

ACCESSORY STRUCTURE
(TITLE 30)

UPDATE
LAKE MEAD BLVD/PASADENA BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0024-DEPAUL HOLDINGS:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase height for a detached accessory structure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Pasadena Boulevard, 490 feet south of Lake Mead Boulevard within Sunrise Manor. MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:

140-22-310-028

WAIVER OF DEVELOPMENT STANDARDS:

Increase height for a detached accessory structure to 24 feet where 14 feet is allowed per Table 30.40-2 (a 71% increase).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1942 Pasadena Boulevard
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Accessory structure
- Building Height (feet): 24
- Square Feet: 437

Site Plans

The plans depict a single family residence centrally located on the site with an existing detached accessory structure (casita) located in the rear yard, in the northeast corner of the lot. The accessory structure is 5 feet from both the rear and side property lines and over 6 feet from the residence.

Landscaping

There are no proposed or required changes to on-site landscaping.

Elevations

The detached accessory structure is 24 feet tall and constructed with stucco siding and painted exterior to match the residence in both colors and architecture. The south elevation shows a door and windows and the other side exteriors with windows. The plans also depict windows on the second floor and must be opaque per Code.

Floor Plans

The plans depict a detached accessory structure at 437 square feet. The first floor plans depict an open floor area like a garage with a closet or storage room with stairs leading up to the second floor. The plans depict the second floor plan with a closet, bathroom and shower, and storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states in June 2022, they purchased their property and acquired the property in its current state with the detached accessory structures in place. The height of the detached accessory structure is the subject of the waiver and states the adjacent property has an RV detached parking structure. The applicants also state that they are removing another detached structure in the backyard that will be used for gardening.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE22-22492 is an active zoning violation 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

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.

Although the detached accessory structure is architecturally compatible with the residence, staff typically does not support accessory structures that exceed the maximum height. The maximum height for accessory structures is 14 feet in the R-1 zoning district and is intended to maintain an orderly and uniform streetscape and to ensure compatibility with existing and planned surrounding uses. Staff finds that the increase in height of the accessory structure to 24 feet, where 14 feet is the maximum will have the potential to be a negative impact on the surrounding properties; therefore, staff recommends denial.

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 that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the shade structures are not part of this application, as the applicant will remove the structures; 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS: 1 card

PLANNING COMMISSION ACTION: March 21, 2023 – HELD – To 04/04/23 – per the applicant.

APPLICANT: MICKEY GRIFFIN

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