

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0307-LAYNE DARRYL J & CHELSEA J REVOCABLE LIVING TRUST & LAYNE DARRYL J & CHELSEA J TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a proposed accessory building (detached garage) in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Helena Avenue and west of Pioneer Way within Lone Mountain.
AB/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

138-03-305-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for a proposed accessory building (detached garage) to 15 feet where 40 feet is required per Section 30.02.04 (a 62.5% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7425 Helena Avenue
- Site Acreage: 0.81
- Project Type: Reduced setbacks
- Building Height (feet): 23
- Square Feet: 2,285 (detached garage)

Site Plan

The plan depicts an existing single-family residence centrally located within the site with a proposed detached garage to the northeast of the residence. The proposed building will be 20 feet from the residence, 10 feet from the east property line, and 15 feet from the north property line (front). There is a proposed driveway that will provide access to the accessory building from Helena Avenue.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plan depicts a proposed detached garage that is 23 feet in height with a pitched roof and 2 roll-up doors facing west. The building will be constructed of similar materials and colors as the primary residence.

Floor Plans

The plan depicts a 2,285 square foot garage with an open layout.

Applicant's Justification

The applicant states that the proposed location of this structure is necessary to provide a more practical placement. It will be easy to use the proposed garage if the structure is closer to the right-of-way. Additionally, the applicant has taken steps to minimize any impact this accessory building may have on surrounding property owners. The applicant has consulted with adjacent property owners and has not received any indication that they are against the proposal.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400241-06 (WS-0975-02)	Third extension of time for a block wall and accessory structures	Approved by PC	September 2006
ET-400194-05 (WS-0975-02)	Second extension of time for a block wall and accessory structures	Approved by PC	September 2005
ET-400255-04 (WS-0975-02)	First extension of time for a block wall and accessory structures	Approved by PC	October 2004
WS-0975-02	Waiver of development standards for a block wall and accessory structures	Approved by PC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-PD2	Single-family residential
East	City of Las Vegas	R-PD8	Single-family residential
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	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.

Staff finds that there is sufficient space for the proposed building to be constructed in compliance with Title 30 requirements. Therefore, this request is a self-imposed hardship and staff cannot support the request.

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.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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, applicant is advised 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: DARRYL JLAYNE

CONTACT: DARRYL LAYNE, 7425 HELENA AVENUE, LAS VEGAS, NV 89129