

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0002-MAXWELL TRAVIS DEAN:**

**DESIGN REVIEW** for a proposed accessory structure in conjunction with an existing single-family residence on 0.72 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the west side of Bruce Street, 323 feet south of Warm Springs Road within Paradise. MN/my/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-11-501-013

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7365 S Bruce Street
- Site Acreage: 0.72
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 19 feet, 2 inches (proposed detached metal garage)
- Square Feet: 4,800 (proposed detached metal garage)/ 1,770 (existing single-family residence)

**Site Plan**

The site plan shows an existing residence adjacent to the east property line. A proposed detached accessory structure (metal garage) will be constructed within the rear yard, on the west half of the site. The accessory structure (metal garage) will be 5 feet from the west property line, 5 feet from the north property line, and 8 feet from the south property line. An existing shed is also in the rear yard, east of the proposed accessory structure. The submitted plans show this shed to be removed.

**Elevations**

The elevations depict a detached metal garage that has an overall height of 19 feet, 2 inches. Which is not architecturally compatible with the primary buildings. The front (east) elevation has an entry door and 2 overhead roll-up doors. The exterior consists of vertical metal wall panels.

### Floor Plans

The floor plan depicts a proposed 4,800 square foot detached metal garage.

### Applicant's Justification

The applicant states that they would like to have a metal detached garage to be used for storage.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residences
East	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac)	RS3.3	Multi-family residential

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed structure is not in harmony with the surrounding neighborhood. Furthermore, there are no adjacent neighbors that have accessory structures similar to the proposed metal garage. Architectural compatibility helps preserve neighborhood characteristics and prevent undue burden on neighbors. For these reasons, staff cannot support this request.

### **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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**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 public sanitary sewer; to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD website.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TRAVIS MAXWELL

**CONTACT:** TRAVIS MAXWELL, 7365 S. BRUCE STREET, LAS VEGAS, NV 89123