

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0697-CASAS, JASON:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side interior setback in conjunction with a proposed single-family residence on 0.15 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the east side of Euclid Street, 590 feet north of Patrick Lane within Paradise. JG/dd/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

162-36-202-014

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the side interior setback along the north property line to 5 feet where 10 feet is required per Section 30.02.04. (a 50% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 0.15
- Project Type: Single-family residence
- Number of Stories: 1
- Building Height (feet): 13.5
- Square Feet: 1,380

**History & Site Plan**

The parcel was originally established in 1961 as a dedicated piece of right-of-way and was later vacated by a private owner. The parcel was bought and sold a number of times, including by the Clark County Treasurer in 1998, before finally being acquired by the current owner. Though the parcel does not meet the minimum gross and net lot area requirements set forth by the RS20 zoning district, the lot is a non-conforming lot per section 30.01.09E, and is therefore able to be built upon for residential purposes.

The site plan depicts the parcel as being 217 feet in length from east to west, and 30 feet wide from north to south. The proposed single-family residence is centrally located on the lot and is shown as being 92 feet in length and 15 feet wide. The residence is set back 79 feet from the

west (front) property line, 5 feet from the north property line, 10 feet from the south property line, and 46 feet from the east (rear) property line. The proposed single-family residence will be constructed in phases, with the western portion (phase 1) being constructed first and the eastern portion (phase 2) being constructed at a later date.

#### Landscaping

The plans depict the installation of a large tree on the northwest corner of the lot adjacent to Euclid Street. Due to the width of the lot, only 1 large tree along the street frontage is required.

#### Elevations

The plans depict a proposed single-family residence measuring 13.5 feet in height. The exterior materials of the residence consist of vertical wood-style paneling with glazed windows and a standing seam metal roof with a staggered roofline.

#### Floor Plans

The floor plans depict a proposed residence measuring 1,380 square feet consisting of multiple bedrooms, bathrooms, a kitchen, and living area.

#### Applicant's Justification

The applicant states that a waiver of development standards is necessary to construct their residence due to the width of the parcel. Additionally, the applicant states that they intend to comply with all other applicable sections of Title 30, including providing the necessary 30 decibel noise attenuation for the AE-70 Airport Environs Overlay. The applicant also states that they feel that their home will have no adverse effects to the area and will add value to the neighboring properties.

#### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|-------|----------------------------------|----------------------------------|---------------------------|
| North | Business Employment              | IP (AE-65 & AE-70)               | Office                    |
| South | Business Employment              | RS20 (AE-65 & AE-70)             | Undeveloped               |
| East  | Business Employment              | RS20 (AE-65)                     | Undeveloped               |
| West  | Business Employment              | IP (AE-65 & AE-70)               | Office/industrial complex |

#### **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**

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.

While staff does not normally support the reduction of required setbacks, staff finds that in this case the requested reduction is necessary to develop the subject property. The proposed residence meets the required front, rear, and interior side (south) setbacks. If the applicant were to comply with the setback requirements for the north property line as well, the width of the proposed residence would be restricted to only 10 feet. Staff finds that the narrow width of the lot creates a unique circumstance necessitating the waiver of development standards, and for these reasons staff can support this request.

### **Department of Aviation**

The property lies within the AE 70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

### **Staff Recommendation**

Approval.

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**

- 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**

- No comment.

### **Department of Aviation**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);

- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JASON CASAS

**CONTACT:** JASON CASAS, LAS VEGAS, 4345 E. HACIENDA AVENUE, LAS VEGAS, NV 89120