

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0119-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for a single-family residence in an approved single-family residential subdivision on 3.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Rosada Way and the west side of Kevin Way within Lone Mountain. AB/lm/cv (For possible action)

RELATED INFORMATION:

APN:

125-32-310-001 through 125-32-310-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback to 20 feet where 40 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: 8912, 8915, 8924, 8927, & 8936 Parkview Terrace Court
- Site Acreage: 3.6
- Project Type: Single-family residential
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 7,191

Request & Site Plan

The plans depict an approved 6 lot single family residential subdivision. The request is to reduce the front yard setback for the 5 lots that face the interior along the private street, Parkview Terrace Court of the previously approved and recorded subdivision and review the proposed design of one of the residences. Lot 6 that fronts onto La Madre Way is shown with a 40 foot front setback, which is not a part of this request.

There is a proposed 1 story single-family residence on Lot 1 within the previously approved subdivision. The front of the house is facing south towards Parkview Terrace Court which is a

private residential street. The front of the house includes the main entry with courtyard. Vehicle access to the lot is taken from Parkview Terrace Court along the west property line (street side) which includes a side loading garage. The residence is set back 20.5 feet away from the front property line (south), 15 feet from the west property line with the garage setback 20 feet, and 15 feet from Kevin Way (east), and over 82 feet from the rear property line (Rosada Way). The rear yard includes pool, spa, bar and grill areas, and the detached single vehicle garage with attached casita. The detached single car garage with casita is set back over 20 feet from Parkview Terrace Court, 5 feet from the west property line, and 11 feet from the north property line (rear). The request also includes the other 4 lots within the subdivision that face onto Parkview Terrace Court and the developer would like these lots to also allow a 20 foot front setback. These lots do not have building permits in process at the time of the staff report.

Landscaping

Street landscaping includes a 6 foot wide landscape area along Kevin Way and Rosada Way.

Elevations

The proposed single-story residence has an overall height of 22 feet and includes four-sided architecture with varying rooflines, painted stucco walls, tile roof, and decorative corbels, arched windows, and carriage lights.

Floor Plans

The plan depicts a 7,191 square foot single-story residence.

Applicant's Justification

The applicant indicates when the project was designed under the prior development Code which allowed front setbacks to 20 feet measured to the centerline of the adjacent private street. The applicant indicates that there are existing single-family homes in the area with comparable front setbacks to the request. Additionally, the request will allow for larger back yards which is typically favored by residents.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0017	Increased screen wall and retaining wall heights to 12 feet and eliminated perimeter landscaping	Approved by BCC	March 2023
DR-21-0739	Single-family residential subdivision and increased finished grade	Approved by BCC	February 2022
VS-21-0740	Vacated easements of interest to Clark County	Approved by BCC	February 2022
TM-21-500211	6 lot single family subdivision	Approved by BCC	February 2022
ZC-0296-01	Reclassified the site and various parcels in Lone Mountain to R-E (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Waiver of Development Standards & Design Review

Staff finds there are there are a total of 5 lots along the Parkview Terrace Court private street. None of the proposed lots have been developed. When the subdivision was approved, the front setback was allowed to be measured from property line even when located within a private road easement. Presently, the Code requires front setbacks to be measured from the future right-of-way, the edge of right-of-way of the lot line, whichever is closest. Staff typically does not support requests to reduce setbacks for proposed single-family residences on larger lots where there is sufficient room to provide required setbacks. However, given these lots were designed prior to the Code rewrite, staff can support the 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135