

06/01/21 PC AGENDA SHEET

PATIO COVER
(TITLE 30)

VERDE WY/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0163-DEWEY MICHAEL & JULIE FAMILY TRUST & DEWEY MICHAEL A & JULIE D TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce a setback for a detached patio cover in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Verde Way and Grand Canyon Drive within Lone Mountain. RM/al/jo (For possible action)

RELATED INFORMATION:

APN:

125-31-414-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the setback to a right-of-way (Verde Way) to a minimum of 6 feet where a minimum of 10 feet is required per Table 30.40-1 and Section 30.56.040 (a 40% reduction).

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4811 N. Grand Canyon Drive
- Acreage: 0.5
- Project Type: Detached patio cover
- Number of Stories: 1
- Structure Height (feet): 10
- Square Feet: 507

Site Plans

The plans show an existing single family residence located in the central portion of the parcel with a pool located to the north of the residence in the rear yard of the property. The parcel is located on the southwest corner of Verde Way and Grand Canyon Drive and there is an existing block wall that encloses the rear yard of the site. This block wall is set back from the property line to maintain sight zones at the intersection of the streets. The request is to install a detached

patio cover within the rear yard. The plan shows a proposed detached patio cover located on the northeast corner of the site, 5 feet to the east of the pool and 6 feet from the existing residence. The patio cover will be set back 6 feet from the northern property line, which is along Verde Way. The patio cover will be set back approximately 6 feet from the block wall along the east side of the rear yard and 12 feet from Grand Canyon Drive, which is along the east side of the site.

Landscaping

Along Grand Canyon Drive between the property line and the existing block wall on the property, there is a minimum 7 foot wide landscape area consisting of trees, shrubs, and groundcover. Within the walled area of the rear yard, there are palm trees, shrubs, and groundcover.

Elevations

The proposed patio cover is approximately 10 feet in height. The structure has a flat roof and is supported by 7 metal posts. The roof of the structure consists of slats that are motorized to open or close to control the amount of shade. The structure has an area of approximately 507 square feet.

Applicant's Justification

The applicant indicates that the patio cover will be over a barbeque area and will provide shade for the pool area. The patio cover is located on a portion of the lot that is adjacent to streets so the reduced setback will not have a negative impact on the abutting property owners.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	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

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.

The request is to reduce the setback for the proposed patio cover to Verde Way from 10 feet to 6 feet. Typically, staff does not support a reduction to the setback to the street. The plans show the proposed patio cover is approximately 20 feet in width and staff does not see any unique or special circumstance with the site to warrant a reduction in the setback from the street. Staff finds that this request is due to the design of the structure, which is a self-imposed hardship, which staff does not support. Staff believes the patio cover could be designed to provide the applicant with the shade they desire and comply with the required setbacks; therefore, staff does not support this request.

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 Comprehensive 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DONALD RAY COX

CONTACT: PATRICIA COX, HOME IMPRESSIONS, 2875 N. BRONCO ST, LAS VEGAS, NV 89108