

UPDATE

ACCESSORY STRUCTURE
(TITLE 30)

ANASAZI AVE/MOAPA VALLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0718-MAHON ROBERT & SKINNER WENDY A:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District.

Generally located on the north side of Anasazi Avenue, 531 feet west of Moapa Valley Boulevard within Moapa Valley. MK/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

041-34-810-016

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the interior side yard setback to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1540 Anasazi Ave
- Site Acreage: 1
- Project Type: Accessory detached structure
- Building Height (feet): 18

Site Plans

The plans depict an existing single family residence on 1 acre. The accessory structure is open on all sides and is used as an RV carport. The detached accessory structure is located along the west property line and is against the block wall (zero lot line). The structure maintains the minimum 6 foot separation from the principal building; however, it encroaches into the side yard setback where 5 feet is required.

Elevations

The accessory structure is constructed of steel post with a metal roof and is 18 feet in height.

Floor Plans

The 2,080 square foot structure is open on all sides and is 80 feet long and 26 feet wide.

Applicant’s Justification

The applicant indicates that this is a zero lot line request. The structure is against the block wall to the west and will be used as a carport for an RV/trailer. The applicant further indicates this location is the only area that will accommodate the accessory structure.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & undeveloped

Clark County Public Response Office (CCPRO)

CE21-00586 is an active code enforcement case on this site for building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

This request does not comply with the Ranch Estate Neighborhood description outlined in the Master Plan, which encourages greater setbacks between neighboring dwellings than typically found in suburban/urbanized areas. The need to reduce the setback is a self-imposed hardship. Therefore, staff cannot support the 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:

Current Planning

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that this approval does not constitute approval of a building permit; the County is currently rewriting Title 30 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Moapa Valley - Denial

APPROVALS: 1 card

PROTESTS: 1 card

PLANNING COMMISSION ACTION: February 1, 2022 – HELD – To 05/03/22 – per the applicant.

APPLICANT: WENDY SKINNER

CONTACT: WENDY SKINNER, PO BOX 1594, LOGANDALE, NV 89021