

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400136 (WS-23-0700)-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to increase the height of an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

162-24-601-007

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase accessory structure (garage) height to 17 feet where a maximum of 14 feet is permitted per Table 30.40-2 (a 22% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4375 Cottontail Lane
- Site Acreage: 0.5
- Project Type: Increase garage height
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 990 first floor/330 second floor

History & Request

The applicant built the accessory structure (garage) without a permit. As a result, the applicant applied for a waiver to increase the height of the accessory structure (garage) to 17 feet when the maximum height is 14 feet (WS-19-0481). That application was approved in August 2019 by the Planning Commission with the condition for 1 year to complete the building permit with any extension of time to be a public hearing. Although the building permit was issued, the applicant needed to renew their building permit (BD18-58791) due to the inspection requirement. As a result, the applicant had to submit a new waiver of development standards application because the 1 year expiration date had passed and the application expired. WS-23-0700 was approved by

the Planning Commission in December 2023, with a condition for 1 year to complete the building permit and inspection process with any extension of time to be public hearing. Since the inspection process for the building permit is not complete yet, the applicant is requesting an extension of time. The applicant also submitted a minor deviation application (AV-24-900837) to revise the plans for the garage, which is still in process.

#### Site Plan

The approved site plan depicts an existing 1,992 square foot principal structure with a circular driveway accessed from Cottontail Lane. A 45 foot long, 22 foot wide, 990 square foot accessory structure (garage) is located on the southeast corner of the lot with setbacks of 13 feet from the rear property line, 5 feet from the side property line, and 16 feet from the principal structure.

#### Landscaping

No landscaping was required nor proposed with the original application.

#### Elevations

The approved plans show an existing 17 foot high accessory structure (garage) with white colored stucco and black trim which is architecturally compatible with the principal structure. The north side of the garage has a walkthrough door, the east side has 2 windows, and the west side has a 16 foot wide by 13 foot tall roll-up door.

#### Floor Plans

The approved floor plan shows a 45 foot by 22 foot garage with 630 square feet of garage space and 360 square feet of storage space, which includes a bathroom.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0700:

##### Comprehensive Planning

- 1 year to complete the building permit and inspection process with any extension of time to be public hearing.
- Applicant is advised that 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; and that 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.

#### Applicant's Justification

The applicant has revised the original garage design which has caused delays with completing the project. Applicant is requesting an extension to complete the building permit or their garage.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0700	Increased the height of an accessory structure (garage)	Approved by PC	December 2023
WS-19-0481	Increased the height of an accessory structure (garage) - expired	Approved by PC	August 2019

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-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

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.

Staff finds that the building permit is still in process. Staff can support this application because it is the first extension of time and it will provide the applicant more time to complete the active building permit (BD18-58791).

#### 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 December 5, 2025 to complete the building permit and inspection process.
- 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; 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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** VICTOR VEGA

**CONTACT:** VICTOR VEGA, 4375 COTTONTAIL LANE, LAS VEGAS, NV 89121