

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay.

Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

RELATED INFORMATION:

APN:

125-32-302-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for a proposed single-family residence to 28 feet where 40 feet is required per Section 30.02.04 (a 30% reduction).
2. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.5
- Project Type: Single-family residence
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 4,257 (living space)/1,170 (garage)/798 (covered patio)

Site Plan

The plan depicts a proposed single-family residence with a garage on the west side of El Capitan Way. The proposed residence is shown 28 feet from the front property line on El Capitan Way, over 43 feet from the north property line, and 14 feet from the south property line and over 41 feet from the west (rear) property line, with a patio cover extending a few feet beyond the footprint of the house. A circular driveway is shown with access from El Capitan Way.

Landscaping

Trees are shown along El Capitan Way as required by Title 30.

Elevations

The elevations depict a proposed single-story single-family residence. The front elevation, facing El Capitan Way, depicts 2 garage doors on the right side, a centrally located front door, and 4 windows on the left side. All windows and doors are shown with architectural features such as stone veneer and pop-outs. The front entry is recessed under a cover with a transom window above. The north and south elevations depict several windows with architectural pop-outs surrounding them. The north elevation depicts a single door for garage access. The south elevation depicts a single door for access to the game room. The rear elevation depicts a centrally located covered patio which is accessed by a sliding patio door and the windows are shown with architectural pop-outs surrounding them.

Floor Plans

The plans depict a garage, home office, and game room in the front of the home. The entryway gives access to a foyer, formal dining room, great room, and kitchen. The north side of the home shows 2 bedrooms, bathroom, and a home gym while the south side shows a master bedroom suite, second bedroom, laundry room, and a tech closet. The overall area is 4,257 square feet. A covered patio is shown on the rear of the home and is approximately 50 percent of the width of the home.

Applicant's Justification

The applicant states they are seeking a waiver of development standards to reduce the front setback for the proposed single-family residence by 12 feet to allow them more room in the backyard to add a pool and play area in the future. They further state that they would like to waive all off-site improvements which includes the curb, gutter, sidewalk, partial paving, and streetlights. However, they do plan to comply with Title 30 and plant trees along El Capitan Way.

Prior Land Use Requests

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

Surrounding Land Use

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

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.

Waiver of Development Standards #1

Staff typically does not support requests to reduce setbacks unless sufficient mitigating measures are included to minimize the impact on adjacent properties. Staff finds that the applicant has not provided such mitigation, and that the encroachment into the required setbacks is a self-imposed hardship that can be avoided by constructing the single-family residence at the typical RS20 setback of 40 feet and utilizing existing setback exceptions for certain design considerations. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, 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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC: Lone Mountain - approval of wavier of development standards #2; denial of wavier of development standards #1.

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW CROCKER

CONTACT: JAMASON THEODORE, MKT HOLDINGS LLC, 4504 SAN JUAN AVENUE, NORTH LAS VEGAS, NV 89032