

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0181-PLEHN FAMILY TRUST & PLEHN JOHN & CYNTHIA TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with an existing single-family residence on 0.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Miami Street and the north side of Eagle Avenue within Sandy Valley. JJ/nai/ng (For possible action)

RELATED INFORMATION:

APN:

219-06-810-039

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of an accessory structure (storage building) to 18 feet where 14 feet is the maximum permitted per Section 30.02.06 (a 29% increase).

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 920 Eagle Avenue
- Site Acreage: 0.84
- Project Type: Accessory structure (storage building)
- Building Height (feet): 20 (aircraft hangar) /18 (storage building)
- Square Feet: 2,176 (house) /3,600 (aircraft hangar) /2,400 (storage building)

Site Plans

The plans depict an existing single-family residence on a 0.84 acre corner lot. The front of the house is facing south towards Eagle Avenue. The house is located on the eastern side of the property and is 1,920 square feet. In the middle of the lot there is an existing accessory building approximately 3,600 square feet, which is used as an aircraft hangar.

The applicant is proposing to build a detached accessory building for storing personal items. The storage building will be placed 22 feet from the west property line and 25 feet from the front property line.

Elevations

The storage building is 1 story and has a total height of 18 feet. It will be made from steel frames with a steel pitched roof. There will also be a framed opening with a steel rollup door which will be facing south, towards Eagle Avenue.

The house is made from plywood and is painted in white color. The aircraft hangar is made from steel that is painted in off-white color. The framing of the roof, windows, and door frames for both structures have been painted a brown color.

Floor Plans

The plans show the storage building is 40 feet in width (per justification letter) and 60 feet in length, for a total of 2,400 square feet.

Applicant's Justification

The applicant states they are proposing a 2,400 square foot accessory structure for personal use. The applicant is applying for a waiver of development standards to increase the height to 18 feet where a maximum 14 feet is permitted in an RS5.2 zoning.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0303-99	Street name changes to 37 existing street alignments in Sandy Valley	Approved by BCC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped

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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that the new storage building meets all the setbacks for an RS5.2 zoning. However, the applicant has not provided any mitigating measures to limit the potential negative impacts on the neighborhood and has not demonstrated that exceeding the maximum height will not adversely affect the neighboring properties. For these reasons, staff cannot support the 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:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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 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: SHELDON PLEHN

CONTACT: SHELDON PLEHN, 920 EAGLE AVENUE, SANDY VALLEY, NV 89019