

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0144-ACOSTA MARTHA ALICIA:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an addition to an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Hillman Avenue and the east side of Cascade Street within Sunrise Manor. TS/nai/cv (For possible action)

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RELATED INFORMATION:

**APN:**

161-04-411-028

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback for an addition to an existing single-family residence to 15 feet where 20 feet is required per Section 30.02.06 (25% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2136 Cascade Street
- Site Acreage: 0.19
- Project Type: Single-family residence
- Building Height (feet): 12 (primary residence and addition)
- Square Feet: 1,717 (primary single-family residence), 430 (addition), 2,147 (overall residence)

Site Plan

The plan depicts an existing single-family residence located on a lot measuring 0.19 acres. The subject property is located at the southeast corner of Hillman Avenue and Cascade Street. Access to the site is granted via an existing driveway along Cascade Street. The plans depict an addition to the west and north sides of the house extending into the side and rear yards of the property. The addition is setback 10 feet from the side property line and 15 feet from the rear property line, necessitating a waiver of development standards.

### Elevations

The elevations depict an existing single-family residence consisting of beige color stucco and red asphalt shingles. The proposed addition will have the same color and materials as the existing house. The east and north elevations of the addition will have 2 windows each. The height of the addition will be 12 feet, which matches the existing house.

### Floor Plans

The existing floor plan shows an 1,717 square foot house with 3 bedrooms and 2 bathrooms. One of the bedrooms was converted to a home office space. There is also an existing laundry and storage area measuring 441 square feet.

The proposed floor plan shows a 430 square foot addition that includes a new master bedroom and bathroom. A proposed laundry room and expansions to the existing home office and bedroom are also included.

### Applicant's Justification

The applicant states they need more space to accommodate the new family members moving in. As a result, the applicant is adding a 430 square foot addition to their existing single-family residence. The applicant is requesting to reduce the rear setback to 15 feet in order to complete the renovations for the necessary space for their family.

### **Surrounding Land Use**

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

### **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.

Staff finds that the addition will be architecturally compatible with the existing single-family residence. However, the reduction to the rear yard setback is neither consistent or compatible with the rear yard setbacks for the existing single-family residences within the surrounding neighborhood. Staff finds there is no unique shape nor topographic condition of the subject

property that prohibits adherence to the required rear yard setback. Therefore, staff recommends denial of this request.

### **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:

- 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 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; 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARTHA ACOSTA

**CONTACT:** JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145