

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400041 (UC-21-0316)-AK87 LEGACY TRUST:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** allow an accessory building to exceed one-half the footprint of the principal dwelling; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards for an accessory structure on 1.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jm/ng (For possible action)

RELATED INFORMATION:

APN:

138-05-302-023

USE PERMITS:

1. Increase the area of a proposed accessory building (detached garage) to 4,000 square feet where an accessory building with a maximum area of 2,400 square feet (one-half the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 67% increase).
2. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4280 Kevin Way
- Site Acreage: 1.1
- Project Type: Accessory structure (detached garage)
- Number of Stories: 1
- Building Height (feet): Up to 18
- Square Feet: 4,000

History & Site Plan

UC-21-0316 was approved in September 2021 for the site with a condition requiring a drainage study to be performed. In April 2022, this condition was waived by the approved waiver of conditions, WC-22-400019.

The previously approved plans depict a proposed 4,800 square foot single family residence located on the southeast corner of Kevin Way and Helena Avenue. Access to the property is proposed from 2 gated entries off of Helena Avenue. The proposed principal residence is shown facing Kevin Way and located on the western half of the property. The applicant is proposing to install a metal accessory structure (detached garage) in the eastern portion of the site, 5 feet from the east property line.

Landscaping

Landscaping is not required or part of this application.

Elevations

The previously approved plans depict a single story accessory structure (detached garage) that is 18 feet in height, 80 feet in length, and 50 feet in width. The total square footage is 4,000 square feet. The proposed accessory structure (detached garage) will be constructed of metal siding. Three roll-up garage doors are located on the north face of the building with 2 pedestrian doors located on the west face of the building.

Floor Plan

According to the applicant, the accessory structure (detached garage) will have an open floor plan, with 1 interior wall dividing the space into 2 sections, the larger side will be used for storage of vehicles, motor home, and a boat.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0316:

Current Planning

- 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; 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

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of

Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant’s Justification

The applicant states they are in the process of building a new 4,800 square foot home and have proposed a 4,000 square foot metal building, in the rear yard, which will be painted to match the home and will maintain the general look of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-22-400019 (UC-21-0316)	Waiver of conditions for a use permit requiring a drainage study	Approved by PC	April 2022
UC-21-0316	Accessory building larger than half the footprint of the principal dwelling, architectural compatibility, and design standards for accessory building	Approved by PC	September 2021
VS-20-0391	Vacated and abandoned patent easements	Approved by PC	November 2020
ZC-0296-01	Reclassified to create the RNP-I designation	Approved by BCC	September 2001

Surrounding Land Use

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

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that building permits BD23-05109 (detached garage) and BD23-52343 (grading) are being diligently pursued. Therefore, staff can support this extension of time request.

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

- Until September 21, 2025 to commence 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTEST:

APPLICANT: KENNETH KYLE COMSTOCK

CONTACT: KENNETH COMSTOCK, 4280 KEVIN WAY, LAS VEGAS, NV 89129