

ACCESSORY STRUCTURE
(TITLE 30)

STEWART AVE/MOUNT GRAVATT CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0170-MEJIA, LANE MARIE & GUSTAVO JR.:

USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Stewart Avenue and the east side of Mount Gravatt Court within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

140-34-213-003

USE PERMIT:

Allow a proposed detached garage (2,040 square feet) to exceed one half the building footprint of the principal structure (2,048 square feet) where 1,024 square feet is the maximum allowed (a 99 % increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 434 Mount Gravatt Court
- Site Acreage: 0.5
- Project Type: Proposed detached garage
- Number of Stories: 2 (Existing principal residence)/1 (proposed detached garage)
- Building Height (feet): 22 feet, 10 inches (Proposed detached garage)
- Square Feet: 3,496 (Existing principal residence)/2,040 (Proposed detached garage)

Site Plan

The site plan depicts an existing single family residence on 0.5 acres. The residence is located on the northern half of the parcel with the driveways located along the west property line. The applicant is proposing to construct a detached garage set back 32 feet south from the principal residence, 5 feet, 6 inches from the east property line, 7 feet, 10 inches from the south property line, and 45 feet from the west property line.

The existing principal residence has an overall area of 3,496 square feet. The applicant is proposing a 2,040 square foot detached garage, which exceeds one half the building footprint of the principal residence. Per Title 30, a 1,024 square feet accessory structure is the maximum allowed per Title 30 (a 99 % increase).

Landscaping

There is existing landscaping along the west property line (front yard) and within the rear yard area. Additional landscaping is neither proposed nor required with this request.

Elevations

The elevation plans show a detached garage with an overall height of 22 feet, 10 inches. The north facing elevation will include a sliding glass door and a standard exterior door. The south facing elevation will include 1 roll-up door. The east facing elevation will include the exterior finish only and does not include any doors or windows. The west facing elevation will include 1 standard garage door. The elevation plan shows that all exterior finishes (stucco and roof tiles) will match the principal residence.

Floor Plans

The floor plan for the proposed detached garage includes 1 bathroom, and the remaining area of the floor plan is the proposed garage. The overall area of the proposed structure is 2,040 square feet.

Applicant's Justification

Per the applicant, the Use Permit is to allow a proposed detached garage to exceed one half the footprint of the existing main residence. The subject parcel is 0.5 acres and is large enough to accommodate a detached garage of 2,040 square feet. The idea of constructing an addition to the residence was entertained; however, this would require the applicant to relocate utility lines from the street and the proposed square footage goal of the garage would not be attained. The layout of the property lends itself well to the proposed size detached garage in the area shown on the proposed plans.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1677-02	Increased block wall height within an 18 lot single family residential subdivision	Approved by PC	February 2003
TM-0286-02	18 lot single family residential subdivision with 2 common elements	Approved by PC	August 2002
UC-0979-02	Allowed a gated Planned Unit Development (PUD) of 18 single family residential lots with 2 common elements	Approved by PC	August 2002

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current 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. Staff finds that the proposed detached garage will negatively impact the surrounding residences. The applicant has not proposed any mitigation for the relaxed standard of increasing the allowable accessory structure by almost double the allowable size, in addition, it does not appear that there are any other accessory structures of this size in the subdivision where this structure is being proposed.

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:

Current Planning

If approved:

- 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

- 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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: BYDESIGN GENERAL CONTRACTING, LLC

CONTACT: BYDESIGN GENERAL CONTRACTING, 6445 WEST SUNSET ROAD, #144, LAS VEGAS, NV, NV 89118