

ACCESSORY STRUCTURE
(TITLE 30)

VINCENT ST/PALMYRA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400081 (UC-18-0994)-BIEDINGER TIMOTHY:

USE PERMIT FIRST EXTENSION OF TIME to allow an accessory structure to exceed one-half the footprint of the principal structure on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 200 feet south of Palmyra Avenue, 300 feet west of El Camino Road within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-11-802-016

USE PERMIT:

Increase the area of a proposed accessory structure to 1,500 square feet where an accessory structure with a maximum area of 1,230 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 22% increase).

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3151 Vincent Street
- Site Acreage: 0.6
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 1,500

History and Site Plans

The initial application included a request to allow an accessory building with a vertical metal exterior; however, the 2 use permits requested regarding the architectural compatibility and vertical metal siding were withdrawn at the Planning Commission meeting. This application is to extend the use permit to allow a 1,500 square foot accessory structure with stucco siding, where 1,230 square feet is permitted. The previously approved site plan depicts a detached accessory structure located at the south end of the parcel and set back 16 feet from the south

(rear) property line and 10 feet from east (side) property line. The existing 1,978 square foot single family residence with an attached 483 square foot garage is located near the front portion of the parcel, north of the proposed accessory structure. The property is enclosed by an existing 6 foot high concrete wall. Access to the proposed accessory structure will be from a driveway located along the east side of the residence.

Landscaping

The property has mature landscaping throughout the site. No changes are proposed with this application.

Elevations

The plans depict a 1 story, 19 foot high detached stucco building per the revised plans submitted at the Planning Commission meeting. The north elevation will have a 10 foot by 10 foot roll-up door and a 3 foot by 8 foot swing door, while the east, west, and south elevations will not incorporate any windows or other architectural features.

Floor Plans

The plans show a 1,500 square foot proposed accessory structure with an open floor plan.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0994:

Current Planning

- Per revised plans submitted February 5, 2019;
- Remove conex box when construction of accessory structure is completed;
- Accessory structure shall be painted to match the residence;
- Certificate of Occupancy shall not be issued without final zoning inspection.
- Applicant is advised that 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.

Applicant's Justification

The submitted justification letter states that there is ongoing complications regarding NV Energy and wiring from NV Energy that needs to be relocated on the applicant's site. Due to costs and unforeseen scheduling conflicts with NV Energy, the applicant is requesting an extension of time to complete the permitting process with the Clark County Building Department.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0994	Allow an accessory structure to exceed 50% of the footprint of a principal dwelling; use permits to allow a design that is not architectural compatible to the principal dwelling, with modified design standards (vertical metal siding) were withdrawn	Approved by PC	February 2019
ZC-0613-10	Reclassified from an R-E to an R-E (RNP-I) zoning to establish a Residential Neighborhood Preservation Overlay District	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Staff supports the applicant's request since there is an active building permit for the accessory structure (BD-21-02267). The applicant has been making progress, therefore staff can support the extension of time.

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:**Current Planning**

- Until February 5, 2023 to commence.
- 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; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: TIMOTHY BIEDINGER

CONTACT: TIM BIEDINGER, CITIWIDE ENTERPRISES, 3151 VINCENT STREET, LAS VEGAS, NV 89146