

01/19/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

SAHARA AVE/PACIFIC SUMMIT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0509-HOLMES, EDWARD E. & JOANN S.:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing shed in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Pacific Summit Street, approximately 130 feet north of Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

161-03-417-027

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for a shed to zero feet where 5 feet is required per Table 30.40-2 (a 100% reduction).
- b. Reduce the side yard setback for a shed to zero feet where 5 feet is required per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2446 Pacific Summit Street
- Site Acreage: 0.1
- Project Type: Accessory structure (shed)
- Building Height (feet): 8
- Square Feet: 48

Site Plans

The plans depict an existing single family residence located north of Sahara Avenue along Pacific Summit Street. Access is from Pacific Summit Street with an existing single family residence located in the center portion of the lot. There is an existing 48 square foot shed located in the southeast corner of the lot. Currently, the existing shed has a zero setback for both the side and rear yards.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict an existing accessory structure (shed) and is approximately 8 feet in height with a pitched roofline.

Floor Plans

The plans depict a 48 square foot shed with an open floor plan used for storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the existing shed has been in place for over 24 years. The shed was ordered years ago and the existing residence occupies a majority of the lot with a small backyard. The applicant states that the existing shed has existed for some time before a recent complaint, but has not had any negative impact to the immediate neighbors and surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Clark County Public Response Office (CCPRO)

There is an active violation for setbacks (CE20-11807) for this property.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Staff reviews waiver of development standards to ensure compatibility with existing and planned development in the surrounding area. Setbacks help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. The existing shed has been in existence for 24 years prior to the recent citation from Clark County Public Response Office for setback encroachment. Staff finds that the proposed reduction in the setbacks will not have any negative impacts on the adjacent proposed residences; therefore, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Public Works - Development Review**

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOANN S. HOLMES

CONTACT: JOANN HOLMES, 2446 PACIFIC SUMMIT STREET, LAS VEGAS, NV 89142