

ACCESSORY STRUCTURE

GRANADA ST/DEL MONTE ST
(LAUGHLIN)

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0522-MASON, TERRI HELEN & HUMLICK, ADAM AND JENNIFER:

USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal residence; and 2) allow alternative design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation on 0.1 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the east side of Granada Street, approximately 250 feet northeast of Del Monte Street within Laughlin. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

264-21-815-023

USE PERMITS:

1. Allow accessory structures not architecturally compatible with the principal residence per Table 30.44-1.
2. Waive applicable design standards to allow vertical metal exterior material where not permitted per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side yard setback to zero feet where 5 feet is required per Table 30.40-2 (a 100% reduction).
2.
 - a. Reduce the required separation between existing accessory structures and an existing principal residence to zero feet where 6 feet is the standard per Table 30.40-2 (a 100% reduction).
 - b. Reduce the required separation between existing accessory structures and an existing accessory structure to zero feet where 6 feet is the standard per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

LAUGHLIN - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1623 Granada Street
- Site Acreage: 0.1
- Number of Lots/Units: 1
- Project Type: Accessory structure (carport)
- Building Height (feet): 14 (accessory structure (carport)
- Square Feet: 720 accessory structure (carport)/294 (shed)

Site Plans

The plans show an existing 14 foot high accessory structure located in the driveway of an existing single family residence (manufactured home). The accessory structure currently sits in the south west portion of the parcel over the existing driveway. In addition, there is an existing shed located behind the accessory structure (carport) that is used for storage. The applicant was cited by Clark County Public Response Office for building without a permit.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans show an existing 14 foot high, 720 square foot carport accessory structure located in the side yard. The structure is constructed of nondecorative metal with the sides partially open. The carport is 40 feet in length and 18 feet in width and has a partial pitched roofline.

Floor Plans

The plans show an open floor plan where vehicles are parked under the accessory structure (carport) and is open on 3 sides.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the existing carport accessory structure was added in the belief the existing Home Owners Association had final authority to allow for its construction. During this process of installing the carport the applicants drew up plans, provided color schemes and specifications, and all their neighbors had signed off on the plans.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1556-00	Waiver of development standards to reduce building separation	Approved by PC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Residential Suburban	R-T	Manufactured homes
East	Major Development Project	M-2	Undeveloped

Clark County Public Response Office (CCPRO)

There is an active violation for building without a Permit (CE20-14698).

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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 Comprehensive 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 proposed accessory structure utilized as a carport as currently exists is not in harmony with the purpose, goals, objectives and standards of the Comprehensive Master Plan and Title 30, considering the structure does not match the architecture of the home and is constructed with metal materials, including vertical metal siding. The proposed accessory structure could create an undue adverse effect on adjacent properties due to its location, size, design, and reduced building separations. Review of photos shows the bulk and height of the accessory structure in relation to the existing residence is not found in the immediate neighborhood. Therefore, staff does not support these requests.

Waivers of Development Standards

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 finds the reduced side setback and reduced building separation are out of character and inconsistent with the other single family residences in the area. The required setbacks as adopted, are intended to maintain an orderly and uniform streetscape which enhances the appearance of the neighborhood. Staff finds the requested waivers to reduce the side setback to zero feet and to reduce the minimum building separation from the principal building for an existing carport are a self-imposed hardship. The request does not comply with Urban Specific Policy 10 of the Comprehensive Master Plan, which encourages site designs to be compatible with adjacent land uses. Therefore, staff cannot support these requests.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- 1 year to complete the building permit and inspection process.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Owner shall be responsible to work with Public Works - Traffic Management Division to repair or replace the streetlight adjacent to the existing unpermitted driveway at the owner's expense should damage occur due to the placement of the driveway.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADAM HUMLICK

CONTACT: ADAM HUMLICK, 1623 GRANADA ST, LAUGHLIN, NV 89029