

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0517-NORRIS FAMILY TRUST & NORRIS LYLE C TRS:

DESIGN REVIEW for an existing accessory structure not architecturally compatible with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Haven Street, 165 feet north of Mesa Verde Lane within Enterprise. MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-303-034

DESIGN REVIEW:

Allow an existing accessory structure (RV shade structure) not architecturally compatible with the principal dwelling where required per Section 30.04.05.

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 108 E. Mesa Verde Lane
- Site Acreage: 0.52
- Project Type: Accessory Structure (RV shade structure)
- Building Height (feet): 20
- Square Feet: 1,252 (total)/257 (storage area)/995 (RV shade)

Site Plan

The plan depicts an existing single-family residence within a 4 lot cul-de-sac. The accessory structure is on the northeast corner of the property, 5 feet 6 inches from the north and east property lines, 6 feet from an existing detached storage shed to the west, and 7 feet 9 inches from the primary dwelling. Access to the accessory structure is provided by a 14 foot wide swing gate on the south side of the RV shade structure.

Landscaping

No additional landscaping is proposed with this request.

Elevations & Floor Plans

The plans depict an existing accessory structure that is 20 feet in height. The west and east elevations of the structure are partially enclosed, the north elevation is completely enclosed, and south side is completely open. The RV and boat storage occupies 995 square feet of the accessory structure. The remaining 257 square feet is completely enclosed, on the north portion, and used for storage of smaller equipment. The accessory structure is constructed of corrugated metal. It consists of a pitched taupe roof with white sidings and has been painted to match the primary dwelling.

Applicant's Justification

The applicant states that the existing accessory structure is harmonious with similar structures in the surrounding area. It will provide protection for the recreational vehicle and boat from the elements. Additionally, the corrugated metal has been painted to match the existing primary dwelling.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified parcels from R-E to an R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Neighborhood Commercial	RS20	Single-family residential

Clark County Public Response Office (CCPRO)

CE23-27616 is an active Code Enforcement case for an accessory structure built without 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

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Architectural compatibility and building design standards are implemented to ensure that development is visually appealing and is consistent and compatible with the other structures and buildings in the neighborhood. Although the applicant painted the structure to match the primary dwelling, its size, height, and proximity to the property lines makes the nonconformity more noticeable. Furthermore, the applicant has not provided any mitigation to lessen the potential impacts of the structure to the neighbors and has not provided a justification as to why the material could not be compatible with the house. Therefore, staff cannot support this request.

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 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

- Applicant is advised that boulders are not permitted in the right-of-way.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LYLE NORRIS

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014