

05/03/22 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 29)

OLYMPIA CANYON WY/AUGUSTA CANYON WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-22-0122-HAGHI ALI A & KERRI:

VARIANCE to reduce the front yard setback for a pool deck and associated structures in conjunction with a proposed single family residence on 0.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located on the south side of Olympia Canyon Way, 400 feet west of Augusta Canyon Way within Enterprise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

191-06-316-009

VARIANCE:

Reduce the front yard setback to 19 feet where 20 feet is required per the residential modified standards in Southern Highlands (a 5% reduction).

LAND USE PLAN:

ENTERPRISE – MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 57 Olympia Canyon Way
- Site Acreage: 0.7
- Project Type: Pool deck and associated structures

Site Plan

The submitted plan depicts a proposed single family home that is centrally located on the lot. The proposed residence would be oriented so that the length of the home is parallel to the street and the front faces what traditionally would be the side property line. Due to the configuration of the lot and the constraints created by grade differences behind the house, the only area on the lot that can accommodate a pool would be in the front of the property along Olympia Canyon Way.

Landscaping

The pool deck is approximately 12 feet above the grade of the street (Olympia Canyon Way). The landscape plan depicts the area between the street and the pool deck with numerous trees, shrubs, and groundcover to buffer this area from the public street.

Elevations

The pool area consists of deck, pool, spa, fire pit, barbeque with cooktop, hardscape, and partition walls.

Applicant's Justification

The applicant indicates due to the nature of the grade difference of the lot and the constraints created by the setbacks make it difficult to fit an adequately sized pool within the given parameters.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0075-07	Modified development standards within common element lots and increased wall height	Approved by PC	February 2007
VC-1373-05	Increased wall height and reduced fence setback to zero feet	Approved by PC	October 2005
TM-0035-05	Subdivided this development into 78 single family residential lots on 78.2 acres	Approved by PC	February 2005
ZC-1604-99	Mixed use zone change request for Southern Highlands Master Planned Community with a use permit for modified residential development standards	Approved by BCC	December 1999

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	Partially developed residential subdivision

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Current Planning

Staff finds the proposed request will not adversely impact the surrounding area. The proposed pool deck area is approximately 12 feet above Olympia Canyon Drive. In addition, the residential property will provide a street landscape buffer with trees, shrubs, and groundcover. Therefore, due to the encumbrance (the lack of lot depth) to allow for an adequate rear yard; staff can support the variance request since the alternative proposed by the applicant mitigates any potential impact of the relaxed standard.

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:**Current Planning**

- Applicant is advised that 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)

- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: VICTOR HERNANDEZ

CONTACT: VICTOR HERNANDEZ, 8890 SPANISH RIDGE AVE, LAS VEGAS, NV 89148