

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0096-FARLEY, JAKKE L & JARED A:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce setbacks; and **2)** reduce separations in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located north of Mondell Pine Circle and west of Bristlecone Street within Spring Valley. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-14-511-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the side interior setback for an existing detached accessory structure (pool house shed) along the east property line where 5 feet is required per Section 30.02.05.
- b. Reduce the side interior setback for an existing detached accessory structure (playground equipment) along the west property line to 3 feet where 5 feet is required per Section 30.02.05 (a 40% reduction).
2. a. Reduce the building separation between an existing detached accessory structure (pool house shed) and an existing single-family family residence to 4 feet where 6 feet is required per Section 30.02.05 (a 33% reduction).
- b. Reduce the building separation between an existing detached accessory structure (playground equipment) and an existing single-family family residence to 5 feet where 6 feet is required per Section 30.02.05 (a 17% reduction).

LAND USE PLAN:

SPRING VALLEY - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6454 Mondell Pine Circle
- Site Acreage: 0.23
- Project Type: Reduce setback and separation distances
- Number of Stories: 1
- Building Height (feet): 8.8 (existing pool house shed)/8 (existing playground equipment)
- Square Feet: 150 (existing pool house shed)

Site Plan

The plan depicts an existing single-family residence centrally located on the parcel with access from Mondell Pine Circle to the south. The site plan shows an existing detached accessory structure (pool house shed) located along the east property line with a zero foot side interior setback, and an existing playground structure located along the west property line with a 3 foot side interior setback. Both accessory structures do not meet the 6 foot separation distance requirement from the existing residence per Title 30. However, both structures are located behind 6 foot high side yard walls.

Landscaping

The front, side, and rear yards are landscaped and not a part of this request.

Elevations

The photographs depict an 8.8 foot high shed which is painted to match the residence. It features gutters on the east, west, and north sides, with a downspout on the north side that directs all rainwater onto the subject parcel. Additionally, the 8 foot tall playground equipment is constructed with stained timber and plastic elements, such as a slide and swings.

Floor Plans

The plan depicts that the shed has an overall area of 150 square feet and is located on a foundation.

Applicant's Justification

The applicant indicates that the shed was located on the property at the time of purchase in 2019. Since that time, no modifications, enlargements, or structural alterations have been made. Based on aerial evidence, the pool house shed has been at its present location for 15 years. In the fall of 2025, the residence and shed were painted to match. The shed is used for the storage of pool maintenance supplies, yard tools, and seasonal household items. The structure has never been used as a habitable space, and there is no commercial or income-generating activity. One signature of support for the request has been provided by the east adjacent neighbor.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0301-04	Waiver to reduce the side setback for residence addition - expired	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Low-intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-26695 is an active code enforcement violation related to the setbacks.

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

Waivers 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.

The shed is located immediately adjacent to the east property line, and the playground equipment is located along the west property line. These locations do not provide the required setback or separation distance necessary to maintain a safe and visual separation distance from the property line or residence. Staff cannot support the waivers requested.

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:

- 1 year to complete the building permit and inspection process, if required, 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAKKE FARLEY

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