

ACCESSORY STRUCTURE
(TITLE 30)

BEESLEY DR/STEWART AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0627-JUAREZ ERIK SALGADO:

USE PERMITS for the following: **1)** allow an accessory structure (shade structure with restrooms) larger than one half the footprint of the existing principal dwelling; and **2)** allow a detached accessory structure not architecturally compatible with the principal structure on 0.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Beesley Drive and the south side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-34-311-027

USE PERMITS:

1. Allow the area of an existing accessory structure (shade structure with restrooms) to be 1,387 square feet where 1,309 square feet (50% of the footprint of the principal dwelling) is the maximum per Table 30.44-1 (a 6% increase).
2. Allow a detached accessory structure not architecturally compatible with the principal building (residence) where required per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 387 Beesley Drive
- Site Acreage: 0.7
- Project Type: Detached accessory structure
- Number of Stories: 1
- Building Height (feet): 12.5
- Square Feet: 2,618 (residence)/1,387 (shade structure with restrooms)

Site Plans

The plans depict an existing single family residence with an existing detached shade structure with restrooms constructed on the western portion of the lot. Access to the site is from Beesley Drive. The shade structure building is set back 17 feet from the south property line, over 90 feet from the west property line, over 30 feet from the north property line, and separated by 61 feet from the residence.

Landscaping

The site includes existing trees along the north property line, and landscaping along the front and rear of the residence. The rear yard between the residence and the shade structure includes seating areas and raised planters. There are 3 planters along the south property line in the rear yard with 1 tree in each planter with shrubbery. The western portion of the site does not include landscaping.

Elevations

The plan depicts an existing shade structure which consists of metal roofing and 3 sides enclosed with metal exterior walls. The structure has an overall height of 12.5 feet. Exterior materials include metal siding. The existing single story residence includes painted stucco exterior with barrel tile roofing.

Floor Plans

The plan depicts an open metal shade structure that includes restrooms on the north side of the building which includes a countertop and sink area. The west side of the building is enclosed and most of the north and south sides are partially enclosed. The east side of the building is open.

Applicant's Justification

The applicant indicates that they request to have the structure approved as constructed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0557-13 (ET-15-400157)	First extension of time for a place of worship	Withdrawn	
UC-0557-13	Place of worship - expired	Approved by PC	November 2013

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE-22-06007 is an active public response case for construction without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 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.

The property is 0.7 acres in size, and the detached accessory structure meets all setback and separation requirements. As a result, the site includes adequate area to accommodate the increased size of the proposed structure. The residence to the west is constructed to face Stewart Avenue and consists of painted stucco exterior and hip roof with barrel tile. Additionally, that site has a detached garage located to the west of the residence constructed of CMU block and flat parapet roof. The property to the south of the subject parcel is undeveloped. Staff does not anticipate any undue adverse effects on adjacent properties from increasing the size of the accessory shade structure that exceeds one half the footprint of the principal single family residence. The existing trees along the south property line help soften the look and potential visual impact of the structure to any future residence.

Staff Recommendation

Approval.

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

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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; 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.

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: ADRIAN PLATA

CONTACT: ADRIAN PLATA, 4950 S. RAINBOW BLVD, SUITE 150-613, LAS VEGAS, NV 89118