site Plans

The plans depict a proposed room addition with a patio that will be attached to the existing residence. The proposed room addition will be set back 5 feet from the rear (east) property line. Access to the subject parcel is from Hawthorne Way.

Elevations

The plans depict a 1 story (14 foot tall) room addition with a stucco building exterior painted to match the existing residence.

Floor Plans

The proposed room addition will be adding 432 square feet to the existing home, increasing the overall square footage to 1,517 square feet.

Applicant’s Justification

The applicant indicates that this addition is necessary because her family is outgrowing the home and a room addition is the most cost effective way to gain more space.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-3	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

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.

Setbacks and separations help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. Accessory structures are permitted with a 5 foot setback. However, an accessory structure does not extend the entire width of the residence, and must maintain a separation from the residence. There is existing landscaping along the southeastern portion of the site to mitigate the impact of the addition to the southern neighbor, and the addition exceeds the minimum setback from the north property line. Staff can support the setback reduction if landscaping is provided to mitigate the impact to the neighbor to the east.

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

- Plant 1 large tree along the eastern property line;
- 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; 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.

Building Department - Fire Prevention

- 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: RENE ROLIN

CONTACT: RENE ROLIN, MIXT CONSULTING, 8465 W. SAHARA AVE, SUITE 111-147, LAS VEGAS, NV 89117