

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0288-FORT CRAIG, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with 2 proposed single-family residences on 0.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Fort Apache Road and the south side of Craig Road within Lone Mountain. RM/mh/syp (For possible action)

RELATED INFORMATION:

APN:

138-06-703-008; 138-06-703-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for 2 proposed primary buildings (single-family residences) to 20 feet where 40 feet is required per Section 30.02.04B (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4383 N. Fort Apache Road & 4395 N. Fort Apache Road
- Site Acreage: 0.90
- Project Type: Single-family residential development front setback reduction
- Number of Lots: 2
- Gross Lot Size (square feet): 19,954 (Lot 3)/19,230 (Lot 4)
- Net Lot Size (square feet): 18,310 (Lot 3)/15,765 (Lot 4)
- Number of Stories: 1 & 2
- Building Height (feet): 35 (Lot 3)/22 (Lot 4)
- Square Feet: 7,336 (Lot 3)/6,419 (Lot 4)

Site Plans

The plans show the subject parcels on the north side of a 4 lot cul-de-sac. The plan for Lot 3, which is 19,954 gross square feet and 18,310 net square feet, depicts a 7,336 square foot single-family residence, which is accessed via a private cul-de-sac that connects to Fort Apache Road to the east of the site. The residence is set back 20 feet from back of curb of the private street, 25 feet 7 inches from the side street property line, and 32 feet 10 inches from the rear property line. A 12 foot wide driveway extends from the private street into the property for vehicular access. A

recreation area is shown along the north side property line. The site plan for Lot 4, which is 19,230 gross square feet and 15,765 net square feet, depicts a 6,419 square foot single-family residence, which is also accessed via a private cul-de-sac connecting to Fort Apache Road. The residence is set back 20 feet from back of curb of the private street, 15 feet from the side street property line, 10 feet from the interior side property line, and 30 feet from the rear property line. A driveway extends from the private street into the property for vehicular access. An attached patio cover is located in the rear of the residence.

Landscaping

There is an existing 6 foot wide landscape strip along Craig Road to the north, along with a 6 foot wide landscape strip with an attached sidewalk along Fort Apache Road to the east. There are no proposed changes to landscaping associated with this application.

Elevations

The plans for Lot 3 depict a 2 story residence that is 35 feet in height. The residence features a stucco and exposed concrete finish with dark gray paint, along with a flat roof and rooftop parapet that will feature a matching paint finish. The plans for Lot 4 depict a 1 story residence that is 22 feet in height. The residence features a sand stucco finish with concrete slate roof tiles.

Floor Plans

The plans for Lot 3 depict a garage, great room, laundry room, kitchen, media room on the first floor, while the second floor features 3 bedrooms, 3 bathrooms, 3 balconies, a flex room for an office or future bedroom, an entertainment or gym room, and an elevator shaft to transport between the first and second floors. The floor plan for Lot 4 depicts 2 garages, 4 bedrooms, 5 bathrooms, a laundry room, a kitchen, 2 dining rooms, a family room, and a home office/living room.

Applicant's Justification

The applicant states that 1 of the residences (Lot 1) was constructed in 2021 with setbacks measured from the center line of the street without any issues. Therefore, the requested setback reduction for Lots 3 and 4 would resemble what was permitted for Lot 1.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0066-17 (WS-0932-14)	First extension of time for a waiver to reduce lot sizes	Approved by PC	July 2017
WS-0932-14	Reduced lot sizes	Approved by PC	January 2015

Surrounding Land Use

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

Staff finds that the developed properties in the cul-de-sac were constructed when front setbacks were measured from the street center line, which allowed the residence on the southeast lot (Lot 1) to be constructed closer than 40 feet from back of curb. This is also the case for other cul-de-sac neighborhoods in the surrounding area, including those immediately to the east side of Fort Apache Road. The front setback reduction for Lots 3 and 4 is unlikely to adversely affect the existing residences in the neighborhood, or other properties in the surrounding area, as the development of these lots will be consistent with what currently exists in the vicinity. For these reasons, staff can support this 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: LUIS GUTIERREZ

CONTACT: LUIS GUTIERREZ, 4367 N. FORT APACHE ROAD, LAS VEGAS, NV 89129