

11/02/21 PC AGENDA SHEET

ACCESSORY STRUCTURE/CASITA
(TITLE 30)

RANCHO DESTINO RD/SIDDALL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0483-STEVENSON-KALE FAMILY TRUST ETAL & STEVENSON SHAIN
TRS:**

USE PERMIT to allow more than 1 accessory apartment or casita in conjunction with an existing single family residence on 0.7 acres within an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Rancho Destino Road, 200 feet south of Siddall Avenue within Enterprise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

177-33-311-011

USE PERMIT:

Allow 2 casitas where a maximum of 1 accessory apartment, casita, guest quarters, or temporary living quarters per lot is permitted per Table 30.44-1 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 11041 Rancho Destino Road
- Site Acreage: 0.7
- Number of Lots/Units: 1
- Project Type: Casita
- Number of Stories: 1
- Building Height (feet): 18 (proposed casita)
- Square Feet: 864 (proposed casita)/8,714 (existing residence, garage, casita, & porch)/2,100 (existing detached garage)/700 (proposed addition)/660 (proposed patio cover)

Site Plans

The plans depict an existing single family residence on 0.7 acres in RNP-I. The applicant is proposing to construct a new detached casita located along the north property line and will be set

back 10 feet. In addition to the proposed second casita, the applicant is in the process of constructing a new 700 square foot addition to the west side of the residence which is not a part of this application request. The existing casita is in the front portion of the parcel attached to the principal residence located within the eastern portion of the parcel. The proposed residential addition and proposed detached casita meet all required setbacks, and the proposed casita has more than a 6 foot separation from any structure. The proposed casita will be architecturally compatible with the principal residence.

Landscaping

No changes are proposed or required to the existing landscaping. A 6 foot high block wall exists along the side and rear property lines.

Elevations

The plans depict an 18 foot high, approximately 864 square foot casita with a pitched roofline. The materials include a concrete tile roof that will match the existing residence, and will include a stone veneer and stucco finish.

Floor Plans

The plans depict a proposed 864 square foot casita with a kitchenette, living room, bathroom, bedroom, and utility or laundry room.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states their desire to construct a detached casita and allow for 2 casitas on 1 lot. The additional living space will accommodate family members experiencing health problems. The proposed casita will not impact the immediate neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0416-15	Detached accessory structure	Approved by BCC	October 2015
WS-1751-05	Waived increased wall height	Approved by PC	December 2005

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

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 existing casita is attached to the principal structure and gives appearance of a typical room in the residence. Staff finds the proposed detached casita, which will be the second casita on this property, is compatible with the surrounding neighborhood. The second casita will be screened from the right-of-way and meets all setbacks and building separations, and the proposed second casita will be architecturally compatible with the principal residence. Staff finds that the request conforms to Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses; therefore, staff is in support of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; 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

- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RELIABUILT CONSTRUCTION

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