

09/19/23 PC AGENDA SHEET

ACCESSORY STRUCTURE (CASITA)  
(TITLE 30)

DOOBIE AVE/LA CIENEGA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0483-REYES AMBER:**

**USE PERMIT** to increase the area of a proposed accessory structure (casita).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase accessory structure height; and **2)** reduce balcony setback in conjunction with a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone.

Generally located 235 feet south of Doobie Avenue, 340 feet east of La Cienega Street within Enterprise. MN/dd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

191-04-511-002

**USE PERMIT:**

Increase the area of a casita to 1,824 square feet where 1,500 square feet is the standard per Table 30.44-1 (a 22% increase).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a casita to 26 feet where 14 feet is the standard per Table 30.40-1 (an 86% increase).
2. Reduce the setback for a balcony to 8 feet where 22 feet is required per Table 30.40-1 (a 64% reduction).

**LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 11425 Klavans Court
- Site Acreage: 0.4
- Project Type: Accessory structure (casita)
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,824

### Site Plan

The site plan depicts a proposed casita located within the southeastern portion of the rear yard of an existing 4,067 square foot single family residence. The casita is depicted as being 1,824 square feet and will be set back 5 feet from the eastern (interior side) property line, 5 feet from the southern (rear) property line, 46 feet from the western (interior side) property line, and 126 feet from the north (front) property line. A balcony is shown on the west side of the casita, which is 8 feet from the south (rear) property line.

### Landscaping

No changes to the site landscaping are proposed with this application.

### Elevations

The elevations depict a 2 story casita as being 26 feet high at the tallest point of the structure, which is a metal trellis wall that extends 1 foot over the roofline. The remainder of the roofline is shown at 24 feet and 25 feet high in different sections. The casita is made up of painted concrete and metal guardrails along the balcony. A gym is located within the northern portion of the building and is open to the second story. Opaque windows are shown on the second story of the east elevation next to the gym area, which are designed to let in light. There are no windows on the south elevation. The existing residence is 3 stories high.

### Floor Plans

The first floor of the casita is shown to be comprised of a gym space, powder room, music production area, zen room, and living area. The second floor plans show a bedroom, full bathroom, and closet.

### Applicant's Justification

The applicant states that the casita is designed to be architecturally compatible with the existing single family residence and the surrounding neighborhood. Additionally, the applicant states that all of the surrounding neighbors have been shown the plans and approve of the proposed design of the structure.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WC-0222-05 (ZC-2196-04)	Waiver of conditions for streetlights along Doobie Avenue	Approved by BCC	November 2005
ZC-2196-04	Reclassified the original parcel from R-E to R-D zoning	Approved by BCC	February 2005
TM-0190-05	5 single family residential lots	Approved by PC	May 2005

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-2	Single family residential
West	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Use Permit

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.

##### Waivers 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.

##### Use Permit & Waivers of Development Standards

While the proposed casita is greater in square footage and taller than what Code currently allows, its size is compatible with the existing single family residence and the surrounding neighborhood. Based on assessor's information, each house within the development is at least 3,800 square feet and 2 stories tall, with at least 2 residences being 3 stories tall. Furthermore, each residence within the neighborhood appears to have the same architectural style, which the casita is proposed to match. Regarding the balcony setback, Title 30 allows the setback to be reduced to 5 feet with approval of an administrative minor deviation, with letters of consent from the neighbors. With these factors in mind, and if issues with negative impacts are not brought out during the public hearing, staff can support this request.

### **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 the County has adopted a rewrite to Title 30 effective January 1, 2024, 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:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MICHAEL PANCIROV

**CONTACT:** MICHAEL PANCIROV, 1604 S. COMMERCE RD., UNIT B, LAS VEGAS, NV 89101