

UPDATE

ACCESSORY STRUCTURES
(TITLE 30)

ANCESTRAL HILLS LN/HIDDEN HIGHLANDS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0060-QUINONES, GERARDO L.:

HOLDOVER USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible with the principal structure.

WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation on 0.4 acres in an R-E (Rural Estate Residential) Zone.

Generally located on the south side of Ancestral Hills Lane and the east side of Hidden Highlands Drive within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-35-312-013

USE PERMIT:

Allow an existing detached metal carport not architecturally compatible with the existing principal structure where architectural compatibility is required per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the building separation between the existing detached metal carport and the principal structure to 4 feet where 6 feet is required per Table 30.40-1 (a 33% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6845 Ancestral Hills Lane
- Site Acreage: 0.4
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 420

Site Plan

The plan shows an existing 2 story single family home, a 336 square foot storage building in the southeast corner of the lot, and the existing metal carport on the northeast corner of the home at the end of the driveway, set back more than 30 feet from the street. Driveway access is from Ancestral Hills Lane at the northeast corner of the property. The carport is 4 feet from the existing home and 10 feet from the east property line. The carport is located behind a gate which is setback 27 feet from the front of the home and adjacent to an existing 3 foot decorative/planter wall along the side property line. The 10 foot space between the 3 foot wall and the property line wall is retained earth dropping from east to west.

Landscaping

No changes to existing landscaping are proposed with this application. If approved, staff is recommending 3 trees be planted in the 10 foot space between the carport and property line.

Elevations

The plan shows a carport structure at the end of the existing driveway. The 13 foot high carport has a peak roof and extends several feet above the fence and gate on the east side of the home, making it visible from the street and neighboring properties. The north and south sides of the carport are open with the east side roof overhang extending halfway down from the top. The west side is mostly open. The north side of the carport is open for vehicle entry and the south side roof overhang extends halfway down the carport.

Floor Plans

The plans depict an open carport structure located on the existing concrete driveway with open access on the north and south sides of the carport. The plan shows a 28 foot by 14 foot carport.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is proposing to keep an existing 28 foot by 14 foot, 13 foot high carport with a building separation of 4 feet where 6 feet is required by Code. A 3 foot decorative wall is located 10 feet from the existing 6 foot east property line wall. The 10 foot setback area is raised above the driveway elevation and limits the location of a carport to its current location. Moving the carport 2 extra feet will conflict with the gate and decorative wall and require demolition of the 3 foot wall. The applicant has obtained written approval from several adjacent or abutting neighbors to the east, north, and west.

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

Clark County Public Response Office (CCPRO)

This property is the subject of an open and active violation CE20-03852, 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

Comprehensive Planning

Use Permit

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 applicant has not demonstrated that any proposed modification to required design and development standards, including not matching surrounding architecture and materials, will not adversely impact neighboring properties. Master Plan Policy 1.4.4, In-fill and Redevelopment encourages compatibility with the surrounding area. The carport is not compatible with the surrounding architecture or materials used for construction. Staff cannot support this request.

Waiver of Development Standards

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.

The proposed setback is the result of a self-imposed hardship when considering a detached structure could be built to accommodate a vehicle on the existing driveway. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Plant 3 medium size trees (as recommended by the Southern Nevada Water Authority Regional Plant List) on the east side of the carport;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that approval of this application does not guarantee issuance of any other 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:

APPROVALS:

PROTESTS: 1 card, 1 letter

PLANNING COMMISSION ACTION: April 18, 2023 – HELD – To 05/16/23 – per the Planning Commission for the applicant to return to the Sunrise Manor Town Board.

APPLICANT: GERARDO QUINONES

CONTACT: GERARDO QUINONES, 6845 ANCESTRAL HILLS, LAS VEGAS, NV 89110