

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0769-CLYDE APRIL:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a patio cover in conjunction with an existing single-family residence on 0.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Lookout Rock Circle, east of Cimarron Road within Lone Mountain. AB/my/kh (For possible action)

RELATED INFORMATION:

APN:

138-04-611-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side setback from a proposed attached patio cover to 3 feet where 10 feet is required per Section 30.02.04 (a 57% reduction).
- b. Reduce the rear setback for a proposed attached patio cover to 5 feet where 17 feet is required per Section 30.02.25 (a 71% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7994 Lookout Rock Circle
- Site Acreage: 0.39
- Project Type: Patio cover
- Number of Stories: 2 (existing single-family residence)
- Building Height (feet): 17 (proposed attached patio cover)
- Square Feet: 4,545 (existing single-family residence)/530 (proposed attached patio cover)

History & Site Plan

The existing subdivision was established via a planned unit developed under UC-0811-03, which was approved with a minimum side yard setback of 10 feet for the lots along the northern property line and for the residences only. The site plan depicts an existing residence which faces east toward Lookout Rock Circle. The applicant is requesting to reduce the side setback of a proposed attached patio cover to be constructed on the southwest corner of the existing residence, south of the existing swimming pool. The site plan depicts the proposed patio cover to be set back 3 feet from the side property line where 10 feet is required per Section 30.02.04.

Furthermore, the proposed patio cover will be set back 5 feet from the rear property line to the west where 17 feet is required.

Elevations

The elevation plan shows that the proposed attached patio cover has an overall height of 17 feet. The plans also show an angled wall on the southwest corner of the proposed attached patio cover. This wall features a fireplace and a television wall mount.

Floor Plans

The floor plan shows the proposed attached patio cover area has an overall area of 530 square feet.

Applicant's Justification

The applicant states that they would like to utilize the open space area on the southwest corner of the rear yard for recreation purposes. Since the rear yard faces west, the proposed attached patio cover will provide much needed shade.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2131-04	Use permit and waiver of development standards for PUD modifications regarding accessory structures on the second floor to include a guest house, pool house, RV garage, or detached garage. This allowed the builder to not be limited only to a loft space	Approved by BCC	January 2005
UC-0811-03	Use permit for a Planned Unit Development (PUD) and a waiver for off-site improvements	Approved by BCC	August 2003

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)	Single-family residences

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.

Setbacks provide adequate privacy, safety, and reduce the canyon effect between residences and along streetscapes. Staff finds that this request can be mitigated if the proposed patio cover was redesigned. Staff cannot support this 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 that 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; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: CHRISTOPHER SULLIVAN

CONTACT: DOUGLAS RANKIN, LAS VEGAS, 8118 EAGLE CLAN COURT, LAS VEGAS, NV 89131