

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0132-RODRIGUEZ-RODRIGUEZ EMILIA I:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** eliminate building separation for a shed in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of White Drive and east of Ray Charles Lane within Paradise. MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:

177-02-313-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side interior setback for an existing shed to 3 feet where 5 feet is required per Section 30.02.07 (a 40% reduction).
2. Eliminate the building separation between an existing shed and an existing single-family residence where 6 feet is required per Section 30.02.07.

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7020 Ray Charles Lane
- Site Acreage: 0.11
- Project Type: Shed
- Number of Stories: 1 (shed)
- Building Height (feet): 8 (shed)
- Square Feet: 180 (shed)

Site Plan

The site plan depicts an existing single-family residence centrally located on the parcel and faces northwest toward Ray Charles Lane. The plans show an existing shed located southeast of the existing residence within the rear yard. The shed is set back 3 feet from the side interior property line and its separation from the house varies between 9 inches (measuring from the attached patio cover to the house) to 3 feet.

Elevations & Floor Plans

The shed varies from 8 feet to 6 feet in height with a slope downward from the front to rear of the building. It is constructed of vertical wood paneling in a beige color along with black asphalt shingles on the roof. The space inside is an open floor plan with storage areas.

Applicant’s Justification

The applicant states this is her first home and was unaware of the violations being committed with the installation of the shed. The applicant notes that the shed is on a concrete foundation is not easily movable.

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)	RS3.3	Single-family residential

Clark County Public Response Office (CCPRO)

CE-25-29419 is an active case for building without permits and setback violations.

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.

Waivers of Development Standards #1 & #2

The requested separation and setback reductions are a self-imposed hardship that would have been prevented if the applicant sought information regarding the structures prior to constructing them. Additionally, the shed is not architecturally compatible with the residence in material or color and no mitigation to reduce the potential negative impacts to the adjacent properties has been provided. Setbacks and separations are essential to ensure safety and mitigate visual clutter. Therefore, staff cannot support these requests.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: EMILIA RODRIGUEZ

CONTACT: EMILIA RODRIGUEZ, 7020 RAY CHARLES LANE, LAS VEGAS, NV 89119