

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400019 (WS-23-0731)-MARQUE SURVIVOR'S TRUST & CRAM JACQUELINE

A TRS:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks for an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Evening Dew Drive, 330 feet south of Oakleigh Drive within Sunrise Manor. TS/my/cv (For possible action)

RELATED INFORMATION:

APN:

140-26-311-059

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for an accessory structure to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).
- b. Reduce the rear setback for an accessory structure to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 956 Evening Dew Drive
- Site Acreage: 0.5
- Project Type: Accessory structure (raised patio)
- Building Height (feet): 8
- Square Feet: 180

Site Plans

The approved plans show an existing 1 story residence with a retaining wall stretching across the rear yard of the property. The rear yard also features a 3 foot wide stairway leading uphill to a 180 square foot raised patio that is set back 3 feet from the rear property line. The platform is located immediately to the side of the stairway, which runs along the side property line with a zero foot setback. The waiver of development standards is necessary because the retaining walls

that create the flat surface for the patio exceed 6 feet in height within 5 feet of the side and rear property lines.

Landscaping

There are existing trees and shrubs in the front yard of the property, along with a 4 foot wide landscape strip along the north property line. There are no proposed or required changes to landscaping as part of this application.

Elevations

The approved plans show an 8 foot high raised patio constructed of brick and concrete, with pavers on the top. The wall of the platform is 8 inches thick and wraps around the platform area, with a center filled with concrete. There is no cover on top of the platform.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0731:

Comprehensive Planning

- 1 year to complete the building permit and inspection process.
- Applicant is advised that the application must complete by the time specified above or the application will expire unless extended with approval of an extension of time; approval of this application does not constitute or imply approval of any County issued permits, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Applicant's Justification

The applicant states they are working towards securing a building permit for the accessory structure. The applicant is currently awaiting the results of a soil sample geotechnical review.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0731	Waiver of development standards to reduce the setback for an accessory structure	Approved by PC	February 2024
SC-1719-98	Changed the name for an existing public street presently known as Los Feliz Street	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Clark County Public Response Office (CCPRO)

This site has an active code enforcement violation (CE20-18336) in regards to a wall being built without a 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has submitted BD20-54548 to the Building Department for review and has demonstrated progress towards completion of this permit, while corrections have been requested by the structural reviewer. Therefore, staff can support this request for an additional year to complete the permit.

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

- Until February 6, 2026 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 and application for review; 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; 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)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: JACQUELINE CRAM

CONTACT: JACQUELINE CRAM, JTB LANDSCAPERS, 518 MOUNTAIN ESTATES DRIVE, LAS VEGAS, NV 89110