

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-11-711-043

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required side setback for an existing addition to a single-family residence to 2 feet, 6 inches where 5 feet is the standard per Table 30.40-2 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2251 Palma Vista Avenue
- Site Acreage: 0.2
- Project Type: Addition setbacks
- Number of Stories: 1
- Building Height (feet): 7 (addition)/13 (overall house)
- Square Feet: 200 (addition)/2,500 (overall house)

Site Plan

The approved plan depicts an existing 2,500 square foot single family residence located south of Palma Vista Avenue and approximately 600 feet west of Eastern Avenue. The plans show the subject site is 0.2 acres in size with the existing residence located centrally on the property. The plans show a 10 foot wide by 20 foot long existing room addition on the southeast corner of the existing property. A 283 square front porch is located in the central portion of the residence and setback 29.3 feet from the front property line, where 20 feet is required. The existing house is shown to be setback approximately 12 feet from the western property line and 21.2 feet from the rear property line. The existing room addition is shown to be setback 54 feet from the front

property line, 25 feet from the rear property line, and 2.5 feet from the eastern side property, which requires a waiver of development standards. Access to the property is provided by a 12 foot wide residential driveway located in the northwest corner of the site, setback 6 feet from the western property line.

Landscaping

No additional landscaping was proposed with the original application. The existing landscaping on site include small green areas/planters located in the northeast corner of the property and directly in front of the patio and to the west of the patio but a condition of approval required 1 tree in the front yard to screen the addition. A larger naturally landscaped area is located on the western side of the residence. Based on the plans provided, a total of 1,342 square feet of softscaping and 1,848 square feet of hardscaping is provided in front and side yards of the subject site for a maximum of hardscape coverage of 58.6%, meaning a waiver of development standards was not required.

Elevations

The approved plans depict a 13 foot tall single-family house. The exterior materials of the existing house are shown to be blue stucco with various white accents along the roofline and stone veneer along the base of the house. A white porch is also shown along the front face of the house. All sides of the existing house are shown to be blue stucco with white roof trim. The existing room addition is shown to consist of the same blue stucco and white roof trim elements. The existing addition also has been treated with grey stone veneer along the base. Both the existing home and the existing addition have grey color asphalt shingle roofs.

Floor Plans

The approved plans show that the 2,500 square foot home contains 3 bedrooms located in the central and eastern portions of the house with a large living room and kitchen area located on the western portion of the home. The existing room addition is shown to be attached to the home with both interior and exterior access. The existing addition connects directly to a storage room in the eastern portion of the home and contains a family room and wet bar.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0804:

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Plant 1 medium evergreen tree, selected from the SNRPC Regional Plant List, within the front yard to screen the existing addition from view;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised the property shall only be used for uses permitted within a single family residence; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

Due to unforeseen family circumstances the applicant could not complete the required conditions with their original approval and is requesting a first extension of time.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|----------------|---------------|
| WS-23-0804 | Reduced setbacks for a single-family residence existing addition | Approved by PC | February 2024 |

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) | RS5.2 | Single-family residential |

Clark County Public Response Office (CCPRO)

CE22-03336 is an active violation for building without a building permit and paving within the front yard.

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant was required to complete the building permit and inspection process by February 2025 and plant 1 medium evergreen tree within the front yard. Staff finds that a building permit has not been submitted in relation to the original application WS-23-0804. However, considering this is the first request for an extension of time, staff can support this request. If significant

progress is not demonstrated and a second extension of time is necessary, staff may not be able to support the future request.

Staff Recommendation

Approval.

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

- Until February 20, 2026 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 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CONCEPCION E. HERRERA

CONTACT: AL VELASCO, 203 GENESEE POINT STREET, HENDERSON, NV 89074