

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0882-BARKER FAMILY TRUST & BARKER, DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height for a proposed accessory living quarters; **2)** reduce front setback for a proposed single-family residence; **3)** increase retaining wall height; and **4)** waive full off-site improvements for a proposed single-family residential development on 0.46 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-35-110-047

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height for a proposed accessory living quarters to 35 feet where 25 feet is the maximum allowed per Section 30.02.04 (a 40% increase).
2. Reduce the front setback for a proposed single-family residence to 30 feet where 40 feet is the minimum required per Section 30.02.04 (a 25% reduction).
3. Increase the height of a retaining wall to 9 feet where 6 feet is the maximum allowed per Section 30.04.03 (a 50% increase).
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Bonanza Road where required per Section 30.04.08.

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6999 E. Bonanza Road
- Site Acreage: 0.46
- Project Type: Single-family residence with accessory living quarters
- Number of Stories: 2 (single-family residence & accessory living quarters)
- Building Height (feet): 35 (single-family residence & accessory living quarters)
- Square Feet: 1,934 (single-family residence)/1,148 (accessory living quarters)

Site Plan

The plan depicts a proposed single-family residence with access provided via Bonanza Road. The residence will be 30 feet from the north property line (front) and 25 feet from the east property line (side interior). There is a proposed balcony on the second floor in the front of the residence, facing Bonanza Road, that will intrude an additional 4 feet into the requested reduced front setback of 30 feet. This intrusion is allowed for up to 50% of the building width per Section 30.02.25 if the front setback waiver request is approved. Additionally, there is an accessory living quarters proposed in the rear yard that will be set back 10 feet from the east and south property lines. A U-shaped driveway will wrap around the residence. This driveway will provide access from the street to the residence and the accessory living quarters. There are retaining walls being proposed along the east, west, and south sides of the single-family residence. The retaining walls on the east and west of the residence comply with Title 30 height requirements, however, the retaining wall located to the south of the residence and north of the accessory living quarters will be 9 feet tall, necessitating a waiver of development standards.

Landscaping

There is no landscaping proposed or required with this request.

Elevations

The plans depict a 2 story single-family residence and a 2 story accessory living quarters with pitched roofs and a light brown stucco exterior. The structures will be 35 feet in height at their tallest points. The single-family residence will have a front balcony facing Bonanza Road.

Floor Plans

The plans depict a proposed 2 story accessory living quarters. The first floor will have a 2 car garage, RV garage, and bathroom. The second floor will have a dining room, living room, kitchen, bedroom, bathroom, and 2 balconies. The only access to the second floor is via exterior stairs on the west side of the building. Plans for the residence were not provided.

Applicant's Justification

The applicant states the request is harmonious with the surrounding area and will not have a negative impact on adjacent properties. A reduced front setback allows for the property to be used more efficiently and does not pose an undue burden on future public right-of-way development. The increased height for the accessory living quarters does not pose a substantial adverse impact on the surrounding area. This development is harmonious with the Master Plan because it follows the intended use of the property, single-family residential. The proposed residence will not visually impact neighboring properties. Furthermore, the setback adjustment is minor in nature and does not alter the residential character of the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0403	Waiver of development standards for a single-family residence	Withdrawn	October 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Place of worship
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	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.

Waiver of Development Standards #1

Staff finds the request for reduced front setback to be a self-imposed hardship considering this is a new development, and it could be redesigned to comply with Title 30 standards. Therefore, staff does not support the request.

Waiver of Development Standards #2

Per Title 30, accessory structures may be 25 feet tall, or up to the primary structure height as built, whichever is greater. Therefore, the proposed height for the accessory living quarters would be allowed if the single-family residence had already been constructed. In this case, the applicant is proposing to construct the accessory living quarters and primary residence at the same time. Staff finds that the proposal meets the intent of the Code as both structures will be constructed at the same time; therefore, recommends approval.

Waiver of Development Standards #3

Staff finds the retaining wall will be internal to the site, between the single-family residence and the accessory living quarters. The wall will not be visible from the right-of-way (Bonanza Road) and will cause no visual impacts. Therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards #4

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

Approval of waivers of development standards #2 and #3; denial of waivers of development standards #1 and #4.

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).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0042-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - no recommendation.

APPROVALS:

PROTESTS:

APPLICANT: BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS

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