

ACCESSORY STRUCTURE
(TITLE 30)

RANCHO DESTINO RD/MESA VERDE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400101 (UC-21-0329)-MARUNDE BRISTOL:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** allow an accessory building (garage) to exceed one half the footprint of the principal dwelling; **2)** allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and **3)** alternative design standards.

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping, driveway, and fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Rancho Destino Road and the north side of Mesa Verde Lane within Enterprise. MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-303-031

USE PERMITS:

1. Allow the area of a proposed accessory building (garage) to be 5,000 square feet where an accessory building with a maximum area of 963 square feet (one half the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 419% increase).
2. Allow the cumulative area of all accessory structures to be 5,400 square feet where a maximum area of 1,926 square feet (100% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 180% increase).
3. Allow a metal roof where not permitted per Table 30.56-2A.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 156 Mesa Verde Lane
- Site Acreage: 0.9
- Project Type: Accessory structure
- Number of Stories: 2
- Building Height (feet): 22
- Square Feet: 1,926 (home)/922 (casita)/5,000 (garage)

Site Plans

The approved plans depict an existing 1,926 square foot home on 0.9 acres with a 922 square foot casita and a proposed 2 story 5,000 square foot garage/barn. Two additional 200 square foot sheds are located in the middle of the lot and 20 feet from the south property line. The lot is accessed from a driveway connecting Mesa Verde Lane and Rancho Destino Road at the southwest corner of the property. The casita is located north of the existing home on the west side of the lot. The proposed garage/barn structure will be located on the east side of the lot and will be set back 36 feet from the east property line, 20 feet from the south property line, and 10 feet from the north property line.

Landscaping

The owner has planted several trees and shrubs in the right-of-way, along with a 3 foot open fence and portions of 2 paved driveways. These are considered non-standard improvements within County right-of-way that require a waiver of development standards and maintenance agreement.

Elevations

The existing home is a single story ranch style structure with stucco siding and asphalt shingle roofing. The casita has similar architecture and is constructed with similar siding and roof materials. The approved plans show the proposed accessory structure (garage/barn) having stucco siding to match the materials of the house and casita, but with a metal roof. The approved garage will be constructed to have a barn like appearance that matches the colors of the principal home. Eight large windows and 8 smaller windows are shown on the west facing side of the garage. A second floor covered balcony extends the full length of the garage from north to south on the west side of the building. Transparent windows face north and south on the second level of the garage. There is no floor between the windows on the second level. The only second story floor will be a 13.5 foot walkway connecting two staircases immediately adjacent to the balcony on the west side of the garage.

Floor Plans

The approved plans depict a garage footprint of 5,000 square feet (50 feet by 100 feet). A second floor covered balcony extends the full length of the garage from north to south on the west side of the building. A covered walkway is located below the balcony on the first level. The balcony is 17 feet wide and is accessed from a 13.5 foot wide interior second floor space that runs from north to south.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0329:

Current Planning

- Applicant to install an approved hard surface driveway to access the garage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- 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

- Building permits shall not be issued until an application for a vacation of patent easements is accepted;
- No final building permit inspections until the vacation of patent easements is approved;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Southern Nevada Health District (SNHD) – Septic

- 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)

- Applicant is advised that the property appears to have an existing septic system; to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; that location of existing public sanitary sewer is greater than 400 feet from the parcel; and that upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant’s Justification

The applicant indicates that there was a miscommunication regarding required setbacks from an easement, which forced the proposed structure to be set back farther from the property line than would otherwise be required. The applicant is in the process of vacating this easement to allow the structure to be closer to the property line and is requesting an extension of time to allow for this vacation to be approved and recorded.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0329	Accessory structure exceeding one half of the principal dwelling footprint	Approved	August 2021

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive 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.

The applicant has made progress toward commencement and is in the application pre-review process for a vacation and abandonment (APR-23-100294) that will allow the project to move forward once the application is formally submitted. Therefore, staff can support this request for a 2 year extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension 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:**Comprehensive Planning**

- Until August 17, 2025 to commence.
- 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: BRISTOL MARUNDE

CONTACT: BRISTOL MARUNDE, 156 E. MESA VERDE LN, LAS VEGAS, NV 89123