

SETBACKS & ACCESSORY STRUCTURES
(TITLE 30)

UPDATE
SHERWIN LN/OWENS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400116 (UC-20-0164)-RODRIGUEZ, MARIA & CISNEROS, ALONDRA
ESMERALDA:**

HOLDOVER USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** allow non-architectural compatibility for all existing accessory structures; and **2)** allow front access of a casita to face the street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation between existing structures; **2)** reduce setbacks; and **3)** reduce the driveway separation in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Sherwin Lane, 193 feet north of Owens Avenue within Sunrise Manor. WM/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

140-21-403-016

USE PERMITS:

1. Allow existing accessory buildings to not be architecturally compatible with the principal structure (residence) per Table 30.44-1.
2. Allow the front access of an existing casita to face the street per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between existing accessory buildings to 3 feet where 6 feet is required per Table 30.40-1 (a 50% decrease).
2. Reduce the interior side setback to 4 feet where 5 feet is required per Table 30.40-1 (a 20% decrease).
3. Reduce the driveway separation to 4 feet where 6 feet is required per Uniform Standard Drawing 222 (a 33% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1649 Sherwin Lane
- Site Acreage: 0.8
- Project Type: Setbacks and accessory structures
- Number of Stories: 1
- Building Height (feet): 14 (principal structure)/14 (casita)/8 (shed #1)/8 (shed #2)/7 (laundry patio cover)/8 (well shed)
- Square Feet: 1,512 (principal structure)/872 (casita)/64 (shed #1)/64 (shed #2)/465 (laundry patio cover)/116 (well shed)

Site Plan

The previously approved site plan depicts an existing single family residence (principal structure) on 0.8 acres in an R-E (Rural Estates Residential) Zone. The residence is oriented east to west, with the front facing Sherwin Lane. Immediately west of the residence are the following accessory buildings: a laundry patio cover, shed #1, and a well shed. The site plan shows a casita on the northwest corner of the site. The applicant also has a personal recreational vehicle (RV) that is stored on-site (west of the residence) and is unoccupied. In addition, the site plan also depicts agricultural accessory buildings (chicken coops and chicken sunroof) on the southwest corner of the site. Shed #2 is located just north of the sunroof for the chickens. An existing driveway is located along the north property line which allows access to the casita. Lastly, an access gate is located on the southeast corner of the site.

Landscaping

The previously approved plans show existing trees and shrubs that are located along the east and south property lines. Landscaping is not required or a part of this request.

Elevations

The existing principal structure has an overall height of 14 feet and includes exterior finishes of tan stucco walls with white stucco pop-outs. The existing casita also has an overall height of 14 feet and the exterior finishes are under construction. Per the previously approved submitted photos, the exterior finishes for the casita include tan stucco walls to match the principal structure. Although the casita is set back approximately 140 feet west of Sherwin Lane, the front access of the casita can still be seen from the right-of-way.

Shed #1, shed #2, and the well shed all have an overall height of 8 feet. The laundry patio cover has an overall height of 7 feet. These accessory buildings are constructed of wood and are not architecturally compatible with the principal structure.

Floor Plans

The previously approved plans show the principal structure includes bedrooms, bathrooms, kitchen, and living room. The casita includes a kitchenette area, bedrooms, bathrooms, and a living room.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0164:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval any other County issued permit, license, or approval; 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

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.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that this request is being filed to allow the owner more time to finish the inspection for his casita. The applicant has made progress towards completing the project but still needs more time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0164	Allowed non-architectural compatibility for all existing accessory structures	Approved by BCC	April 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-E	Single family residence
South	Residential High (8 to 18 du/ac)	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-D	Single family residence

Clark County Public Response Office (CCPRO)

There is an active violation on this site for building without a permit (CE19-16937).

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. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant is making progress towards completing the project and has a building permit (BD-21-03785) in review with the Building Department. Staff has no objections to this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this 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 April 21, 2022 to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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 completed or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST: 3 cards

COUNTY COMMISSION ACTION: September 22, 2021 – HELD – To 10/20/21 – per the Board of County Commissioners.

APPLICANT: ALONDRA CISNEROS

CONTACT: ALONDRA CISNEROS, 1649 SHERWIN LANE, LAS VEGAS, NV 89156