

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0172-AHARON, EMILI & ZINO, NIR:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing detached carport in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Warm Springs Road and east of Hinson Street within Enterprise. MN/tpd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-06-803-014

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the rear setback for an existing detached carport to 3 feet where 5 feet is required per Section 30.02.04 (a 40% reduction).
- b. Reduce the side interior setback for an existing detached carport to 3 feet where 5 feet is required per Section 30.02.04 (a 40% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7270 Hinson Street
- Site Acreage: 0.50
- Project Type: Reduced setbacks
- Building Height (feet): 17
- Square Feet: 682

Site Plan

The plan depicts an existing single-family residence with access provided via Hinson Street to the west. There is an existing 682 square foot detached carport in the rear yard that is set back 3 feet from the east and north property lines. Access to the carport is provided via driveway off Hinson Street.

Landscaping

There is no landscaping proposed with this request.

### Elevations

The plan depicts an existing carport that is 17 feet in height with metal siding. The carport is partially enclosed with the west side being open, the east and north partially enclosed, and the south completely enclosed.

### Applicant's Justification

The applicant indicates the existing carport is used to protect their RV from the harsh Las Vegas elements. The adjacent property to the north has tall trees that help to block the carport from view. This visual barrier coupled and the undeveloped parcel to the east make the carport have a minimal impact on the surrounding area.

### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                             | <b>Action</b>   | <b>Date</b>  |
|---------------------------|--|-----------------|--------------|
| ZC-1026-05                | Zone change from R-E to R-E (RNP-I) zoning | Approved by BCC | October 2005 |

### **Surrounding Land Use**

|               | <b>Planned Land Use Category</b>          | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                |
|---------------|---|----------------------------------|---|
| North & South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)                   | Single-family residential               |
| West          | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)                   | Single-family residential & undeveloped |
| East          | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)                   | Undeveloped                             |

### **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.

Setbacks are intended to promote safety and aesthetically pleasing neighborhoods, and the applicant has not provided a justification as to why the structure could not be moved to meet the required setbacks. Staff finds that a similar request was approved for the property to the south for a detached metal carport. That being said, staff is concerned that the carport does not match the

primary residence in colors or materials. Additionally, this request may have a negative impact on the surrounding properties. Staff finds this request to be a self-imposed hardship and cannot support the waiver of development standards.

**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:

- The building permit for the carport shall not be issued until the non-compliant fence along Hinson Street is removed or appropriately modified to comply with Title 30 requirements;
- 1 year 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; 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**

- Applicant to remove all non-standard improvements within the right-of-way.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NIR ZINO

**CONTACT:** FRANCISCO SALINAS, 10201 SPLENDOR RIDGE AVENUE, LAS VEGAS, NV 89135