

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0650-MARIN, CHARITY P:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Goody Court and east of Mann Street within Spring Valley.
MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-26-711-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 11 feet, 6 inches where 20 feet is the minimum required per Section 30.02.06B (a 43% reduction).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6380 Goody Court
- Site Acreage: 0.22
- Project Type: Single-family residential rear setback reduction
- Building Height: 15 feet, 2 inches (existing residence)
- Square Feet: 2,447 (existing residence)

Site Plan

The site plan depicts an existing residence located north of Goody Court, east of Mann Street, and south of Hacienda Avenue. The existing residence faces south toward Goody Court. The residence is set back 23 feet from the south (front) property line, 12 feet from the west property line, 5 feet from the east property line, and 11 feet, 6 inches from the north (rear) property line. The applicant is requesting to reduce the rear setback to 11 feet, 6 inches where 20 feet is the minimum required per Section 30.02.06B.

Elevations

The elevation plans depict a single story residence with an overall height of 15 feet, 2 inches. The exterior materials include stucco walls and concrete tile roofing.

Floor Plans

The floor plan depicts a typical single-family residence with an overall area of 2,447 square feet. The different areas of the residence include a garage, living room, bedrooms, bathrooms, kitchen, dining room, and an enclosed patio area on the northeast corner of the residence. The northwest corner of the residence is not enclosed, but there is an existing patio cover. Since the northeast corner of the residence is enclosed, ultimately reducing the rear setback dimension, a waiver of development standards is required.

Applicant's Justification

Per the justification letter, the existing patio enclosure addition and patio cover are both existing that were not installed by the current property owner and were existing at the time of the current owner's purchase of the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residences

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

Waiver 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.

The intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. The enclosed patio cover was constructed illegally in 2019 and proper permits were not acquired by the previous or the current property owner. Staff finds this request to be a self-imposed hardship; 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:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRN VISION, LLC

CONTACT: JASMINE DENNIS, GRN VISION, 606 S. 9TH STREET, LAS VEGAS, NV 89101