

09/20/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

UPDATE
SUNKISS DR/SUNVUE CIR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0386-OJEDA ALFONSO IBARRA:

HOLDOVER USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the northeast corner of Sunvue Circle and Sunkiss Drive within Sunrise Manor. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:
140-27-110-035

USE PERMIT:
Allow a proposed detached garage (1,200 square feet) to exceed one half the building footprint of the principal structure (1,586 square feet) where 793 square feet is the maximum allowed per Table 30.44-1 (a 51% increase).

LAND USE PLAN:
SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 1462 Sunvue Circle
- Site Acreage: 0.3
- Project Type: Detached garage
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 1,200 (detached garage)/1,586 (residence)

Site Plan

The site plan depicts an existing single family residence on 0.3 acres located on the center portion of the parcel with a primary driveway accessed from the west property line. The applicant is proposing to construct a new detached garage that will be located in the rear portion of the parcel. It is set back 5 feet from the rear (east) property line, 15 feet from the interior side

(north) property line, and 16 feet from the main residence. A second existing driveway with a rolling gate is accessed from the southern property line.

Landscaping

Landscaping is not required or part of this application.

Elevations

The plans depict a 1 story, 13 foot high detached garage with 2 roll-up doors, stucco finish, with a flat roofline. The applicant has stated that the detached garage will match the existing residence in color and exterior finishing. The roll-up doors are located on the southern elevation.

Floor Plans

The plans depict a 40 foot by 30 foot, 1,200 square foot open floor plan and a bathroom. The existing residence is 1,586 square feet.

Applicant's Justification

The applicant states the proposed detached garage will be used mainly for storage of vehicles and other items, and will keep them out of view.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-D	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

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 the detached garage meets all other Code requirements, including setbacks and architectural details. The maximum height is 13 feet, which is less than the maximum of 14 feet allowed per Code. The location of the detached garage as shown on the site plan is screened from the right-of-way of Sunvue Circle and is partially screened from Sunkiss Drive. The applicant provided letters from neighbors to the north, south, and east who support the proposal. Another neighbor is adjacent to the northeast corner of the site. The garage is set back 15 feet from the north property line, and only a portion of the garage is immediately west of the neighbor to the northeast. In addition, the roll-up doors are located on the southern elevation; therefore, any noise associated with the garage with open doors will be oriented away from the

neighbor. However, landscaping could prevent any negative impacts to the adjacent property. With support from the neighbors, and landscaping provided in the northeast corner of the site, the proposed detached garage will not result in a substantial or undue adverse effect on adjacent properties or negatively impact the character of the neighborhood. 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:

Current Planning

- Plant 1 large 15 gallon (minimum) tree in the northeast corner of the site.
- Applicant is advised that this approval is for storage of vehicles within the garage and not for Automobile Hobby Repair and Restoration per Table 30.44-1; 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 off-site improvement permits are required for the driveway on Sunkiss Drive; and that the gate shall not be in the right-of-way.

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 - denial.

APPROVALS:

PROTESTS: 1 card, 1 letter

PLANNING COMMISSION ACTION: September 6, 2022 – HELD – To 09/20/22 – per the Planning Commission.

APPLICANT: LARRY J SANCHEZ

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