

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0154-BAZUA, JUAN:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Twinkle Star Drive and west of Walnut Road within Sunrise Manor. WM/rr/kh (For possible action)

RELATED INFORMATION:

APN:

140-06-411-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 12 feet where 15 feet is required per Section 30.02.07B(a 20% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3711 Twinkle Star Drive
- Site Acreage: 0.22
- Project Type: Single family residential addition
- Number of Stories: 1
- Building Height (feet): 14.6 feet (existing storage)/9 feet (existing home gym)
- Square Feet: 625 (existing storage)/250 (existing home gym)/1,036 (existing residence)

Site Plan

The plan depicts an existing single-family residence with driveway access from Twinkle Star Drive. Two additions consisting of a home gym and a storage building have been constructed on the south side of the residence in the rear portion of the property. The rear setback is 12.9 feet at the southeast corner of the storage building and 25 feet at the southwest corner. The minimum side interior setbacks for the addition are 8.4 feet to the west property line and 63 feet to the east property line.

Landscaping

Landscaping is not a part of this request.

Elevations & Floor Plans

Photos of the additions indicate that the storage building has a maximum height of 14.6 feet, and the home gym has a maximum height of 9 feet. The photos also indicate that the exterior building material for the addition consists of metal panels. The metal panels, except for a portion of the west side of the storage building, are painted a tan and brown color which is similar to the residence which has a stucco exterior. Access to the gym is provided from the outside by French doors while the storage building has a barn-style double metal door. These buildings are attached to each other and to the residence, however, there are no interior connections through the buildings.

Applicant's Justification

The applicant states that the addition in the backyard was constructed about 10 years ago and at the time the applicant did not know a permit was needed. The storage building is used to store tools, equipment, an ATV, and motorcycles. Attached to the storage building is a home gym that is used by the applicant's family.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS 3.3 (AE-65)	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-11231 is an active code enforcement violation related 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

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.

Staff finds that the requested setback reduction for the addition is a self-imposed hardship that would have been prevented if the applicant sought information regarding the structures prior to construction. The applicant did not provide justification as to why the storage building could not be reduced in size so that it meets the required rear setback. Staff also finds that based on the photos provided a portion of the west side of the building is not painted so that the color of this

structure is not compatible with the house. Staff finds that the location of both additions may negatively impact the adjacent property; therefore, 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:

- 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 that certain uses are not permitted in the airport environs and certain other uses will require a special use permit, and that 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:

APPROVALS:

PROTESTS:

APPLICANT: JUAN BAZUA

CONTACT: JUAN BAZUA, 3711 TWINKLE STAR DRIVE, LAS VEGAS, NV 89115