10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0512-RED LEAF MANAGEMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** increase wall height on 0.17 acres in an RS3.3 (Residential Single-Family) Zone.

Generally located west of Mojave Road and south of Charleston Boulevard within Sunrise Manor. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:
162-01-501-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an existing accessory living quarters on the southwest corner to 3 feet where 5 feet is the minimum per Section 30.02.07B (a 40% reduction).
   b. Reduce the interior side setback for an existing accessory living quarters on the southwest corner to 2 feet where 5 feet is the minimum per Section 30.02.07B (a 60% reduction).
2. a. Increase the wall height to 9 feet along the south property lines where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).
   b. Increase the wall height to 9 feet along the north property lines where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).

LAND USE PLAN:
SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 1221 Mojave Road
- Site Acreage: 0.17
- Project Type: Single-family residential/accessory living quarters
- Number of Stories: 1 (for both structures)
- Building Height (feet): 13 (proposed residence)/9 (existing accessory living quarters)
- Square Feet: 2,223 (proposed residence)/557 (existing accessory living quarters)

Site Plan
The plan depicts a property with an existing structure that was previously used as a principal residence at the southwest corner of the property. The structure is proposed to be utilized as an accessory living quarters with a proposed single-family residential home to be constructed in the middle of the property. A 20 foot driveway is shown at the southeast corner of the property at Mojave Road with access through a gate in the middle of a 9 foot high CMU block wall. A 23 foot courtyard landscape area is west of the gate. The existing accessory living quarters does not meet the required setbacks per Title 30, and the applicant is proposing 9 foot high walls which also do not meet Code; therefore, a waiver is required.

Landscaping
The landscape plan depicts the required 6 foot wide strip with tree and shrubs and rock ground cover.

Elevations
The elevations depict a flat roof single-family home with decorative columns and patio cover along the front and east side of the building. There are windows on all 4 sides with access doors on the east and west sides. The accessory living quarters have windows on all 4 sides and door access on the southeast side of the building.

Floor Plans
Floor plans depict standard residential layouts for both buildings.

Applicant's Justification
The applicant states they are constructing a new home where a small structure was previously used as a principal residence. The 9 foot walls are needed for additional privacy and security. The west side wall is existing with a 6 foot wall and 3 foot wrought iron on top. The smaller structure is existing with the existing setbacks for the proposed accessory living quarters.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RS3.3	Manufactured home development
West	City of Las Vegas	R-4	Multi-family residential

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.

Waiver of Development Standards #1

Although the applicant is proposing to utilize the existing structure (former main residence) on the southwest corner of the site as an accessory living quarters, the structure currently does not meet Title 30 standards for setbacks. Maintaining the existing setbacks for this structure may not negatively impact the undeveloped lot to the south, and the parking area of the multi-family residential development to the west. Staff finds that supporting this request will not garner negative ramifications to the surrounding neighborhood.

Waiver of Development Standards #2

The applicant is proposing 9 foot high CMU walls where 6 foot is the maximum for a residential property. The proposed walls are located on the south and north interior side property lines. The walls also extend to the east within the front yard, and outside of the front setback. Staff does not generally support interior walls over 6 feet to be consistent with existing residential wall standards. Therefore, staff cannot support this request.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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.

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: Sunrise Manor - approval of waiver of development standards #1; denial of waiver of development standards #2.
APPROVALS:
PROTESTS:

APPLICANT: ACG DESIGN
CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103