

09/19/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

EBBETTS PASS/QUICKSILVER CIRCLE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0458-BURDETT-RUIZ JULIA JEANNE:

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

Generally located on the west side of Ebbetts Pass and the north side of Quicksilver Circle within Sunrise Manor. TS/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

140-28-620-027

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side street setback for a patio cover to 3 feet where 7 feet is required per Table 30.40-2 (a 57% decrease).
- b. Reduce the rear setback for an addition to 6 feet where 15 feet is required per Table 30.42-2 (a 60% decrease).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1235 Ebbetts Pass
- Site Acreage: 0.1
- Project Type: Patio cover and room addition
- Number of Stories: 1
- Building Height (feet): 14

Site Plan

The proposed patio cover will be located on the south side of the site, near the street corner. The patio cover is set back 3 feet from the side property line. The proposed addition will be attached to the existing residence on the west side of the property in the rear. The site is accessible from Ebbetts Pass.

Landscaping

No changes to landscaping are proposed with this application.

Elevations

The plans depict a 1 story, 14 foot high existing residence and proposed addition. The proposed addition will match the house.

Floor Plans

The plans show the 432 square foot addition will add storage space, bedroom, living room, and pantry to the existing residence.

Applicant's Justification

The applicant indicates that the patio cover and room addition increase the livability of the site. The applicant states that the development of these spaces conforms to all other requirements of Code and is architecturally compatible with the existing structure.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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

Staff typically does not support reduced setbacks from a street in order to preserve an open streetscape. In this case the intrusion is for a patio cover which does not create a solid mass of a wall along the street; therefore, staff can support the reduction.

Waiver of Development Standards #1b

Staff finds that the reduction to the rear setback may impact the neighbor to the west. Code allows for building additions that do not exceed 50% of the width of the building to intrude into the rear yard maintaining a 10 foot setback. In this case the addition exceeds the full width of the existing residence and intrudes farther than the 10 foot minimum setback for building additions. Staff cannot support this request.

Staff Recommendation

Approval of waiver of development standards #1a; denial of waiver of development standards #1b.

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**

If approved:

- Plant one medium tree, as recommended on the Southern Nevada Regional Plant List, between the addition and the west property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; 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.

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: RENE' ROLIN

CONTACT: RENE' ROLIN, 8465 W. SAHARA AVENUE, SUITE 111-147, LAS VEGAS, NV 89117