

SWIMMING POOL  
(TITLE 30)

GUY AVE/FOUR VIEWS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0227-BURTON MICHAEL RICHARD & PITTON ANGEL DAWN:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a swimming pool in the front yard in conjunction with an existing single family residence on 2.1 acres in an R-A (Residential Agriculture) (RNP-II) Zone.

Generally located on the northeast corner of Guy Avenue and Four Views Street within Lone Mountain. MK/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

125-08-602-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a swimming pool in the front yard where the pool water line must be a minimum of 5 feet away from the required front yard per Section 30.64.060.

**LAND USE PLAN:**

LONE MOUNTAIN - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8664 Guy Avenue
- Site Acreage: 2.1
- Number of Lots/Units: 1
- Project Type: Swimming pool

**Site Plans**

The plans submitted depict an existing single family residence located at the northeast corner of Guy Avenue and Four Views Street. The subject lot is a corner lot with access from Guy Avenue. The front yard is along Guy Avenue and the applicant is proposing to install an in-ground swimming pool in the front yard. The location is shown in the southwest portion of the lot south of the existing residence. Currently, there is a detached garage and guest house north of the residence, and a horse arena farther to the north. Another horse arena and horse stalls are located along the east side of the property. Since the address is taken from Guy Avenue, the front yard is considered the area in between the house and Guy Avenue. However, the design of

the house orients the front of the house toward the east. The proposed location of the pool is what would be thought of as the side yard, while it is technically the front. A block wall is located along the perimeter of the site.

#### Landscaping

Landscaping is not a part of this application.

#### Applicant's Justification

The applicant indicates that because it is an older home, the front door is east facing with the house sitting in the far southwest corner of the property. This request is to have the pool be placed in what is currently considered the side yard but is really the front yard according to the physical address. This parcel is completely walled in with no neighbors on either side.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-1343-05	Setback for an addition	Approved by PC	October 2005
UC-1508-04	Dog training and grooming, canine instruction & waiver for modified wall standards - expired	Approved by PC	September 2004

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East, & West	Residential Agriculture (up to 1 du/ac)	R-A (RNP-II)	Undeveloped & single family residential
South	City of Las Vegas	R-PD2	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.

The proposed in-ground swimming pool is set back 10 feet from the property line and 13 feet from the right-of-way. Currently the area for the proposed pool is shielded from the street by existing trees and the applicant plans on planting additional trees for privacy and security. There is an existing 6 foot high block wall along both Guy Avenue and Four Views Street; therefore, the request complies with Urban Land Use Policy 10 of the Comprehensive Master Plan which

encourages site designs that are compatible with adjacent land uses. Furthermore, the swimming pool will be fully enclosed and have self-latching gates, which will help eliminate safety concerns of having a swimming pool in the front yard.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- 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.

#### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ANGEL PITTON

**CONTACT:** ANGEL PITTON, LAS VEGAS, 8664 WEST GUY AVENUE, LAS VEGAS, NV 89143