

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-25-0805-MASTROV FAMILY LIVING TRUST & MASTROV MARK S & MINDEE S TRS:

VARIANCE to reduce the rear setback for a proposed patio cover in conjunction with an existing single-family residence on 1.11 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay in the Summerlin South Master Planned Community.

Generally located west of Witchcraft Court and south of Stardust Drive within Summerlin South.
JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

164-23-616-019

VARIANCE:

Reduce the rear setback of a proposed patio cover to 2 feet where a minimum of 5 feet is required (a 60% reduction).

LAND USE PLAN:

SUMMERLIN SOUTH - SINGLE FAMILY

BACKGROUND:

Project Description

General Summary

- Site Address: 11201 Witchcraft Court
- Site Acreage: 1.11
- Project Type: Proposed attached patio cover
- Building Height (feet): 13 feet, 11 inches (proposed patio cover)
- Square Feet: 1,620 (proposed patio cover)

Site Plans

The plans depict an existing single-family residence located in the southern portion of the subject property. An existing casita is located to the west of the residence, and an existing pool is located south of the residence. An attached patio cover is proposed to be located immediately west of the existing pool along the south side of the residence. The patio cover is proposed to have a setback of 2 feet, 2.5 inches from the south property line, which will align with the location of an existing retaining wall.

Elevations

The plans depict the proposed attached patio cover with a ceiling height of 11 feet, 3 inches and a parapet height of 13 feet, 11 inches. The covered patio is proposed to be supported by steel columns. Three columns will be attached to the top of an existing 5 foot tall retaining wall. The patio cover is proposed to be finished with fiber cement panels to match the existing residence.

Floor Plans

The plans depict existing outdoor kitchen and planter areas on an elevated patio area with 2 sets of steps leading to a lower patio area adjacent to an existing pool. The patio cover is proposed to be 1,620 square feet and will be attached to the existing residence.

Applicant's Justification

The request is because the parcel is located at the end of a cul-de-sac, the shape of the lot, the south and southwestern orientation of the lot, the depth of the lot and the orientation of the existing residence which necessitates this request. The size of the proposed structure is necessary to provide required shade for an outdoor sitting and entertainment area at the rear of the residence. The orientation of the lot which is south and southwest has full exposure to the western sun; therefore, the structure is necessary to provide shade of this area of the property. The reduced setback will not impact any adjacent properties. The structure is not visible from either adjacent parcel on the east or west sides of the site. The structure is also set back more than 100 feet from either side property lines. The reduction will also not impact portions of the golf course located south and southwest of the parcel. There are no structures in this area, and the parcel is at a higher grade which will not impact the golf course or the views of the adjacent parcels. The patio cover is designed to match and complement the existing residence and provide shade for this area of the property.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| TM-0006-15 | Tentative map 131 single-family residential lots, 8 large lots, and common lots | Approved by PC | March 2015 |
| ZC-0952-14 | Zone change for Village 17 to R-2 zoning and mix layer commercial/residential zoning for a clubhouse, and included a development plan and modified residential development standards for Village 17 | Approved by BCC | January 2015 |
| MP-0758-14 | Update to Village 17 Land Use Development Guide | Approved by BCC | November 2014 |
| MP-0552-15 | Update to the Summerlin Land Use and Development Guide | Approved by BCC | June 2005 |
| MP-2091-04 | Revision to the Concept Plan for Summerlin | Approved by BCC | February 2005 |
| UC-0933-99 | Modified Development Standards for Summerlin | Approved by BCC | September 1999 |
| MP-1441-94 | Original Concept Plan for Summerlin | Approved by BCC | October 1994 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------------|----------------------------------|----------------------------------|---------------------------|
| North, East & West | Summerlin South - Single Family | R-2 (P-C) | Single-family residential |
| South | Summerlin South -Single Family | R-2 (P-C) | Golf course |

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**

Staff finds that this request meets at least one criterion for the approval of a variance to reduce the rear setback. The lot shape is elongated and rather shallow as it is located at the end of a cul-de-sac street. The result is that the existing residence, pool, and patio areas are located along the southernmost portions of the rear portion property, which is substantially wider than the front portion. The remaining area available for placement of a patio cover is somewhat limited. Additionally, the site adjoins a golf course to the south, which provides a substantial amount of open space adjacent to the location where the reduced setback is proposed. The patio cover will also be located over 180 feet east of the adjoining residential property to the west and will be blocked from view of the single-family homes to the north and east by the existing residence. Therefore, no significant impact would be expected on any adjoining properties should the variance be granted. As a result, 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 29, 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)

- 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:

APPROVALS:

PROTESTS:

APPLICANT: HATCHWELL STUDIOS

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