



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: APRIL 8, 2025**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/OWNER: SJ ISAACS REVOCABLE TRUST**

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**\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>25-0042-VAR1</b>	Staff recommends DENIAL, if approved subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      22

**NOTICES MAILED**                      135

**PROTESTS**                      0

**APPROVALS**                      0

**\*\* CONDITIONS \*\***

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**25-0042-VAR1 CONDITIONS**

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**Planning**

1. A Variance is hereby approved, to allow a six-foot side yard setback where 10 feet is required for a proposed addition to an existing single-family dwelling.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a Variance request for a proposed home addition to an existing single-family dwelling that does not meet the side yard setback requirement at 7900 Rockwind Court.

**SURROUNDING AREA CHARACTERISTICS**

<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North			
South			
East			
West			

**ISSUES**

- A Variance is requested to allow a six-foot side yard setback where 10 feet is required for a proposed addition to an existing single-family dwelling. Staff does not support the request.

**ANALYSIS**

The subject site is zoned R-E (Residence Estates) and is subject to Title 19 development standards. Per the submitted justification letter, the applicant is proposing to construct a garage addition to the existing home for RV parking. The submitted floor plan shows that the proposed addition will have interior access to the home.

Per Title 19.06.060, the primary dwelling is required to have a 10-foot side yard setback. The applicant is requesting a six-foot side yard setback to accommodate the proposed garage addition. According to the submitted elevation plans, the proposed addition will be designed to match the existing home.

No evidence of a unique or extraordinary circumstance related to the physical characteristics of the property has been presented to warrant the requested Variance. As such, the hardship is self-imposed and therefore, staff recommends denial of this Variance request. If approved, it will be subject to conditions.

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**FINDINGS (25-0042-VAR1)**

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a home addition that does not meet Title 19 development standards for the side yard setback. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
No related relevant City Actions by Planning, Fire Building, Code Enforcement, etc.	

<b><i>Most Recent Change of Ownership</i></b>	
02/12/24	A deed was recorded for a change in ownership.

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<b>Related Building Permits/Business Licenses</b>	
c. 1997	The subject single family residence was constructed.
11/27/24	A building permit application (#R24-18718) was processed for a building addition and laundry room alteration at 7900 Rockwind Court. A permit has not been issued.

<b>Pre-Application Meeting</b>	
01/22/25	A pre-application meeting was held with the applicant.

<b>Neighborhood Meeting</b>	
A neighborhood meeting was not required, nor was one held.	

<b>Field Check</b>	
02/27/25	Staff conducted a routine field check and observed an existing single-family dwelling. No issues were noted during the field check.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	0.48

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Angel Park	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
RP-O (Rural Preservation Overlay) District	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.06.060, the following standards apply:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	18,000 SF	20,908 SF	Y
Min. Lot Width	100 Feet	110 Feet	Y
Min. Setbacks			
• Front	30 Feet	35 Feet	Y
• Side	10 Feet	6 Feet	N*
Max. Building Height	35 Feet	16 Feet	Y

\*A Variance is requested to allow a six-foot side yard setback where 10 feet is required.