

05/17/22 PC AGENDA SHEET

SETBACKS
(TITLE 30)

TOPAZ ST/PALMA VISTA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0159-MERBACK KERRY R & ROSEMARIE G FAMILY TRUST & MERBACK KERRY R & ROSEMARIE G TRS:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone.

Generally located 128 feet south of Palma Vista Avenue and 211 feet west of Topaz Street within Winchester. TS/nr/syp (For possible action)

RELATED INFORMATION:

APN:

162-12-313-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 14 feet 6 inches where 20 feet is required Table 30.40-2 (a 27.5% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2968 Panocha Street
- Site Acreage: 0.3
- Project Type: Setbacks
- Number of Stories: 2
- Building Height (feet): 8
- Square Feet: 168

Site Plan

The plans show an existing single family residence with a proposed addition with an encroachment into the rear setback.

Landscaping

Landscaping is not proposed or required as part of this application.

Elevations

The photo shows a 2 story single family residence. The proposed 8 foot 6 inch high addition located on the south side of the existing residence would match the existing home.

Floor Plans

The plans show an open floor plan for the 12 foot by 14 foot family room addition

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the addition is for a family room and would not impact the adjacent neighbor due to the height of the block wall, the mature trees, and change in elevation from one site to the next. The applicant requests approval of the waiver.

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-1	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.

Staff reviews waiver of development standards requests to ensure compatibility with existing and planned development in the surrounding area. The proposed addition for the residence is typical for a residential area. The shape of the lot creates constraints on where an addition could be constructed on the site. Staff finds that the proposed encroachment will not have a negative impact on surrounding properties and can, therefore, support the 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 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

- Applicant is advised that parking areas are not permitted without the installation of a code compliant driveway; and that landscaping is not permitted within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: KERRY MERBACK

CONTACT: KERRY MERBACK, 2963 TOPAZ STREET, LAS VEGAS, NV 89121