

11/17/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

GILESPIE ST/NEAL AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0556-WILLIAM LYON HOMES, INC:**

**WAIVER OF DEVELOPMENT STANDARDS** to establish alternative yards for a residential lot.

**DESIGN REVIEW** for a proposed single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located 335 feet east of GilesPie Street, 225 feet south of Neal Avenue within Enterprise. MN/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

191-04-616-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Establish alternative yards for 1 proposed single family residential lot where yards are established per Chapter 30.56.

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 239 Seven Valleys Court
- Site Acreage: 0.2
- Number of Lots/Units: 23 (total subdivision)/1 for alternative yard
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 16
- Square Feet: 2,050

**Site Plans**

The plans depict a proposed subdivision consisting of 23 lots. This request is for Lot 5, located at 239 Seven Valleys Court, on the south side of a cul-de-sac. Seven Valleys Court also serves as the primary ingress and egress to the proposed development. Instead of the proposed single

family residence facing north, towards the terminus of the cul-de-sac, the front of the house will face the neighboring parcel on the west and the side yards will be at the terminus of the cul-de-sac, and along the southern property line. The setbacks are as follows: 1) front (west) 31 feet; 2) rear (east) 33 feet; 3) side (south) 5 feet; and 4) side street (north) 10 feet. The driveway is located on the west side of the property leading to a side loaded garage.

### Landscaping

Landscaping is neither required nor a part of this request.

### Elevations

This model is specifically for lot 5. The plans depict an additional single story model home with a building height of 16 feet to apex of roof, 9 feet to eave of roof at edge of house. The proposed model consists of a stucco exterior with a pitched concrete tile roof and depicts different options on the elevations such as garage trims and stone veneer.

### Floor Plans

The plans depict 1 story model homes ranging in size depending on the included options. The model homes have options for multiple bedrooms, foyer, kitchen, and a living room. This application is requesting a design review for an additional floor plan (40A3) be reviewed and approved for Lot 5 only. This proposed plan is a single story home with 2,050 square feet, 3 to 4 bedrooms, and a 2 car garage.

### Applicant's Justification

The applicant indicates this request is specifically for Lot 5 of Neal & Gillespie subdivision, known as Silverleaf 1A, with address of 239 Seven Valleys Court, APN 191-04-616-005. This lot is located adjacent to a cul-de-sac bulb resulting in a very shallow depth of around 55 feet from rear to front property line. The depth of this lot creates lot fitment issues with the approved plans for this subdivision. Per NZC-18-0553, single story homes are required for lots along the southern property line of the subdivision.

Waivers are being requested in addition to the design review for the new home. The orientation of the home makes it so the front door and garage face the side of the lot and not directly toward the street. Because of the shallow depth of the lot, this requested orientation of the home is needed to allow the home to fit. The location of the home is at the terminus of the cul-de-sac, adjacent to the cul-de-sac bulb and not visible to most of the community.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-19-0310	Reclassified 1.2 acres from R-E to R-2 zoning	Approved by BCC	July 2019
VS-19-0311	Vacated and abandoned a portion of a right-of-way being Rogers Street located between Post Road and Teco Avenue	Approved by BCC	July 2019

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500087	23 single family residential lots and common lots on 3.9 acres in R-2 zoning	Approved by BCC	July 2019
NZC-18-0553	Reclassified the western 2.6 acres from R-E to R-2 zoning for a single family residential development	Approved by BCC	November 2018
VS-18-0552	Vacated and abandoned a portion of Gilespie Street	Approved by BCC	November 2018
TM-18-500148	18 single family residential lots - expunged	Approved by BCC	November 2018

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Low (up to 3.5 du/ac)	R-E	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-1 & 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

##### Waiver 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.

The lot was created with a recorded subdivision map and a condition of approval of the zone change limits this lot to a single story residence, making it difficult to place a viable house on the lot. However, this proposal leaves a 60 foot expanse of the side wall of the residence parallel to the property to the south, only 5 feet from the southern property line. Staff is concerned with the impact this leaves for the neighbor to the south. Landscaping, shifting the building slightly to the east and/or additional decorative features around the windows or doors may soften the impact. Staff can support the waiver request with the mitigation measure(s) described above, applied to the southern elevation and yard.

##### Design Review

The design of the home complies with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences in the area. Therefore, 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 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Planting of Italian Cypress or similar columnar trees, 3 feet to 5 feet on center, along the southern property line.
- 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:** ROSALINDA MEADOR-APARICIO**CONTACT:** ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118