

06/21/22 PC AGENDA SHEET

ACCESSORY APARTMENT
(TITLE 30)

SILVERADO RANCH BLVD/SCHUSTER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0275-MALCOMB MATTHEW LIVING TRUST ET AL & MALCOMB
MATTHEW C TRS:**

USE PERMIT to increase the area of an accessory apartment in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard, 300 feet west of Schuster Street within Enterprise. JJ/jt/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-503-005

USE PERMIT:

Increase the area of an accessory apartment to 2,095 square feet where 1,500 square feet is the maximum per Table 30.44-1 (a 40% increase).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4099 W. Silverado Ranch Boulevard
- Site Acreage: 2.2
- Project Type: Accessory apartment
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,095

Site Plan

The site plan depicts an existing single family residence located in the southwest portion of the site and horse stables located in the southeast portion of the site. A new accessory structure is proposed on the southern portion of the site between the single family residence and the horse stables. Setbacks and separations for the accessory structure include 16 feet from a new pool that will be located to the west (between the single family residence and the accessory structure), 28 feet to the south property line, and 17 feet to the horse stables to the east. A new bathroom

building, which is not a part of this request, is also proposed on the north side of the pool. A horse riding arena is located on the north side of the site, and access to the site is provided by 2 driveways from Silverado Ranch Boulevard.

Landscaping

Existing mature trees are located on the north, west, and a portion of the south sides of the horse arena. Additional mature trees are located on the west side of the single family residence and near the center of the site. No changes are proposed for the existing trees.

Elevations

Exterior materials of the accessory apartment will include painted stucco and a pitched roof. Although portions of the single family residence include wood panels, the applicant indicates that the accessory apartment will match other portions of the single family residence that includes painted stucco and a pitched roof.

Floor Plans

The 2,095 square foot accessory structure will include a living room, bedroom, utility room, kitchen, storage room, and 2 restrooms.

Applicant’s Justification

According to the applicant, the accessory structure is intended to house the property owner’s parents. Increasing the size of the accessory structure will allow the property owner’s parents to live more comfortably on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1028-00	Variances to reduce setbacks, increase the number of animals, increase the heights of lights, and reduce parking - expired	Approved by PC	August 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-E	Single family residential
West	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential

The subject site and surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

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.

The property is over 2 acres in size, and the accessory apartment will meet all setback and separation requirements. As a result, the site includes adequate area to accommodate the increased size of the accessory apartment. Although the exterior of the accessory apartment will include painted stucco and the exterior of the single family residence includes wood paneling, the scale, architecture, and design of the accessory structure are compatible with the single family residence; therefore, staff does not anticipate any undue adverse effects on adjacent properties from increasing the size of the accessory apartment.

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:

Current Planning

- 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

- Applicant is advised that all driveways must be 6 feet from the property line.

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; and to connect to the public system, a Point of Connection request must be submitted to CCWRD as shown on the District's website.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MATTHEW MALCOMB

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