

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0034-ZELEDON PAULA YADIRA CENTENO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; and **2)** eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Eastern Avenue and north of Palora Avenue within Winchester. TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

162-12-314-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for an existing carport to 3 feet where 20 feet is required per Section 30.02.06B (an 85% reduction).
2. Eliminate the building separation between a single-family residence and a carport where 6 feet is required per Section 30.02.06B.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2442 Palora Avenue
- Site Acreage: 0.17
- Project Type: Carport
- Building Height (feet): 9 (carport)
- Square Feet: 480 (carport)

Site Plan & Elevations

The plan depicts an existing single-family residence with access provided via Palora Avenue. There is an existing carport that is located south of the single-family residence and is set back 3 feet from the front property line (south) and 8 feet from the side interior property line (east). There is 2 inches of building separation between the two structures. The carport is 24 feet wide, 20 feet long, and 9 feet high. The carport consists of grey alumawood materials, a flat roof, and 4 support posts.

Applicant’s Justification

The applicant states they have constructed a carport in front of their residence to protect their property from the harsh climate. The carport preserves the family’s vehicles from mechanical and cosmetic degradation. Additionally, a shed was originally part of the active violation but has since been removed.

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)

There is an active violation (CE25-20678) for constructing a carport in front of the residence without any permits.

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.

The intent of establishing minimum setbacks and building separations is to maintain consistent development standards along street frontages to prevent the massing of buildings, provide adequate buffers between structures, and minimize impacts to neighboring properties. The carport is inconsistent with the surrounding area as there are no other similar structures within the immediate area. The 9 foot tall carport, 3 feet from the front property line, results in a visually intrusive display that impacts adjacent residences and the neighborhood character. Therefore, staff cannot support these requests.

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 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)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: PAOLA CENTENO

CONTACT: PAOLA CENTENO, 2442 PALORA AVENUE, LAS VEGAS, NV 89121