

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0391-JAY JOSHUA:

WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Bright Angel Way and west of Dapple Gray Road within Lone Mountain. AB/rp/cv (For possible action)

RELATED INFORMATION:

APN:

125-29-201-018

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 10 feet where 30 feet is required per Section 30.02.04 (a 66% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6095 N. Dapple Gray Drive
- Site Acreage: 0.47
- Project Type: Reduce rear setback
- Number of Stories: 1 (proposed lanai/library addition)/2 (existing single-family residence)/1 (accessory apartment and RV garage)
- Building Height (feet): 16 (proposed lanai/library addition)/34 (existing single-family residence)/16 (accessory apartment and RV garage)
- Square Feet: 1,190 (proposed lanai/library addition)/4,960 (existing single-family residence)/972 (accessory apartment and RV garage)

Site Plan & Request

The site plan depicts an existing single-family residence located at the southwest corner of Bright Angel Way and Dapple Gray Road. Access to the property is primarily from Dapple Gray Road via an existing driveway on the eastern side of the parcel, with a secondary driveway from Bright Angel Way to the north. The site plan indicates a single-family residence to the east of the property, an existing accessory living quarters with RV garage to the west, and a proposed lanai/library addition which connects both buildings. The existing RV garage will be converted into a living space. By attaching all the buildings within the site and providing interior access

between all the habitable spaces, the entire building will act as the primary dwelling. Therefore, the primary setback requirements apply to all the portions of the building. A portion of the building that was formerly an accessory living quarters and is proposed to be a part of the primary residence by this application, is 10 foot from the rear property line, necessitating a waiver to reduce the rear setback where 30 feet is required per Title 30.

Landscaping

Landscaping is not a part of this application.

Elevations

The plan depicts a 2 story single-family residence with a pitched roof and a stucco exterior. The front elevation shows a combination of window styles on the second floor and a main entrance door with an arched detailing on the first floor. The residence is 34 feet in height at its tallest point. The side elevations (left and right) show an extended, horizontally oriented design with multiple windows and smaller architectural. The existing accessory living quarters/RV is 16 foot high and features the same materials and colors as the primary residence. The proposed lanai/library will also feature the same exterior material, colors, and tile roof as the existing residence and the accessory living quarters.

Floor Plans

The floor plan depicts an existing 2 story single-family residence. The layout includes a two-car garage, lanai/library, dining room, living room, kitchen, and foyer. Multiple bedrooms and bathrooms are thoughtfully arranged throughout the home. The former accessory apartment and RV garage has been converted into a dedicated entertainment space. Additionally, an existing detached garage located at the rear of the property will be incorporated into the main residence, connected through the lanai/library, and repurposed as livable space that now features an additional family room.

Applicant's Justification

The applicant is requesting a waiver of development standards to allow a reduced rear setback of 10 feet where 30 feet is required for the accessory living quarters which will be a part of the primary residence. The application indicated that the purpose of the renovation and lanai project is to create a dedicated space for their extensive collection of magic-related historical artifacts, including props, books, and posters. The addition will also serve as a personal library and workspace. The proposed lanai, which will bring the total square footage to 8,316 square feet on a 20,473 square foot lot, will be designed to match the existing exterior of the home, maintaining architectural consistency and aesthetic appeal.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0478-03	Waive landscaping/screening buffer requirements	Approved by PC	May 2003
VS-0223-03	Vacate and abandon easements	Approved by PC	April 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified R-U and R-E to R-E (RNP-I) and R-A to R-A (RNP-II)	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence
East	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 appreciates that the proposed addition is architecturally compatible with the existing primary dwelling; however, staff typically does not support waivers of development standards for reduced setbacks on residential uses, as required setbacks are in place to preserve the character of the neighborhood and surrounding community. In addition, the proposed reduction in the rear setback conflicts with the Neighborhood Preservation Overlay (NPO) standards outlined in Title 30, Chapter 30.02.26(F), which requires that primary structure setbacks within NPO overlays adhere to the applicable district standard, which is 30 feet for the rear setback in the RS20 zoning district. The request to reduce the rear setbacks is a self-imposed hardship; therefore, staff recommends denial.

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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: JOSHUA JAY

CONTACT: HENRY MAZURCZYK, 8228 SEVEN FALLS STREET, NORTH LAS VEGAS, NV 89085