

10/19/21 PC AGENDA SHEET

PATIO SETBACK
(TITLE 29)

SARDINIA SANDS DR/VENICE COVE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-21-0456-DOPSON, GENESE K. ET AL:

VARIANCE to reduce a proposed patio cover setback in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

Generally located on the west side of Sardinia Sands Drive, 244 feet south of Venice Cove Avenue within the Southern Highlands Master Planned Community. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

177-32-318-088

VARIANCE:

Reduce the rear setback of a proposed patio cover to 5 feet where 7 feet is required per ZC-1215-05 (a 28.6% reduction).

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) – RESIDENTIAL HIGH (8 TO 25 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10961 Sardinia Sands Drive
- Site Acreage: 0.1
- Project Type: Reduced setback for a proposed patio cover
- Proposed Patio Cover Height (feet): 10

Site Plan

The site plan depicts an existing residence with the front of the home facing east toward Sardinia Sands Drive. The existing residence is set back 20 feet from the east property line (adjacent to Sardinia Sands Drive), 5 feet from both the north and south property lines, and 10 feet from the west property line. The applicant is proposing to install a patio cover along the west facing elevation of the existing residence. The proposed patio cover will be installed along the northwest corner of the home and over the existing pop-out area of the residence on the

southwest corner. The applicant is proposing to reduce the rear setback to 5 feet where 10 feet is required.

Landscaping

There is existing landscaping (shrubs and trees) within the front yard and decorative rock along the side yards. Changes to the landscaping is neither required nor a part of this request.

Elevation

The elevation plan depicts a proposed patio cover along the west facing elevation of the residence. The northwest portion of the residence will include a solid patio cover design, and the southern portion of the patio cover will consist of a lattice design. The proposed patio cover will be painted to match the existing residence.

Applicant's Justification

Per the applicant, the existing residence is primarily used as a rental home. The purpose of the proposed patio cover installation is so that tenants can utilize the rear yard despite the yard's size constraint. Similar structures are existing within the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1215-05	Reclassified 18.9 acres from R-4 to R-2 zoning for a single family residential subdivision	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Major Development Project (Southern Highlands) - (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 29.

Analysis

Current Planning

Staff does not typically support reduced setbacks; however, staff finds that due to the size limitation of the applicant's rear yard, reducing the setback to 5 feet does not negatively impact the site. The proposed patio cover is compatible to the existing residence and does not make a visual or physical impact to the surrounding residences. Staff can support this 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 Comprehensive 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HOME IMPRESSIONS, INC.

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