

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0335-QUEZADA JORGE LUIS & EVELYN:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate building separation; **2)** reduce setback; and **3)** increase height of an existing accessory structure (workshop) in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Valderas Drive, 115 feet south of Valhalla Lane within Paradise. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

177-10-511-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the separation from an existing accessory structure (workshop) to an existing single-family residence where 6 feet is required per Section 30.02.06.
2. Reduce the side interior setback for an existing accessory structure (workshop) to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
3. Increase the height of an existing accessory structure (workshop) to 14 feet 6 inches where 14 feet is the maximum allowed per Section 30.02.06 (a 4% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7485 Valderas Drive
- Site Acreage: 0.22
- Project Type: Accessory structure (workshop)
- Number of Stories: 2 (single-family residence)/1 (workshop)
- Building Height (feet): 14.5 (accessory structure)
- Square Feet: 598 (accessory structure)/2,172 (existing dwelling)

Site Plans

The plans depict an existing single-family residence with access provided via Valderas Drive.

An existing accessory structure (workshop) is located on the north side of the existing single-family dwelling, and is set back 1 foot from the side interior property line to the north and the separation from the house varies between zero to 2 feet.

Landscaping

Landscaping is not a part of this request.

Elevations & Floor Plan

The elevation shows that the workshop ranges between 8 feet to 14 feet 6 inches in height. Photos of the accessory structure provided by the applicant show the accessory structure as being made of metal panels. The photos depict an accessory structure (workshop) attached to a two-story, brown stucco single-family residence. The front elevation shows the workshop has a roll-up door. The existing workshop is 598 square feet with an open floor plan.

Applicant's Justification

The applicant states that the accessory structure provides safety, shelter area, and storage for tools. The applicant also indicates that his children utilize the shop for school projects. The accessory structure offers protection from weather ensuring these activities can be constructed safely and efficiently throughout the year. The applicant indicates that the idea of building the structure was by seeing others accessory structures throughout their neighborhood. The neighbor directly adjacent to the structure has provided a letter stating their support for the existing accessory structure.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE-24-17737 is an active Code Enforcement violation for building without a permit.

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.

Staff finds that the requested separation and setback reductions for the accessory structure are self-imposed hardships that would have been prevented if the applicant sought information regarding the structures prior to constructing them. Separation distances between structures are essential to ensure safety and mitigate visual clutter. The applicant did not provide justification as to why the workshop could not be reduced in size, so it meets the required setback and separation. Staff finds that although the request to increase the height of the workshop by 6 inches is minor, the structure is not architecturally compatible with the house and increasing the height makes the nonconformity more noticeable. Staff finds that the workshop may negatively impact the adjacent property and therefore, recommends denial.

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 or the application will expire unless extended with approval of an extension of time.
- 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: June 17, 2025 – HELD – To 07/01/25 – per the applicant.

APPLICANT: JORGE QUEZADA LUISQUEZADA

CONTACT: JORGE QUEZADA QUEZADA, 7485 VALDERAS DRIVE, LAS VEGAS, NV 89123