

06/21/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

REVERE ST/EXCHANGE AVE
(GOODSPRINGS)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400066 (UC-18-0124)-BILINSKI THOMAS:

USE PERMIT SECOND EXTENSION OF TIME to allow a proposed accessory structure (garage) prior to the principal use (residence).

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure (garage) on 0.8 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the east side of Revere Street and the north side of Exchange Avenue within Goodsprings. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

202-26-610-023

USE PERMIT:

An accessory structure (garage) prior to a principal use (residence).

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a proposed accessory structure (garage) to 22 feet where a maximum of 14 feet is allowed (a 57.1% increase).

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Accessory structure (garage)
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 2,688

Site Plans

The approved plans depict an accessory structure (garage) being constructed prior to the principal use (residence). The garage is centrally located on the site surrounded by a chain-link fence. The site has access to Revere Street to the east.

Elevations

The approved plans show a 22 foot high metal building with a pitched roof. A 12 foot high door is located on the south side of the building.

Floor Plans

The approved plans depict a 2,688 square foot building consisting of three, 8 foot by 40 foot, storage containers connected in a “U” shape pattern and covered by a common roof.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400050 (UC-18-0124):

Current Planning

- Until April 3, 2022 to complete and obtain a permit to build the house.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-18-0124:

Current Planning

- 2 year review to obtain permit for the house.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Right-of-way dedication to include corner spandrels.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next five years.

Applicant's Justification

The applicant indicates that he has been making progress towards the construction of the garage with the approval of a building permit (BD20-48491) on December 1, 2021 and the placing of footings for the garage, and that progress toward the construction of a house is evidenced by the digging of a well on the property. The applicant also states that permits have not yet been pulled

on the house, as he has been unable to find an affordable housing solution due to the recent rise in construction costs and will submit plans once a cost-effective option becomes available.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400050 (UC-18-0124)	First extension of time for a use permit for an accessory structure prior to the principal use	Approved by PC	July 2020
UC-18-0124	Accessory structure (garage) prior to the principal use (residence) with a waiver to increase height	Approved by PC	April 2018

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-T	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Given that the applicant has obtained a permit for the garage (BD20-48491) and made progress on completing the structure and has begun making improvements to the property for a principal dwelling, although no building permits for the principal dwelling have been submitted to the County for review, staff can support this extension of time if the applicant continues to make a good faith effort to meet the previous conditions of approval. Furthermore, given the prolonged nature of this application and the stage at which both structures are at in the building process, staff believes that a 1 year extension should be sufficient to complete the conditions for approval and will not support any further extensions of time.

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:

Current Planning

- Until April 3, 2023 to obtain a permit to build the house.
- 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; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: THOMAS BILINSKI

CONTACT: THOMAS BILINSKI, 9567 WHIPTAIL ST, LAS VEGAS, NV 89178