

SETBACKS  
(TITLE 30)

LONE MOUNTAIN RD/DESIGNER WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0173-JONES JOSEPH D:**

**WAIVER OF DEVELOPMENT STANDARDS** for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Lone Mountain Road, 118 feet east of Designer Way within Lone Mountain. RM/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**

138-04-111-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the interior side setback for a principal structure for an attached garage to 5 feet where 10 feet is required per Table 30.40-1 (a 50% reduction).

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8268 Center Stage Avenue
- Site Acreage: 0.5
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,123 (house)/972 (recreational vehicle garage)

Site Plans

The plans show an existing 3,123 square foot single family residence with an attached 3 car garage. The single family residence is set back from the western interior side by 11 feet 6 inches and 12 feet 2 inches from the eastern interior side. The proposed recreational vehicle (RV) garage is located on the east side of the property, attached to the east side of the existing garage. A portion of Center Stage Avenue (a private street) is included in the property boundary and the house is set back from the edge of the street 37 feet 3 inches. Access to the site is from Center Stage Avenue.

Landscaping

Mature landscaping exists on the site. Landscaping is not a part of this request.

Elevations

The elevations show a 20 foot high attached RV garage on the east side of the existing residence.

Floor Plans

The plans show an open floor plan for the proposed RV garage addition with an open connection to the existing 2 car garage.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed addition of an RV garage with reduced setbacks on the east side of the primary dwelling is due to the constraints of how the lot is designed. The applicant states that the neighbor to the east is aware of the proposed setback reduction and the neighbor has no concerns.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0296-01	Reclassified parcels within Lone Mountain from various zonings to include the RNP-I overlay district	Approved by BCC	June 2001
TM-0306-95	21 lot subdivision	Approved by PC	December 1995
WT-0506-95	Model home complex	Approved by PC	May 1995
VC-1393-94	Mobile home trailer sales office, waiver of off-sites	Approved by PC	October 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	City of Las Vegas	R-E	Single family residential
West & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

## **Analysis**

### **Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff reviews waiver of development standards to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. The subject residence is located in a developed 21 lot subdivision. Although the proposed single family residence will be encroaching into the side setbacks making a side setback of 5 feet, the setback to the residence to the east will still be greater than 10 feet. Staff generally does not support waivers without proposed mitigation measures to reduce any negative impact to surrounding properties; however, there are existing mature trees that will provide a buffer of visual impacts to the neighbors. Due to the existing conditions, site constraints of the site, and the exiting landscaping, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- No comment.

### **Building Department - Fire Prevention**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** JOSEPH JONES

**CONTACT:** JOSEPH JONES, 8268 CENTER STAGE AVE, LAS VEGAS, NV 89129