

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0660-RAZEE ZINNIA & RAZEE NICOLAS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase wall height; and **3)** reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Fort West Road and east of Mustang Street within the Lone Mountain planning area. MK/nai/kh (For possible action)

RELATED INFORMATION:

APN:

138-14-601-017

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the interior side setback for an existing accessory structure (Shed #1) to 3 feet and 5 inches where 5 feet is required per Section 30.02.04 (a 40% reduction).
 - b. Reduce the street side setback for an existing accessory structure (Shed #2) to 10 inches where 10 feet is required per Section 30.02.04 (a 92% reduction).
2.
 - a. Increase the perimeter wall height (east property line) to 6 feet, 9 inches where 6 feet is the maximum allowed per Section 30.04.03 (a 13% increase).
 - b. Increase the perimeter wall height (north property line) to 7 feet where 6 feet is the maximum allowed per Section 30.04.03 (a 17% increase).
3. Reduce the separation distance between an existing accessory structure (Shed #1) and the main residence to 2 feet, 9 inches where 6 feet is required per Section 30.02.04 (a 54% reduction).

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2880 Mustang Street
- Site Acreage: 0.55
- Project Type: Accessory structures and increase perimeter wall height
- Building Height (feet): 13 feet, 6 inches (existing residence)/7 feet, 10 inches (existing Shed #1)/6 feet, 10 inches (existing Shed #2)/7 (existing north perimeter wall)/6 feet, 9 inches (existing east perimeter wall)
- Square Feet: 1,746 (existing residence)/110 (existing Shed #1)/111 (existing Shed #2)

Site Plan

The plans depict an existing single-family residence on 0.55 acres. Access to the site is along the west property line adjacent to Mustang Street. The plans depict that the house has 2 attached garages and 2 attached patio covers. Garage #1 is 681 square feet and is located on the west facing elevation of the residence, and Garage #2 is 660 square feet and is located on the southwest corner of the residence. Garage #2 is connected to the main residence via an existing breezeway. Covered patio #1 is 597 square feet and is attached to the south portion of the house. Covered patio #2 is 1,078 square feet and attached to the northeast corner of the house. All of these structures meet Title 30 regulations.

Immediately north of the residence is Shed #2 that is set back 10 inches from the north property line. Immediately south of the residence is Shed #1 that is set back 3.5 feet from the south property line. The applicant is requesting to reduce the interior side setback for Shed #1, and the street side setback for Shed #2. The applicant is also requesting to reduce the separation distance between Shed #1 and the main residence to 2 feet, 9 inches where 6 feet is required per Title 30.

The plans also show that the property is surrounded by a minimum 6 foot tall CMU wall. Certain portions of the wall are taller than 6 feet. The boundary wall along the north property line is 7 feet tall, and the wall along the east property line is 6 feet, 9 inches tall. The applicant is requesting a waiver of development standards to increase the wall height.

Elevations

The photos depict both sheds constructed of metal shingles and painted white. Shed #1 is 7 feet, 10 inches tall. Shed #2 is 6 feet, 10 inches tall. Both sheds are visible from the right-of-way.

Floor Plans

The existing single-family residence is 1,746 square feet. Shed #1 is 110 square feet and Shed #2 is 111 square feet. Furthermore, Garage #1 is 681 square feet and Garage #2 is 660 square feet.

Applicant's Justification

The applicant recently removed part of the south shed (Shed #1) so it is set back from the southern property wall by 3 feet. The north shed (Shed #2) is on a concrete pad which is part of a driveway at the back of the property. The applicant is unable to move it away from the wall because there is a pomegranate tree less than 5 feet away and the shed would be partially sitting off the concrete pad. The property has a concrete walkway around part of the backyard that limits where the applicant may move either shed and still be in code compliance. The east side of the property has room to move the sheds, however, it would limit the applicant's access to the rear paved driveway. The applicant did not provide any justification as to why the increase in wall height should be supported.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	CV	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Ranch Estate Neighborhood (up to 2 du/acre)	RS20	Single-family residences
West	City of Las Vegas	CV	Berkeley L. Bunker Elementary school

Clark County Public Response Office (CCPRO)

CE24-32082 this is an active code enforcement for building accessory structures 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

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.

Waivers of Development Standards #1 & #3

Setbacks and separation distances are intended to promote safety and help maintain consistent structural spacing and a cohesive streetscape within a neighborhood. Also, both sheds are visible from the right-of-way. The applicant states that the property has a concrete walkway around part of the backyard that limits where to relocate the sheds and still be in code compliance. The east side of the property has room to relocate the sheds to meet required setbacks. Therefore, staff cannot support this request.

Waivers of Development Standards #2

Staff understands that increasing the wall height may provide more privacy and security, however, it may negatively impact the residential character of the neighborhood and create a canyon like effect along the streetscapes. The applicant did not provide justification as to why staff should support this request or mitigation for the height increase; 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;
- Sheds to be painted to match the residence.
- 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ZINNIA RAZEE

CONTACT: ZINNIA RAZEE, 2880 MUSTANG STREET, LAS VEGAS, NV 89108