

FRONT SETBACK
(TITLE 30)

UPDATE
LONE MOUNTAIN RD/TOMSIK ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0579-DOLAN, ROCHELLE & WILLIAM:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce front yard setback for a proposed detached garage in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Lone Mountain Road and the west side of Tomsik Street within Lone Mountain. RM/rk/syp (For possible action)

RELATED INFORMATION:

APN:
138-04-102-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for a detached garage to 15 feet where a minimum of 40 feet is required per Table 30.40-2 (a 63% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8125 Lone Mountain Road
- Site Acreage: 1.1
- Project Type: Setback for an accessory detached structure
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 1,050

Site Plans

The plans depict a proposed detached RV garage within the front yard of an existing single family residence. The residence is centrally located on the site and the front of the house faces in a northeast direction toward the corner of Lone Mountain Road and Tomsik Street. Based on the orientation of the house there is no room through the interior side property line to access the rear yard. The setback reduction for the accessory structure occurs along a portion of the north property line adjacent to Lone Mountain Road. There is an existing block wall located along the

side and rear property lines of the parcel which separates the subject property from other single family residences. The accessory structure meets all other setback and separation requirements.

Landscaping

No changes are required to existing landscaping; however, the owner intends to add some landscaping around portions of the building footprint to match the existing landscaping on the property.

Elevations

The plans depict a 1 story, 23 foot high, detached garage constructed of stucco siding with window and doors and a pitched tile roof. The siding, roof material and colors will match the existing residence. The overhead roll-up door for vehicle access is located on the east elevation of the accessory structure facing towards the main driveway.

Floor Plans

The plans show a 1,050 square foot proposed accessory structure which will be used for vehicle storage. There is also a small bathroom shown in the back corner of the garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request for the detached garage is for the owner to be able to park his work motorcycle in the garage and clean-up before entering the house. Furthermore, the applicant states that the proposed siding, roof material, and colors of the garage will match the existing residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Although the detached garage is architecturally compatible with the residence, staff typically does not support 63% front setback reductions. The property is 158 feet wide and 291 feet deep, so there is ample room for this structure to meet the setback standards of Rural Estates or at least be set back farther from the front property line. The required setbacks are intended to maintain an orderly and uniform streetscape which enhances the appearance of the neighborhood; 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:

Current Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs to contact the City of Las Vegas.

TAB/CAC: Lone Mountain - denial.

APPROVALS:

PROTESTS: 1 card

PLANNING COMMISSION ACTION: December 6, 2022 – HELD – To 01/03/23 – per the applicant.

APPLICANT: COLE FRICK

CONTACT: COLE FRICK, 3775 W. TECO AVE., SUITE 3, LAS VEGAS, NV 89118