

06/15/21 PC AGENDA SHEET

STORAGE CONTAINER  
(TITLE 30)

LINCOLN RD/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0182-GOMEZ KEVIN:**

**USE PERMITS** for the following: **1)** allow an accessory structure prior to a primary use; **2)** allow an accessory structure not architecturally compatible with a future principal building; and **3)** waive design standards for an accessory structure on 0.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Judson Avenue, 150 feet east of Lincoln Road within Sunrise Manor. WM/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

140-19-602-002

**USE PERMITS:**

1. Allow an accessory structure (storage container) prior to a primary use where not permitted per Table 30.44-1.
2. Allow an accessory structure (storage container) not architecturally compatible with a future principal building where required per Table 30.44-1.
3. Allow non-decorative vertical metal siding for an accessory structure (storage container) where not permitted per Table 30.56-2A.

**LAND USE PLAN:**

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Accessory structure (storage container)
- Number of Stories: 1
- Building Height (feet): 8
- Square Feet: 640 (320 each)

Site Plans

The plans depict 2 storage containers located on the southern portion of the 0.9 acre parcel. The storage containers are the only structures on the site, there is no principal structure. The storage containers are 48 feet from the west property line and 60 feet from the south property line.

Elevations

The containers are 8 feet in height with a flat roof and consist of non-decorative metal vertical lap sides.

Floor Plans

The containers are 8 feet wide by 40 feet long and are 320 square feet each.

Applicant’s Justification

The applicant indicates that this request is being filed due to an active code enforcement violation for a non-permitted accessory structure. The applicant indicates that there will be plans in the future to build a home on the property and the containers are needed to store materials and other personal items.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Rural Neighborhood Preservation (up 2 du/ac)	R-E	Single family residential

**Clark County Public Response Office (CCPRO)**

CE21-05622 is an active case on the subject property for non-permitted accessory structure.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The shipping containers are not architecturally compatible to what is already existing in the area. In addition to that, the storage containers will be visible from Judson Avenue and visible from the developed property directly to the south; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 6 months to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that 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.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Sunrise Manor - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUNRISE BUILDERS, LLC.

**CONTACT:** SUNRISE BUILDERS, LLC., 6012 GOLDEN SUN CT, NORTH LAS VEGAS, NV 89081