

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0430-SMITH, LENNY STEVEN & SUE ELLEN:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed single-family dwelling on 0.59 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Ruffian Road, 300 feet north of Tropical Parkway within Lone Mountain. RM/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

126-25-601-065

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for a single-family dwelling to 5 feet where a minimum of 30 feet is required per Section 30.02.04 (an 84% decrease).
- b. Reduce the side yard setback for a single-family dwelling to 5 feet where a minimum of 10 feet is required per Section 30.02.04 (a 50% decrease).

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.59
- Project Type: Single-family dwelling
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 1,146

Site Plan

The plan depicts a flag lot with access off Ruffian Road. This is an undeveloped parcel with a proposed dwelling on the northwest part of the site. The dwelling will be setback 5 feet from the north and west property lines.

Landscaping

No landscaping is proposed or required for this request.

Elevations

The plan depicts a single story dwelling that will be 17 feet in height. It will have a pitched roof with concrete tiles and stucco siding. The stucco siding will be a light brown color while the roofing will be red in color. The front of the structure faces southeast and will have 5 windows and 2 doors. The rear of the structure will have 4 windows and 2 doors. The left side of the structure will have 2 windows and the right side will have 1 window.

Floor Plans

The plan depicts a 1,146 square foot dwelling with 1 bedroom, 1 bathroom, a living room, a dining room, and a kitchen.

Applicant's Justification

The applicant states that the property owners would like to build a casita on their parcel APN 126-25-601-065 before constructing a larger dwelling. They also own and reside at the parcel directly south of this site APN 126-25-601-037. They are an elderly couple and require routine care. This casita would allow for their caregiver to live close by in case of future emergencies.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels in Lone Mountain from R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001
ZC-1916-94	Reclassified a single-family residential subdivision consisting of four, 20,000 square foot lots on 2.49 acres	Approved by BCC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements facilities, or services.

The applicant indicates they would like to construct a casita now and a larger dwelling in the future. Since there are no permits on file for the larger dwelling, the casita is considered the primary dwelling at this time. Additionally, staff believes the request will have no impact to the surrounding area. It will not be visible from the right-of-way and will be similar to the dwellings of the surrounding parcels. Furthermore, this request aligns with Policy 1.1.4 of the Master Plan, which seeks to encourage housing options that facilitate aging-in-place and accommodations for older residents. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Fire Apparatus Access Roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm);
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: LANDS WEST BUILDERS, INC.

CONTACT: LANDS WEST BUILDERS, INC., 7225 BERMUDA ROAD, SUITE F, LAS VEGAS, NV 89119