08/04/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0338-GUY, DANIELLE M &DONALD W:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce setbacks for a proposed accessory structure (no longer needed) 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-NPO) Overlay.

Generally located north of Todd Lake Court and east of Jensen Street within Lone Mountain. AB/jl/cv (For possible action)

RELATED INFORMATION:

APN:
125-30-310-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase the height of a proposed accessory structure to 26 feet where 25 feet is the maximum per Section 30.02.04(a 4% increase).
2. a. Reduce the side setback of a proposed accessory structure with a balcony to 5 feet where 7 feet is allowed (a 40% reduction) (no longer needed).
   b. Reduce the rear setback of a proposed accessory structure with a balcony to 5 feet where 27 feet is allowed (an 81% reduction) (no longer needed).

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 9660 Todd Lake Court
- Site Acreage: 0.45
- Project Type: Accessory structure (pool house)
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 3,057 (pool house)/5,547 (existing residence)

Site Plan, Elevations, & Floor Plans
The site plan depicts a proposed accessory structure (pool house) in the northwest corner of the property, located behind an existing single-family residence. The proposed building is set back 5 feet from both the west (side) property line and rear property line. Floor plans and elevations

show a 2 story pool house with a deck and an overhang to create a ground-level covered patio area.

The accessory building is 1,905 square feet and includes a gym, home office, and bathroom. The building is 26 feet in height. The applicant also requests a waiver as the proposed building exceeds the 25 foot maximum height allowed per Title 30.

Landscaping
Landscaping is neither required nor a part of this request.

Applicant's Justification
The applicant states that the proposed pool house will match the color and material of the existing single-family residence. They state that the only portions of the building that exceed the 25-foot maximum height restriction are the parapet and skylights.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0309	Waiver of development standards design review for a single-family residential subdivision	Approved by BCC	June 2018
VS-18-0311	Vacation and abandonment of easements - recorded	Approved by BCC	June 2018
TM-18-500065	Tentative map for a single-family residential subdivision	Approved by BCC	June 2018

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.

Staff finds that the request is a self-imposed hardship and there are no site-specific conditions that would warrant an increase in height. The applicant has not provided sufficient justification as to why the proposed building could not be redesigned to comply with the height limitations. Since the parapet is necessary for the rooftop deck, staff is also concerned about the proximity of a rooftop deck to adjacent properties. Adjacent properties to the north and west of the subject site are developed with single story residences. The design of the 2 story accessory building is inconsistent with nearby development.

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)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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 - denial.
APPROVALS:
PROTESTS:

APPLICANT: DANIELLE GUY
CONTACT: PLATA DESIGN, PO BOX 401296, LAS VEGAS, NV 89140