

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0822-RHOUMA KARIM F BEN:

WAIVER OF DEVELOPMENT STANDARDS to eliminate the front setback for a carport in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Sabora Avenue and east of Floralita Street within Whitney. JG/ji/cv
(For possible action)

RELATED INFORMATION:

APN:

161-27-615-122

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate the front setback for an existing carport where 20 feet is required per Section 30.02.07.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5178 Floralita Street
- Site Acreage: 0.09
- Project Type: Carport
- Building Height (feet): 9 (carport)
- Square Feet: 1,370 (primary residence)/478 (carport)

Site Plan

The site plan depicts an existing single-family residence located on the east side of Floralita Street. An existing 478 square foot carport is attached to the front of the house which has a zero setback from the west property line (front) and is located 8 feet from the north property line (side interior), and 5 feet from the south property line (side interior). The applicant is requesting a waiver of development standards to eliminate the front setback.

Landscaping

Landscaping is not a part of this request.

Elevations

The photos depict a 9 foot high carport with 2 columns in front and a sloped alumawood roof towards the front property line. The carport is painted dark gray with a green undertone, and the house is made of light brown stucco.

Applicant's Justification

The applicant states the carport was installed to protect the house from the sun and rain. The carport allows their family to enjoy watching the rain while sitting outside and the carport improves the exterior visual appeal.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500182-03	A tentative map for 155 single-family residential lots	Approved by PC	June 2003
ZC-0494-03	Zone change from R-T Zone to R-2 Zone for a single-family residential subdivision	Approved by BCC	June 2003

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)	RS3.3	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-18039 is an active Code Enforcement violation for constructing a carport without a building permit.

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.

Title 30 defines setback standards to contribute to visual order in neighborhoods and to prevent the massing of buildings, provide an adequate buffer between structures and rights-of-way, maintain a uniform development pattern, and minimize impacts to neighboring properties. The

attached carport was built prior to obtaining building permits which resulted in a code enforcement case CE25-18039 for building without a permit. Although the carport is not made of similar materials as the house; it does complement the exterior of the home with a similar color hue. However, the 9 foot high carport, setback zero feet from the front property line, results in a visually intrusive display that impacts adjacent residences and the neighborhood character. Staff finds the request to be a self-imposed hardship, and therefore, cannot support the request.

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)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KARIM BEN RHOUMA

CONTACT: KARIM BEN RHOUMA, 5178 FLORALITA STREET, LAS VEGAS, NV 89122