

ACCESSORY STRUCTURE  
(TITLE 30)

NELLIS BLVD/CAREY AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0055-DELACRUZ, JORGE L. & MARIA J.:**

**USE PERMITS** for the following: **1)** increase the area of a proposed accessory structure; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive applicable design standards in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone.

Generally located on the south side of Carey Avenue, 500 feet east of Nellis Boulevard within Sunrise Manor. MK/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-21-101-003

**USE PERMITS:**

1. Increase the area of a proposed accessory structure to 1,548 square feet where an accessory structure with a maximum area of 669 square feet (50% of the footprint of the principal building) is permitted per Table 30.44-1 (a 131.4% increase).
2. Allow metal accessory structures where required to be architecturally compatible with the principal building per Table 30.44-1.
3. Waive all applicable design standards including non-decorative metal siding and non-decorative metal roof for accessory structures where required per Table 30.56-2A.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5189 Carey Avenue
- Site Acreage: 0.4
- Project Type: Accessory structure (recreational vehicle garage)
- Number of Stories: 1
- Building Height (feet): 16.5
- Square Feet: 1,548

### Site Plans

The plans depict a proposed 1 story accessory structure, recreational vehicle garage, in conjunction with an existing 1 story single family residence located on a lot consisting of 0.4 acres. The existing single family residence has the following setbacks: 1) 38 feet from the north property line adjacent to Carey Avenue; 2) 14 feet from the west property line; 3) 46 feet from the east property line; and 4) 72 feet from the south property line. The proposed accessory structure is set back as follows: 1) 110 feet from the north property line; 2) 5 feet from the east and south property lines; and 3) 58 feet from the west property line. The proposed accessory structure is located at the southeast corner of the parcel. An existing shade structure, located 15 feet to the west of the proposed garage, will be demolished and removed from the subject property. Access to the site is granted via a proposed circular driveway along Carey Avenue.

### Landscaping

Landscaping is not proposed or required with this request.

### Elevations

The elevations depict a 1 story, 16.5 foot high, metal structure with a pitched metal roof. Three overhead roll-up doors are located on the south side of the garage, oriented towards Carey Avenue. The existing 1 story single family residence consists of asphalt shingles with exterior wood siding.

### Floor Plans

The plans depict an accessory structure with an open floor plan measuring 1,548 square feet in area.

### Applicant's Justification

The applicant states the proposed accessory structure, recreational vehicle garage, will be utilized to store personal belongings including a recreational vehicle, trailer, and boat. The existing shade structure to the west of the recreational vehicle garage will be demolished and removed from the property.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-1	Undeveloped
South	Business Employment	R-E	Undeveloped
East	Business Employment	R-E	Single family residential
West	Business Employment	M-1	Warehouse buildings with outside storage

### **STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

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 accessory structure should not have an adverse impact on the metal warehouse buildings and the existing single family residence to the west and east, respectively, as it meets the minimum setback requirements. The height of the proposed accessory structure is compatible with the surrounding industrial and residential buildings. Therefore, staff recommends approval of these requests with a condition to paint the accessory structure to match the single family residence.

### **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**

- Paint the accessory structure to match the existing single family residence;
- A demolition permit, if necessary, for the existing shade structure to be issued prior to or concurrently with the building permit for the recreational vehicle garage.
- 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; 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**

- 30 days to coordinate with Public Works - Design Division and Construction Management and to dedicate any necessary right-of-way and easements for the Carey Avenue improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for Carey Avenue project;
- 90 days to record required right-of-way dedications and any corresponding easements for Carey Avenue project.

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

- No comment.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JORGE DE LA CRUZ

**CONTACT:** JORGE DE LA CRUZ, J & J MACHINE SHOP, 3535 N. NELLIS BLVD., UNIT #5, LAS VEGAS, NV 89115