

ACCESSORY STRUCTURES  
(TITLE 30)

RAVEN AVE/ULLOM DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0496-NANSEN FAMILY TRUST & NANSEN ERIC N & DIANA M CO-TRS:**

**USE PERMITS** for the following: **1)** allow an accessory building to exceed one half the footprint of the principal dwelling; **2)** allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and **3)** allow 2 antenna (amateur radio) towers.

**DESIGN REVIEW** for antenna (amateur radio) towers in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Raven Avenue, 330 east of Ullom Drive within Enterprise. JJ/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-102-007

**USE PERMITS:**

1. Increase the area of a proposed accessory building (detached garage) to 5,000 square feet where an accessory building with a maximum area of 1,899 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 163% increase).
2. Increase the cumulative area of all accessory structures to 5,250 square feet where a maximum area of 3,798 square feet (100% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 38% increase).
3. Allow 2 antenna (amateur radio) towers in the rear yard of a single family residence where 1 is permitted per Table 30.44-1 (a 100% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4730 Raven Avenue
- Site Acreage: 1.1
- Project Type: Accessory structure (garage/workshop) & radio antenna towers
- Number of Stories: 1
- Building Height (feet): 28 (garage/workshop)/50 communication towers

- Square Feet: 5,000

Site Plan

The proposed detached garage/workshop is located near the northwest portion of the subject property. The accessory structure will be set back 50 feet from the north property line (adjacent single family residence), 6 feet from the west property line (undeveloped property), and approximately 102 feet from the south property line (Raven Avenue). The existing single family residence is located near the south portion of the property. In addition, the applicant is requesting approval of two, 50 foot high radio antenna towers in the rear yard of the property. The radio antenna towers will be ground mounted and located near the east and west property lines of the parcel, behind the existing shed and proposed garage. They will be set back approximately 45 feet from the north property line which is adjacent to an R-2 zoned single family residential development. The property is enclosed by an existing 6 foot high block wall. Access to the garage will be from Raven Avenue to the south. Also shown on plans are 5 ground level solar panels in the rear yard near the back wall and set back 5 feet from the property line.

Landscaping

No changes are proposed or required for the existing landscape areas as part of this request.

Elevations

The plans depict a 1 story, 28 foot high detached garage constructed of stucco siding and an asphalt shingle roof. The siding and colors will match the existing residence. The garage doors on the accessory structure will face the east, toward the interior property line. The towers will be bolted into the ground and will be 50 feet in height consisting of a metal lattice composition. The foundation is 5 feet by 5 feet.

Floor Plans

The plans show a 5,000 square foot proposed accessory structure which will be used for vehicle and radio equipment storage, workshop, and bathroom. There is also an approximate 250 square foot shed in the rear yard.

Applicant's Justification

The applicant indicates the property is fairly large at 1.1 acres and if the garage was attached to the house, it would make the bulk of the rear property unused and much less accessible. The use permit sought for the 2 radio antenna towers are intended for the private use only. The owner holds a valid FCC amateur station and operator license. The radio antenna tower height will provide line-of-sight for operating amateur radio equipment in the UHF band and higher frequencies. Furthermore, the towers will be 15 feet from the side property lines which are currently vacant.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

### Related Applications

Application Number	Request
VS-23-0497	A request to vacate patent easements on the property is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Use Permits

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 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.

##### Use Permits #1 & #2

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The accessory structure is proposed to be placed on a 1.1 acre parcel and the design of the accessory structure incorporates proper building placement on the site with all required setbacks being met. The request complies with Urban Specific Policy 10 of the Master Plan which encourages site designs to be compatible with adjacent land uses. This property is located in a large lot RNP area in Enterprise where large accessory buildings have previously been approved; therefore, staff can support these requests.

##### Use Permit #3 and Design Review

While Code allows 1 amateur radio transmission tower as an accessory use to a single family residence, the location and number of towers make this request difficult to support. Staff finds there are other factors that need to be considered in determining the compatibility of having 2, 50 foot high mast towers in the rear yard of a single family residence. In particular, the existing R-2 zoned residential subdivision to the north. The rear property line wall of these residential properties will only be separated by 45 feet from the radio transmission towers. This means if the tower weakens with the prevalent high winds associated with the Las Vegas Valley and falls towards the residential properties, their wall could be damaged. Additionally, co-locating antennas on 1 tower would have less of an impact on the residential area than having 2, 50 foot high structures. Given the concerns that staff has regarding the proposed use, staff cannot support this portion of the request.

**Staff Recommendation**

Approval of use permits #1 and #2; denial of use permit #3 and the design review.

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:

- 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; 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 that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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)**

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

**TAB/CAC:** Enterprise - approval of use permits #1 and #2; denial of use permit #3 and design review.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ERIC NICHOLAS NANSEN

**CONTACT:** ERIC NANSEN, 1619 CLARKSVILLE CT, HENDERSON, NV 89052