

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0589-SOSA CARLOS RAFAEL CORDON:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase the fence height; **3)** allow non-decorative fences; and **4)** waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of McLeod Drive and north of Florence Avenue within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-25-212-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an existing primary residence to 19 feet where 40 feet is required per Section 30.02.04 (a 53% reduction).
- b. Reduce the side interior setback for an existing primary residence to 7 feet where 10 feet is required per Section 30.02.04 (a 30% reduction).
2. Increase the fence and gate height along and within 15 feet of the front property line to 4.5 feet where 3 feet is the maximum allowed per Section 30.04.03.B (a 50% increase).
3. Allow a non-decorative fence and gate along Florence Avenue where fences and walls along streets shall be decorative per Section 30.04.03B.
4. a. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along McLeod Drive where required per Section 30.04.08C.
- b. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along Reno Avenue where required per Section 30.04.08C.
- c. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along Florence Avenue where required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5127 McLeod Drive
- Site Acreage: 0.77
- Project Type: Single-family residence
- Building Height (feet): 12 (primary residence)/18 (shade structure)

- Square Feet: 1,442 (primary residence)/324 (shade structure)

Site Plans & Elevations

The plans depict an existing single-family residence on a 0.77 acre lot. The lot is located on the northwest corner of Florence Avenue and McLeod Drive. Access to the property is provided via an existing driveway along the south property line, adjacent to Florence Avenue. The single-family residence is located on the southwest corner of the lot, 19 feet and 7 feet from the south and west property lines, respectively. Records indicate that the house was built with east property line as the front property line, south and north property lines as side street, and west property line as rear, with an address off McLeod Drive. The applicant is requesting to change the address to be off Florence Avenue. As a result, the south property line will become the new front, and the west property line become the new side interior. This will necessitate a waiver to reduce the front and side interior setbacks to 19 feet and 7 feet, respectively.

Along Florence Avenue, there is an existing chain-link fence and gate measuring feet 4 feet 6 inches in height, which continues along McLeod Drive. The applicant is proposing to remove this fence along McLeod Drive. There is no plan to replace the fence along McLeod Drive. However, with the new front being the south property line, a waiver is needed for the height and to allow non-decorative material for the fence within and along the front property line. Also, a 6 foot tall wall is existing along the entire north and west property lines.

Applicant's Justification

The applicant wants to change the address for this property from 5127 McLeod Drive to 5127 Florence Avenue submitting these waivers of development standards requests will re-establish the new frontage and setbacks for this property. The waivers are attributed to the constraints due to the location of the house which was built in 1955. The request is consistent with the neighborhood.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|---------------------------------------|
| North | Compact Neighborhood (up to 18 du/ac) | RS20 | Single-family residence |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 | Single-family residence |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single-family residence |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 | Single-family residence & undeveloped |

Clark County Public Response Office (CCPRO)

CE-25-02009 is an active code enforcement for having materials kept on the property as outdoor storage.

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 through #3

Staff normally does not support the reductions in setback requirements, increased fence height, or non-decorative fences. However, staff finds that the single-family residence and all other structures remain unchanged, and these requests are the result of the change of address from McLeod Drive to Florence Avenue. This change will not impact the surrounding properties and the change of address is an appropriate request as the driveway and the identifiable front of the house currently face Florence Avenue. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support this request to not install full off-site improvements on McLeod Drive when there are existing full off-site improvements to the east of the site. McLeod Drive is a collector road which accommodates a high volume of traffic; therefore, compliance with the standard is of utmost importance. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Staff Recommendation

Approval of waivers of development standards #1 through #3; denial of waiver of development standards #4.

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:

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

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)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CORDON, LLC

CONTACT: CORDON LLC, 5127 MCLEOD DRIVE, LAS VEGAS, NV 89120