

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0040-STANFILL, TIFFANY LEIGH:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation for existing sheds in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Westpark Court and west of Aspen Street within Spring Valley.  
MN/rp/cv (For possible action)

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RELATED INFORMATION:

**APN:**

163-22-512-075

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the rear setback for Shed A to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
  - b. Reduce the side setback for Shed A to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
  - c. Reduce the rear setback for Shed B to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
  - d. Reduce the rear setback for Shed C to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
2.
  - a. Reduce the building separation between Shed A and the single-family residence to 5 feet where 6 feet is required per Section 30.02.06 (a 17% reduction).
  - b. Reduce the building separation between Shed A and Shed B to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
  - c. Reduce the building separation between Shed B and Shed C to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
  - d. Reduce the building separation between Shed C and the single-family residence to 4 feet where 6 feet is required per Section 30.02.06 (a 33% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7075 Westpark Court
- Site Acreage: 0.18
- Project Type: Reduced setbacks and building separation

- Building Height (feet): 11 feet (Shed A)/7 (Shed B)/12 feet (Shed C)
- Square Feet: 125 (Shed A)/75 (Shed B)/128 (Shed C)

### Site Plan

The plan depicts an existing single-family residence with driveway access from Westpark Court. Along the rear (south) property line are 3 sheds:

Shed A is located in the rear yard, set back 2 feet, 5 inches from the east property line and 2 feet from the rear property, with a building separation of 5 feet, 6 inches from the single-family residence.

Shed B is located in the rear yard, set back 2 feet from the rear property line, with a building separation of 3 feet, 7 inches from Shed A.

Shed C is located in the rear yard, set back 2 feet from the rear property line, with a building separation of 3 feet from Shed A and 4 feet, 8 inches from the single-family residence.

### Landscaping

Landscaping is not a part of this request.

### Floor Plan

The plan depicts Shed A with 125 square feet, Shed B with 75 square feet, and Shed C measuring 128 square feet, all with an open floor plan.

### Elevation

The photo depicts Shed A is 10 feet, 9 inches in height, constructed of beige wood to match the single-family residence, with a shingle gambrel roof.

Shed B is 7 feet in height, constructed of beige metal siding and a gray metal pitched roof.

Shed C is 11 feet, 5 inches in height, constructed of blue wooden panels, with a shingle gambrel roof.

### Applicant's Justification

The applicant is asking for waivers of development standards so they can keep 3 sheds in their backyard, even though the sheds do not meet the required rear and side setback and building separation requirements. Each shed serves an important purpose. Shed A was built about 4 years ago and is used for crafting storage. It is visible from the street and, because of how it is built, it cannot be moved. Shed B is a standard metal shed. It holds camping gear and miscellaneous items. This shed is tucked away so it is not visible from the street, and if necessary, can be relocated. Shed C is the newest addition, built just a month ago to store belongings from the applicant's father-in-law. The applicant's home is only about 1,300 square feet, so space is very limited. Shed C is higher than the wall along the south property line, which makes it visible from the adjacent neighbor's property, but not from the street and it cannot be moved. All 3 sheds are small in size, but they are essential for the applicant's family needs and circumstances.

### Surrounding Land Use

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

### Clark County Public Response Office (CCPRO)

CE25-22711 is an active violation for building without permits.

### 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.

Setbacks and building separations are intended to promote safety and aesthetically pleasing neighborhoods. The lot has adequate space to accommodate the required setbacks and building separation. The requests are a self-imposed hardship, and the applicant has not provided a justification as to why the sheds could not be built on the western portion of the lot, where there is ample room to meet the required setbacks and separation. Therefore, staff cannot support these requests.

### 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 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:** Spring Valley - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TIFFANY STANFILL

**CONTACT:** TIFFANY STANFILL, 7075 WESTPARK COURT, LAS VEGAS, NV 89147