

11/16/21 PC AGENDA SHEET

ACCESSORY APARTMENT
(TITLE 30)

KOLANUT LN/NUTMEG LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0546-GOOD BUSINESS ENTERPRISES, LLC:

USE PERMIT to allow an accessory apartment not architecturally compatible with the principal building on a 0.1 acre parcel in an R-T (Manufactured Home Residential) Zone.

Generally located on the south side of Kolanut Lane, 60 feet west of Nutmeg Lane within Sunrise Manor. WM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

140-19-410-122

USE PERMIT:

Allow an accessory structure not architecturally compatible with the principal building where required per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3825 Kolanut Lane
- Site Acreage: 0.1
- Project Type: Accessory apartment
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 400
- Parking Required/Provided: 3/3

Site Plans

The plans show an existing manufactured home with paved driveways on the east and west sides of the residence and a proposed accessory apartment within setbacks in the rear yard. The existing driveway on the west side of the site will be extended to provide an additional parking space for the proposed accessory apartment. Access to the site is from 2 driveways on Kolanut Lane.

Landscaping

No additional landscaping is required or proposed.

Elevations

The plan depicts a 12 foot high accessory apartment with a stucco exterior and an asphalt shingle roof. The front door will be on the east side of the structure which will not be visible from the street.

Floor Plans

The plans show a 400 square foot accessory apartment with a bedroom, bathroom, and a living area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The application indicates that the current principal residence is too small for a growing family and the proposed accessory apartment will help the family have an additional living space.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-78	Reclassified 25 acres from T-C & R-2 zoning to R-T zoning for a manufactured mobile home planned unit development	Approved by BCC	April 1978
UC-16-78	149 lot manufactured mobile home planned unit development	Approved by BCC	April 1978

Surrounding Land Use

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

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.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the surrounding area. The proposed accessory apartment is an appropriate scale relative to the

size of the property. The proposed accessory apartment meets the requirements delineated within Table 30.44-1 except that the proposed structure is a site built structure with a stucco exterior. Staff finds that the accessory apartment incorporates proper placements on the site and the building will meet setbacks and is a compatible use in a residential area. Based on the size of the accessory structure and the residential nature of the use, staff finds that there will not be a negative impact on the surrounding area and 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:

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.

Building Department - Fire Prevention

- 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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHARD VANORIO

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