

ACCESSORY STRUCTURE  
(TITLE 30)

RACEL ST/MAVERICK ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0251-SALCIDO MARICELA:**

**USE PERMITS** for the following: **1)** allow an accessory structure (detached workshop/game room) larger than one half the footprint of the existing principal dwelling; and **2)** increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an accessory structure balcony (to a detached garage) in conjunction with an existing single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Racel Street and the west side of Maverick Street within Lone Mountain. MK/lm/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

125-11-802-003

**USE PERMITS:**

1. Increase the area of a proposed accessory structure (detached game room) to 2,200 square feet where an accessory building with a maximum area of 934.5 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 136% increase).
2. Increase the area of all accessory structures to 2,910 square feet where 1,869 square feet (footprint of principal dwelling) is allowed per Table 30.44-1 (a 211% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback for an accessory balcony over 6 feet above grade to 5 feet where 27 feet is required per Table 30.40-1 (an 81% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6225 Racel Street
- Site Acreage: 1.2
- Project Type: Accessory structure (detached workshop/game room) in conjunction with a single family residence

- Number of Stories: 2 (single family residence)/2 (detached workshop/game room)
- Building Height (feet): 35 feet (principal dwelling)/22 feet (detached workshop/game room)/20.5(casita)
- Square Feet: 2,579 (principal dwelling)/2,200 (workshop/game room)/1,167 (casita)/84 (shed)/626 (aluminum patio cover)

### Site Plans & Request

The plans show a proposed 2,200 square foot accessory structure (previously approved workshop/hobby to be converted to workshop/game room) in conjunction with a 2,579 square foot existing single family residence, which has an 1,869 square foot footprint. This request is to allow the previously approved 22 foot high 2,000 square foot accessory building (workshop/hobby) to further exceed one half the footprint of the principal dwelling and the structure. The redesigned accessory structure is located on the southeast corner of the subject site. The accessory structure is set back 5 feet from the rear (south) property line and 31.5 feet from the street side (east) property line. A balcony is located along the west side of the building and is set back 5 feet from the rear property line. The accessory structure is approximately 180 feet south of the existing residence. Access to the property is from Racel Street. There are 2 existing structures that will be removed from the site; one is located to the east of the subject structure and the other is located to the southeast of the residence. A casita (BD22-33748) is in the process of being constructed on the southeastern portion of the site.

### Landscaping

The plans show existing mature trees on the front (north), sides (east and west), and south of the principal dwelling. There are no proposed changes or new landscaping required with this application.

### Elevations

The plans show a 22 foot high accessory building (detached workshop/game room). The reconstructed detached garage will be refinished to modify the existing barn style building to match the exterior of the residence. Exterior materials include painted stucco, window and door trim, parapet roof with barrel tile entry patio. The patio covered entry is located on the north elevation with a balcony located on the west elevation. A secondary entrance is located on the east elevation, and the south elevation includes opaque windows on the second level.

### Floor Plan

The plan depicts a 2 story, 2,200 square foot detached workshop/game room with 1,107 square feet of workshop space on the first level, and a 1,001 square foot game room area on the second level with 199 square foot balcony on the west elevation. The balcony is 8.3 feet wide, parallel to the southern property line.

### Applicant's Justification

The applicant indicates that the proposed structure is being redesigned to match to the residence and recently permitted casita. The redesign will modernize the structure and tie into the rest of the property.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0182	Workshop (2,000 square feet) exceeding one half footprint of residence in conjunction with a single family residence	Approved by PC	April 2018
ZC-0296-01	Reclassified to RNP-I zoning on the subject site and adjacent properties	Approved by BCC	September of 2001

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	City of Las Vegas	R-E	Single family residential & undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Use Permits

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 property is 1 acre in size. As a result, the site includes adequate space to accommodate the increased size of the proposed structure. The exterior of the redesigned structure includes updating the structure to match the exterior of the residence and permitted casita. The scale, architecture, and design of the accessory structure are compatible with the single family residence. The property to the south has a smaller detached accessory structure which is set near the shared property line. The property to the west has mature landscaping along the shared property line. Staff does not anticipate any undue adverse effects on adjacent properties from increasing the size of the accessory structures that exceed one half the footprint of the principal single family home. Additionally, the applicant will remove 2 existing storage sheds from the east side of the property. Therefore, staff can support the 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.

Typically, staff does not support the reduction in setbacks. This site and the surrounding properties are over an acre in size, with adjacent residences located over 175 feet away from the proposed balcony. The rear yard outdoor living space for the adjacent residence to the south is enclosed by existing mature trees and landscaping. Title 30 allows for the balcony setback to be reduced to 5 feet with approval of a minor deviation. Staff can support this request unless information is presented during the public hearing which may identify a potential impact to the surrounding area.

### **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**

- Applicant is advised that no portion of the accessory structure (detached workshop/game room) may be converted to an accessory apartment, casita, or temporary living quarters as there is an existing casita (BD22-33748) on the property; 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**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COLTYN SIMMONS

**CONTACT:** MELISSA DANA, 4775 W. TECO AVE, UNIT 105, LAS VEGAS, NV 89118