

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0419-E & S REVOCABLE JOINT LIVING TRUST ETAL & CALLE ELVIS
GILBERTO ARICA TRS:**

WAIVER OF DEVELOPMENT STANDARDS to reduce side interior setbacks for proposed additions in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Mojave Road and north of Casanova Circle (alignment) within Paradise. JG/md/cv (For possible action)

RELATED INFORMATION:

APN:

162-25-812-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side interior setback along the north property line to 5 feet where a minimum of 10 feet is required per Section 30.02.04 (a 50% reduction).
- b. Reduce the side interior setback along the south property line to 9.5 feet where a minimum of 10 feet is required per Section 30.02.04 (a 5% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5538 S. Mojave Road
- Site Acreage: 0.48
- Project Type: Additions to existing single-family residence
- Number of Stories: 1
- Building Height (feet): 15.5 feet (existing single-family residence and proposed additions)
- Square Feet: 3,563 (existing)/910 (attached garage)/306 (patio enclosure)/472 (room addition)

Site Plans

The plans depict an existing 1 story single-family residence centrally located on a 0.48 acre site. Three proposed additions are planned for the existing residence which include the following: 1) an attached recreational vehicle garage addition located on the north side of the residence; 2) an attached patio enclosure along the northeast side of the residence; and 3) a room addition located

on the southeast side of the residence. The garage addition is set back 5 feet from the north (side interior) property line necessitating a waiver of development standards. The recreational vehicle garage addition will maintain a rear setback of 39 feet where a rear yard setback of 30 feet is required per Title 30. The patio enclosure is set back 46 feet from the east (rear) property line. The room addition will maintain setbacks of 47 feet and 9.5 feet from the east (rear) and south (side interior) property lines, respectively. A waiver of development standards is also required to reduce the side interior setback for this room addition. Access to the site is granted via an existing circular driveway adjacent to Mojave Road.

Landscaping

All street landscaping is existing, and no street landscaping is proposed or required with this request.

Elevations

The plans depict an existing 1 story single-family residence with a pitched concrete tile roof measuring up to 15.5 feet in height with a stucco exterior. The proposed additions, including the attached garage, patio enclosure, and room addition will match the height of the existing residence and will also include a pitched concrete tile roof with a stucco exterior. The exterior colors of the proposed additions will be painted to match the colors of the existing residence.

Floor Plans

The plans depict an existing 1 story single-family residence measuring 3,563 square feet in area with several proposed additions. All additions will be attached to the residence and consist of the following: 1) a recreational vehicle garage addition located along the north side of the residence measuring 910 square feet in area; 2) a patio enclosure affixed to the northeast side of the residence consisting of 306 square feet; and 3) a room addition located on the southeast side of the residence measuring 472 square feet. The patio enclosure will be converted into an exercise room while the room addition consists of an expansion to the master bedroom.

Applicant's Justification

The north side of the site has enough room to maneuver a recreational vehicle while the southside of the site does not have enough room. Therefore, the recreational vehicle garage is better suited for the north side of the residence.

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	Single-family residential development

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.

The intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. Staff finds the reduction to the side interior setbacks for the proposed additions along the north and south property lines is not compatible with the surrounding properties. The existing single-family residences to the north, south, and east of the subject property maintain the required side interior setback of 10 feet for a primary structure. The request to reduce the side interior setbacks is a self-imposed hardship; therefore, staff recommends denial.

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:

- 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.

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: Paradise - approval (change south setback distance from five feet to seven feet for the addition setback; increase the north setback distance to six feet seven inches).

APPROVALS:

PROTESTS:

APPLICANT: ELVIS ARICA

CONTACT: ELVIS ARICA, 5538 S. MOJAVE ROAD, LAS VEGAS, NV 89120