

CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Development

DATE: December 21, 2015

REQUEST: Amend the buildable area envelope of Lot 9 of the Canyon Crest plat.

CHECK ONE: Consent CAO

BACKGROUND

In June of 2006, a boundary line adjustment was recorded between Lot 9 of the Canyon Crest subdivision (assessor parcel number 188228-018) and Lot 8 of the Pleasant Meadows subdivision (assessor parcel number 186229-016) which angled their shared property line in order to provide Lot 8 a wider front yard and give Lot 9 a wider back yard. On December 7, 2015 a building permit (SFR2015-01216) was submitted on Lot 9, which requires the wider back yard; however, a building envelope (shown as cross-hatched "buildable area") on Lot 9 of the Canyon Crest plat still restricts the developable area of the adjusted Lot 9. The building envelope on Lot 9 reflects the standard 5 foot side zoning setback as well as a 20 foot wide stormwater easement along the south property line.

There is no building envelope shown on the adjacent Pleasant Meadows plat which would restrict building on the area of Lot 8 which was adjusted into Lot 9. Therefore, only the Canyon Crest plat needs to be altered.

The proposed plat alteration will adjust the buildable area of Lot 9 to allow a 5 foot setback to the adjusted angled side lot line. The twenty foot stormwater easement on the original area of Lot 9 and the ten foot stormwater easement on Lot 8 will remain; the proposed home on Lot 9 will stay out of those easements.

Deputy Prosecuting Attorney Chris Horne has reviewed, approved, and signed the Declaration for this plat alteration.

COMMUNITY OUTREACH

None

BUDGET AND POLICY IMPLICATIONS

None



FISCAL IMPACTS

Yes (see attached form) No

map off