01/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0827-JIANGCI LONG:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed single-family residence on 0.29 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay.

Generally located south of Kris Kringle Road and west of Seven Dwarfs Road within Mt. Charleston. AB/jam/cv (For possible action)

_____

_____
RELATED INFORMATION:

APN:
129-26-810-027

WAIVER OF DEVELOPMENT STANDARDS:
Increase building height to 48 feet where a maximum of 35 feet is allowed per Section 30.02.06 (a 37% increase).

LAND USE PLAN:
NORTHWEST COUNTY (MT. CHARLESTON) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 381 Kris Kringle Road
- Site Acreage: 0.29
- Project Type: Single-family residence
- Number of Stories: 4
- Building Height (feet): 48
  Square Feet: 4,325

Site Plan
The site plan depicts a proposed 3,784 square foot single-family residence located predominately on the western half of the subject site with the house setback approximately 20 feet from the front (north) property line, 9 feet from the west property line, and 34 feet from the rear property line. A 5 foot tall decorative fence on top of a 3 foot tall retaining wall is proposed along the front property line, and a 4 foot tall wood picket fence is proposed along the side and rear property lines. A 37.5 foot wide driveway is centrally located at the front property line with access to Kris Kringle Road.

<u>Landscaping</u>
Landscaping is not a part of this request.

<u>Elevations & Floor Plans</u>
The north elevation shows a 2 story single-family residence with a maximum height of 29 feet. The rear elevation shows two additional basement levels for a total of 4 levels and a maximum height of approximately 59 feet. The side elevations depict a maximum height of approximately 50 feet. The overall average height of all the elevations of the proposed single-family residence is 48 feet. The floor plans depict 4 levels (basement 2, basement 1, level 1 at the street level, and level 2) with the total habitable area of 3,784 square feet and an attached garage at 541 square feet. Proposed patio covers are also shown on the plans.

<u>Applicant's Justification</u>
That applicant states that due to the steep slope of the property caused by the road construction of Kris Kringle Road, they are providing a solution that leads to much less disturbance to the existing terrain of the mountain. While the site is 0.29 acres, only 1,812 square feet total (basement and walkway to single-family residence) are being disturbed, and the rest of the topography will be unchanged. The leach field is designed as a terraced drainage field that follows the natural slope with modified slopes allowing the natural drainage pattern of the mountain to remain.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400457-99 (VC-1980-98)	First extension of time of a variance to increase building height and reduce setbacks- expired	Approved by PC	January 2000
VC-1980-98	Variance to increase building height, reduce setbacks - expired	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (SMO)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS80 (SMO)	Single-family residential
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS80 (SMO)	Undeveloped

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.

Although the applicant indicates the increase in building height is a result of the steep terrain and they are minimizing disturbances to the remaining mountain with a unique split level design, staff finds that this request is a self-imposed hardship that could be prevented by an alternative design, including reducing the number of floors proposed. Lastly, staff finds that increasing the allowable building height in the area could have a negative impact on the character of the area and surrounding residences. Therefore, staff recommends denial.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:
- 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JIANGCI LONG
CONTACT: YIHONG LIU + ASSOCIATES, LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012