

01/03/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

CANE HILL DR/BLOSSOM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0616-HILL, ADRIAN TRUST & HILL, ADRIAN LEROY TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** increase hardscape on 0.1 acre in an R-3 (Multiple Family Residential) Zone.

Generally located on the southeast side of Cane Hill Drive, 43 feet north of Blossom Avenue within Sunrise Manor. TS/hw/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-04-214-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the rear setback for a proposed room addition to 10 feet where 15 feet is required per Table 30.40-2 (a 33% decrease).
2. Increase the amount of hardscaping permitted in the front and side yards to 74% where 60% is permitted per Section 30.64.030 (a 23% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1856 Cane Hill Drive
- Site Acreage: 0.1
- Project Type: Room addition and increase hardscaping
- Number of Stories: 1
- Building Height (feet): 12.3
- Square Feet: 176

Site Plan

The plan depicts a single family home on a 0.1 acre lot. The house is centered on the lot with a driveway connecting an existing attached garage to Cane Hill Drive, which the house fronts. The plans further show an existing attached patio cover located to the rear of the house in the northeast portion of the lot. The patio cover is shown to be 11 feet by 16 feet supported by 2

columns. This attached patio cover is proposed to be enclosed to become a part of the main residence. A 6 foot CMU block wall encloses the property.

#### Landscaping

The front yard consists of a concrete driveway and some additional concrete hardscaping. The front yard also contains 2 planters that contain a palm tree and some shrubs. The side yards contain some concrete paths, with the rear yard containing an open gravel area. Hardscaping takes up approximately 74% of the front and side yards.

#### Elevations

The elevations depict a typical stucco single family residence. The plans show the peak height of the residence as 12.3 feet. The exterior is beige painted stucco with white painted accents. The roof is shown as a cream colored tile roof. The elevations also show the existing residence to have windows and doors typical of a single family residence. The proposed room addition is shown to be enclosed with beige stucco walls with white accents and a cream tile roof. Typical residential windows are shown on the north and south elevations with the east elevation having a sliding glass door system, the width of the proposed addition.

#### Floor Plans

The plans show the proposed room addition will be attached to the home at the rear of the residence. Interior access to the proposed room addition will be maintained with the existing residence through an existing 6 foot wide sliding glass door. The intent is for this space to be used as a dining area.

#### Applicant's Justification

The applicant states that they would like to enclose their existing patio cover to create an indoor dining area. They will enclose the structure and include windows and doors. They state the architecture of the structure will match the existing home and that the reduced setback of the structure will not affect surrounding neighbors, as the structure will match the existing home and the reduction is minimal. Regarding the hardscape, they state the hardscaping enhances the site and is not a nuisance to the neighborhood.

#### **Surrounding Land Use**

|                      | <b>Planned Land Use Category</b>                    | <b>Zoning District</b> | <b>Existing Land Use</b>  |
|----------------------|---|------------------------|---------------------------|
| North, South, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-3                    | Single family residential |
| East                 | 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**

### **Current Planning**

#### Waivers 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 #1

In general, staff finds that the proposed addition through the enclosing of the existing patio cover would more than likely pose no additional physical, visual, or noise burden to the surrounding property owners and the proposed addition is similar to what already exists in the nearby area. In addition, the proposed room addition would already be permitted within 10 feet of the rear property for an addition up to half of the width of the existing house; however, the proposed room addition is wider than half the width of the existing residence. As a result, the reduction of the setback is a self-imposed burden and for this reason, staff cannot support this waiver.

#### Waiver of Development Standards #2

Staff is concerned that the additional concrete that is provided on the site may create not only a visual burden but a heat burden on the surrounding area. The current hardscaping as shown; however, appears similar to front yard landscaping present in the area and the applicant's current soft scaping of trees and shrubs should help alleviate any increase in the heat effect. Ultimately, the need for this waiver to increase the hardscaping is self-imposed and for this reason staff cannot support this waiver.

### **Staff Recommendation**

Denial.

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**

If approved:

- 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ADRIAN HILL

**CONTACT:** ADRIAN HILL, 1856 CANE HILL DRIVE, LAS VEGAS, NV 89142