

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0185-PARHAM ELVIRA HERNANDEZ & CHRISTOPHER WAYNE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** modify Neighborhood Protection (NPO) Overlay standards for a proposed addition in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Lone Mountain Road and west of Sweetie Court within Lone Mountain. AB/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

125-31-810-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side interior setback for an addition to 5 feet where 10 feet is required per Section 30.02.04 (a 50% reduction).
2. Allow the side interior setback for the primary structure to not be in accordance with RS20 district standards where required per Section 30.02.26F.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4831 Sweetie Court
- Site Acreage: 0.45
- Project Type: Reduced setbacks
- Building Height (feet): 18
- Square Feet: 599

Site Plan

The site plan depicts a proposed garage addition to the north side of an existing single-family residence. Access is provided from the east side of the parcel via Sweetie Court. The addition will be set back 5 feet from the north property line, and 43 feet from the east property line.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plan depicts a proposed garage addition that will be constructed to match the existing residence in colors and materials. The addition will have 1 roll-up door facing towards the east property line (Sweetie Court), and will have a pitched roof with the same design as the existing residence.

Floor Plans

The plan depicts a proposed garage addition that will be 599 square feet with an open floor plan layout.

Applicant's Justification

There are similar structures in the neighborhood as proposed with this application. Also, for the garage to be functional, the 10 foot interior side setback cannot be maintained.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0599-06	Vacation and abandonment easements located between Lone Mountain Road and Verde Way (alignment), and between Grand Canyon Drive and Tee Pee Lane - expired	Approved by BCC	June 2006
TM-500633-05	Tentative map for 10 single-family residential lots	Approved by PC	December 2005
WS-0528-05	Waiver of development standards for a single-family subdivision	Approved by PC	June 2005

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 residential

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

Waivers 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.

Setbacks are intended to promote safety and aesthetically pleasing neighborhoods, and the applicant has not provided a justification as to why the structure could not be redesigned to meet the required setbacks. There is enough space on the lot to comply with Title 30 setbacks requirements. Applicant states that there are garages within this subdivision with similar setbacks from the property lines. However, they are detached structures and meet both setback and separation requirements. Staff finds that the proposed addition may have a negative impact on the adjacent properties. Furthermore, this parcel is in the Neighborhood Protection Overlay. This overlay seeks to preserve the required setbacks for primary structures per Section 30.02.26. Staff find this request to be a self-imposed hardship and 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.

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: ELVIRA PARHAM

CONTACT: COREY FRANCO, 5527 SAN PALAZZO COURT, LAS VEGAS, NV 89141