11/04/25 PC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0617-MUCKLEROY, MARTIN ALLEN:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed storage building in conjunction with an existing single-family residence on 0.53 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Laredo Street and east of Monte Cristo Way within Spring Valley. JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:
163-10-104-009

WAIVER OF DEVELOPMENT STANDARDS:
Reduce side street setback for a storage building to 5 feet where 10 feet is required per Section 30.02.04 (a 50% reduction).

LAND USE PLAN:
SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 7382 Laredo Street
- Site Acreage: 0.53
- Project Type: Storage building
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 1,170

Site Plans
The plans depict a proposed 1,170 square foot storage building west of an existing single-family residence. The structure is 6 feet away from the existing residence, 15 feet from the south property line, and 5 from the west property line adjacent to Monte Cristo Way. Access to the storage building is from the existing driveway off Monte Cristo Way to the west or through the front gate via the cul-de-sac on the east.

Landscaping
There is no new landscaping proposed with this request.

Elevations & Floor Plans
Elevations depict a proposed 1,170 square foot storage building up to 17 feet in height with 2 roll-up doors on the west side elevation and 1 roll-up door with an entry door on the east elevation. The exterior material will match the existing house.

Applicant's Justification
The applicant states that there is 10 feet from the Monte Cristo Way pavement to the east property line, and another 5 foot setback to the proposed accessory building will make it 15 feet from the pavement of the street. The applicant also states that the accessory building will match the principal residence on the exterior.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Corridor Mixed-Use	CG	Retail
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence
West	Neighborhood Commercial	CG	Mini-warehouse

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.

Setbacks are intended to promote safety and an aesthetically pleasing streetscape in the neighborhood. Staff finds that the request is a self-imposed hardship, and the proposed storage building could be redesigned or relocated to meet the required setbacks; therefore, staff cannot support this request.

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.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC:
APPROVALS:
PROTESTS:

PLANNING COMMISSION ACTION: October 21, 2025 – HELD – To 11/04/25 – per the Planning Commission.

APPLICANT: MARTIN MUCKLEROY
CONTACT: CUNNINGHAM'S CONSULTING FOR PROCESS AND EQUIPMENT LTD., 5734 MEIKLE LANE, LAS VEGAS, NV 89156