

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0299-EAGLE VALLEY HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed single-family residence on 0.83 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Egan Crest Drive, 240 feet north of Ann Road within Lone Mountain. RM/mh/syp (For possible action)

RELATED INFORMATION:

APN:

126-25-812-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the interior side setback for a proposed primary building (single-family residence) to 5 feet where 10 feet is required per Section 30.02.04 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5654 Egan Crest Drive
- Site Acreage: 0.83
- Project Type: Reduce interior side setbacks
- Number of Stories: 2
- Building Height: 29 feet, 8 inches
- Square Feet: 10,986

Site Plan

The plan depicts a proposed 10,986 square foot, 2 story single-family residence that will be accessed from Egan Crest Drive via a circular driveway. The residence is set back 40 feet from the front property line, 10 feet from the side property line to the north, 5 feet from the side property line to the south, and 44 feet from the rear property line. The rear yard features retaining walls, planter walls, and screen walls with fencing, ranging from 2 feet to 4 feet in height.

Landscaping

The plans depict a 24 inch box tree in the front yard, along with artificial turf in portions of the side and rear yards.

Elevations

The plans depict a 2 story residence that is 29 feet, 8 inches in height. The residence will be constructed with stucco and painted primarily in grey tones but also have bronze portions, while the door and window frames will feature a dark bronze finish. There will also be stone portions on both levels of the residence.

Floor Plan

The plan depicts a 2 story residence, with the first floor featuring a 2 car garage, recreational vehicle garage, several bedrooms, bathrooms, offices, a theater room, workshop, laundry room, kitchen, living room, and storage rooms. There is an outdoor kitchen and dining area that is under the same continuous roof and foundation as the rest of the residence, which connects to an attached casita and gym. The second floor features a bedroom, bathroom, and covered deck area.

Applicant's Justification

The applicant indicates that the setback reduction for the residence is necessary so that the side-loading garage is easily accessible, otherwise maneuvering vehicles on the property would be difficult. The applicant also states that an attached recreational vehicle garage will blend into the property better than a detached garage and therefore have less of a visual impact. The neighbor to the south supports the request and has been involved throughout the design process.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-22-500186	5 lots and common lots on a 5.2 acre portion of a 10 acre site	Approved by BCC	November 2022
WS-22-0546	Single-family residential development with waivers for street landscaping, accessory structure setbacks, and non-standard improvements within the right-of-way	Approved by BCC	November 2022
ZC-0296-01	Reclassified various parcels within Lone Mountain to (RNP) zoning	Approved by BCC	June 2001

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)	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

Waiver of Development Standards

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.

While staff does not typically support requests to reduce setbacks, the applicant has received support from the adjacent property owner to the south, which is the only property that will be impacted. Staff finds that the setback reduction is unlikely to adversely affect the surrounding neighborhood, which is currently undeveloped. 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

- No comment.

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 to inquire with 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: CHRIS DARLING

CONTACT: CHRIS DARLING, 4785 N. GRAND CANYON DRIVE, LAS VEGAS, NV
89129