

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0317-SANTANA, JOSE GUADALUPE:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an existing single-family residence on 0.43 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Radwick Drive and north of Whistler Ridge Avenue within Sunrise Manor. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

140-35-414-019

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of retaining walls along portions of the side and rear yards to 8 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 166% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 196 Ginger Root Court
- Site Acreage: 0.43
- Project Type: Increase retaining wall height
- Wall Height (feet): 8

Site Plan & Elevation

The site depicts an existing single-family residence with primary access from Ginger Root Court. Existing retaining walls run along portions of the northern and eastern boundaries. These retaining walls have been raised, forming an L-shaped configuration along the north and east sides of the property. The raised wall sections measure approximately 100 feet along the north and 32 feet along the east portions of the lot, for a total combined length of approximately 132 linear feet. The retaining wall along the east is 12 feet from the east property line, and the retaining wall along the north is 8 feet from the north property line. The elevation shows an 8 foot CMU wall constructed on a concrete footing.

Applicant's Justification

The applicant indicated that the retaining wall was constructed because the site contains a 10 foot hill that needed to be cut to create space for a future swimming pool. The applicant also states that the wall was designed by an engineer and constructed in accordance with proper standards and appropriate materials

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0484-03	Waiver of development standard and waiver of condition to increase wall height and landscape	Approved BCC	June 2003
VS-0081-03	Vacation and abandonment of a right-of-way	Approved by PC	March 2003
UC-1135-02	Use permit and waiver for a planned unit development	Approved by BCC	October 2002

Surrounding Land Use

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

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 understands that the property contains a slope, which necessitates a slightly taller wall to properly address grading and site stability. The retaining wall is located at the rear of the property and is not visible from the street. Additionally, staff finds that the increase in height does not adversely affect the adjacent lots. Therefore, staff can support this request.

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 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 that 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: JOSE SANTANA

CONTACT: JOSE SANTANA, 196 GINGER ROOT COURT, LAS VEGAS, NV 89110