

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0034-AGUILERA, FRANCISCO & MARIA:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Jade Canyon Circle and 70 feet north of American Beauty Avenue within Sunrise Manor. TS/tpd/kh (For possible action)

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RELATED INFORMATION:

**APN:**

161-03-321-059

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback for a proposed addition to 10 feet where 15 feet is required per Section 30.02.07 (a 33% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2069 Jade Canyon Circle
- Site Acreage: 0.10
- Project Type: Addition and patio cover
- Number of Stories: 1
- Building Height (feet): 11 (addition and patio cover)/16 (existing dwelling)
- Square Feet: 158 (addition)/129 (patio cover)/1,216 (existing dwelling)

**Site Plans**

The plans depict an existing single-family residence with access provided via Jade Canyon Circle. The dwelling is positioned 5 feet from the south property line and 9 feet from the north property line. It is 20 feet from the west and east property lines. The proposed addition will be located on the west side of the existing dwelling, 10 feet from the rear property line to the west. There is also a proposed patio cover that will be located on the north side of the addition, which will be attached to the existing dwelling and the proposed addition.

**Landscaping**

No additional landscaping is proposed with this request

Elevations

The plans depict an existing single-family residence that is 16 feet in height. The proposed addition and patio cover will be 11 feet in height. The addition will have a 3 coat stucco exterior and will be painted to match the existing dwelling. The proposed patio cover and addition will have roof tiles to match the existing dwelling. There will be a pedestrian door on the south side of the addition that will provide exterior access.

Floor Plans

The plans depict a proposed addition with a bedroom, a bathroom, and a new patio cover. The bedroom and bathroom will be 158 square feet combined. The attached patio cover will be 129 square feet. No interior work will be completed for the existing dwelling which is 1,216 square feet.

Applicant’s Justification

The applicant states that there is an existing patio cover that will be removed for this proposed addition and new patio cover. The addition will be for a family member who is in poor health and needs constant care. Additionally, the applicant indicates that there is not more than 60% hardscape on the subject site.

**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)	RS3.3	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**

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 request will have no impact to the surrounding area. It will not be visible from the right-of-way and will be compatible to the existing dwelling. The proposed patio cover can be as close as three feet from the west property line, so this structure is not in question. The addition meets the interior side setback requirements of Title 30 and will still be 10 feet from the west property line. Furthermore, the request aligns with Policy 1.1.4 of the Master Plan, which encourages housing options that facilitate aging in place and accommodations for older residents.

## **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; 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:** FRANCISCO AGUILERA

**CONTACT:** FRANCISCO AGUILERA, 2069 JADE CANYON CIRCLE, LAS VEGAS, NV 89142