

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone.

Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor.
TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-35-110-047

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 10 feet for a single-family residence where 30 feet is required per Section 30.02.04 (a 66% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6999 E. Bonanza Road
- Site Acreage: 0.46
- Project Type: Reduced rear setback
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 1,792

Site Plan

The plan depicts a proposed single-family residence with access provided via Bonanza Road. The residence will be 150 feet from the north property line (front) and 10 feet from the east property line (side interior). Additionally, the residence will be 10 feet from the south property line (rear) and 47 feet from the west property line (side interior). A 12 foot wide driveway is proposed from Bonanza Road to the front face of the proposed residence. Paving is proposed within the front area of the residence to allow for vehicular turnaround. Per Title 30, vehicles can not back onto collector roads, therefore turnaround space is required.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plan depicts a 2 story single-family residence with a pitched roof and a light brown stucco exterior. There are 3 roll-up doors and a balcony on the north elevation of the residence. The east side has various windows on the second floor with a door on the first floor. There will be a balcony on the second floor of the south elevation and 2 doors with exterior stairs on the west elevation. The residence will be 30 feet in height at its tallest point.

Floor Plans

The plan depicts a proposed 2 story single-family residence. The first floor will have a 2 car garage, RV garage, and bathroom. The second floor will have a dining room, living room, kitchen, bedroom, bathroom, and 2 balconies. Exterior stairs will be on the west side of the residence that provide exterior access to the second floor.

Applicant's Justification

The applicant states the request is harmonious with the surrounding area and will not have a negative impact on adjacent properties. A reduced rear setback allows for the property to be used more efficiently, with room for future development in the front yard. The proposed residence will not visually impact neighboring properties.

Surrounding Land Use

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

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

Waiver 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.

Staff finds the request for reduced rear setback to be excessive. There is enough space in the parcel for the dwelling to be constructed and designed in a way that complies with Title 30

standards. One of the justifications for this request is that building this structure closer to rear property line will allow space for future development within the front yard. It seems that the customer is looking to construct another house in the future and convert the currently proposed building to an accessory living quarter. However, in that case a land use application will be required since the structure is proposed at 30 foot high, where the maximum height allowed for an accessory structure is 25 feet. Additionally, an application could have been requested to allow the accessory living quarter prior to a house; however, instead, the applicant has requested for a reduced setback for the structure as the principal building. Staff does not support the request of the setback for a principal structure to be reduced by 66%; therefore, staff recommends denial.

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; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0223-2025 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: July 15, 2025 – HELD – To 08/05/25 – per Planning Commission for the applicant to return to the Sunrise Manor Town Board.

PLANNING COMMISSION ACTION: August 5, 2025 – HELD – To 09/02/25 – per the applicant.

PLANNING COMMISSION ACTION: September 2, 2025 – HELD – To 10/07/25 – per the applicant.

APPLICANT: DAVID BARKER

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