

06/08/22 BCC AGENDA SHEET

SINGLE FAMILY SUBDIVISION
(TITLE 30)

SUR ESTE AVE/TAMARUS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400046 (ZC-0961-03)-MARRA FAMILY TRUST & MARRA, WILLIAM A. & PEGGY A. TRS:

WAIVER OF CONDITIONS of a zone change requiring a 10 foot wide "No Build" area on the rear of each lot adjacent to the west property line and planted with Mondell Pine trees on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Sur Este Avenue, 500 feet west of Tamarus Street within Paradise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-11-213-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7589 Chambery Cove Court
- Site Acreage: 0.2
- Project Type: Single family subdivision
- Number of Stories: 1
- Square Feet: 1,550

Site Plans

The plans submitted with ZC-0961-03 depict a 14 lot, single family subdivision arranged around a private cul-de-sac that accesses Sur Este Avenue. Lot sizes range from 9,458 square feet to 10,409 square feet with an overall density of 4 dwelling units per acre.

Landscaping

No landscaping is being proposed or required for this request.

Elevations

The plans show 1 story and 2 story homes. Typical garage setbacks are 20 feet, along with 5 foot interior and 10 foot corner setbacks.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0961-03 (WC-03-0267):

- Subject to the plan as submitted with this application; single story homes on Lots 1, 2, 3, 4, 6 , 7, & Lot 8; and all applicable standard conditions for this application type. Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for ZC-0961-03:

- Subject to per plans submitted to the Planning Commission at the public hearing; no resolution of intent and staff preparing an ordinance to adopt the zoning; legalizing the map boundary prior to final map submittal; providing an eight foot high block wall on the north and west property lines; one-story houses on Lots 7, 8 ,12 ,13, and Lot 14; providing a ten foot wide "No Build" area on the rear of each lot adjacent to the west property line and planted with Mondell pine trees; right-of-way dedication to include 30 feet for Sur Este Avenue; drainage study and compliance; construct full off-sites; non-through streets over 150 feet in length to terminate in a County approved turnaround; and all applicable standard conditions for this application type. Applicant is advised that the applicant is to provide an overall layout to include other parcels currently under consideration for development; it is strongly encouraged to issue a noise disclosure statement to the purchaser of each residential unit in the proposed development and to forward the completed noise disclosure statements to the Department of Aviation's Noise Office for recordation; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that fund will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Applicant's Justification

The applicant indicates this application is necessary to build a pool in the backyard. Without this application, there isn't enough room for the new addition.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0961-03 (WC-0267-03)	Waiver of conditions for a zone change to reclassify from R-E to R-1 zoning for a single family subdivision	Approved by BCC	November 2003
TM-0454-03	14 single family residential lots on 3.5 acres in an R-2 zone	Approved by BCC	November 2003
ZC-0961-03	Reclassified from R-E to R-1 zoning for a single family subdivision	Approved by BCC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-1	Single family residential & undeveloped
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed waiver of conditions will not negatively impact surrounding properties; therefore, staff can support this request. In addition, the properties directly to the north and south currently have pools in the rear yard.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

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:

PROTEST:

APPLICANT: WILLIAM ANTHONY MARRA

CONTACT: WILLIAM MARRA, 7589 CHAMBERY COVE CT, LAS VEGAS, NV 89123