

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0399-RENTERIA, IDALIA P.:

USE PERMIT for large livestock.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce principal structure setbacks; **2)** reduce accessory structure setbacks; and **3)** eliminate building separation in conjunction with an existing single-family residence on 0.41 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor.
MK/dd/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-701-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an addition to an existing single-family residence to 7 feet where 25 feet required per Section 30.02.05 (a 72% reduction).
- b. Reduce the rear setback for an existing single-family residence to 19.5 feet where 25 feet is required per Section 30.02.05 (a 22% reduction).
2. Reduce the interior side setback for an existing accessory structure to 3 feet where 5 feet is required per Section 30.02.05 (a 40% reduction).
3. Eliminate building separation where 6 feet is required per Section 30.02.05.

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5510 Meikle Lane
- Site Acreage: 0.41
- Project Type: Large livestock and single-family residence
- Number of Stories: 1 (all buildings)
- Building Height (feet): 13.5 (single-family residence)/11 (single-family residence addition) 12.5 (stable)/13.5 (well cover)/13.5 (detached garage)
- Square Feet: 1,700 (single-family residence)/308 (single-family residence addition) 1,100 (stable)/390 (well cover)/720 (detached garage)

Site Plan & Request

The site plan depicts an existing single-family residence located on the northeast corner of Christy Lane and Meikle Lane. The residence is centrally located on the property and is accessible via Meikle Lane to the south. There is an existing unpermitted addition that was added to the rear (north) of the residence that is set back 7 feet from the rear property line, while the original residence is set back 19.5 feet from the rear property line. When the house was built, it complied with the setbacks of the RS3.3 zoning district, which included a minimum setback of 15 feet for the rear. Since the applicant is requesting to change the zoning of the site to RS10, a waiver is requested since the house does not meet the required 25 foot setback. Additionally, the unpermitted addition does not meet either the RS3.3 or RS10 rear setbacks, which also requires a waiver.

There is an existing stable for one horse in the northwest corner of the property to the west of the residence. The stable is set back 10 feet from Christy Lane to the west, 5 feet from the rear property line to the north, and is 12.5 feet away from the residence to the east. An 1,800 square foot training and exercise area for the horse is provided to the south of the stable.

Additionally, there is an existing water well shade structure in the northeast portion of the site, 3 feet from the east property line. An existing detached garage is south of and adjacent to the well shade structure. Since the 2 structures are not attached to each other, a waiver is requested to eliminate building separation. The detached garage is set back 7 feet from the east property line and 8.5 feet from the residence to the west.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

Plans and photographs depict the existing residence and the attached addition as being constructed of stucco and wood paneling with an asphalt shingle roof. The residence is 13.5 feet high at its highest point, while the addition has a maximum height of 11 feet.

The stable is constructed of wood columns and an asphalt shingle roof and is a maximum of 12.5 feet high. The well shade structure and detached garage are both constructed of wood paneling with asphalt shingle roofs, and both structures are a maximum of 13.5 feet high.

Floor Plans

Plans depict the addition to the residence as a bedroom. Additionally, photographs show that there are no interior rooms within either the stable, well shade structure, or detached garage.

Applicant's Justification

The applicant states that the horse will not create any negative impact on the neighbors. The room addition on the north side of the existing residence was built by the previous owner, and it has been there for at least 6 years without issue. The applicant has also stated that they have spoken to some of their nearby neighbors and that they do not see any issue with the addition.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RS3.3 & CG	Undeveloped
West	Corridor Mixed-Use	CG	Retail development

Related Applications

Application Number	Request
ZC-24-0585	A zone change from RS3.3 to RS10 is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE21-17629 is an active code enforcement case for building without a permit.

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**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that approval of the use permit for large livestock (1 horse) should not have any negative effect on the surrounding properties. The property to the north is undeveloped, the property to the east is under the same ownership as the subject parcel, and the properties to the south and west are separated by public rights-of-way. Additionally, the applicant has indicated that 1,800 square feet of training and exercise area for the horse is to be provided where only 1,200 square feet is required. For these reasons, staff can support this request.

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.

Waiver of Development Standards #1a

The existing residence was constructed in the 1950s. The rear setback was not an issue at that time and is only a problem now due to the requested zone change to RS10 (Residential Single-Family 10). Since the main portion of the residence is not changing, staff can support this request.

Waiver of Development Standards #1b

Staff finds that the reduced setback for the bedroom addition on the north side of the existing residence is a self-imposed hardship. The addition was built without the necessary permits and was placed too close to the rear property line for either the RS3.3 (Residential Single-Family 3.3) zoning district or the RS10 (Residential Single-Family 10) zoning district. If the addition had gone through the permitting process originally, it would have been rejected for not complying with code. For these reasons, staff cannot support this request.

Waivers of Development Standards #2 & #3

Staff does not normally support waivers for interior setbacks or building separation as required by the well shade structure and the detached garage, however, staff can confirm that the shade structure has been in place since at least 1990 with no known issues, and the detached garage was constructed with the single-family residence in the 1950s. Furthermore, staff finds that the lack of development adjacent to the site and the common ownership of the lot to the east reduces the impact of the interior side setback reduction. For these reasons, staff can support this request.

Staff Recommendation

Approval of the use permit and waivers of development standards #1a, #2, and #3; denial of waiver of development standards #1b.

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 or the waivers of development standards will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the use permit 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

- Right-of-way dedication to include the spandrel on Meile Lane and Christy Lane;
- Remove non-standard improvements within the future right-of-way.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IDALIA RENTERIA

CONTACT: JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145