

11/16/21 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

PAIUTE ST/JASPER AVE
(SANDY VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0564-EDWARDS CHRISTOPHER & DEMUNBRUN-EDWARDS LINDY:

USE PERMIT to allow accessory uses and structures prior to a permitted principal structure (residence) on 2.1 acres in an R-U (Rural Open Land) Zone.

Generally located on the northwest corner of Jasper Avenue and Paiute Street within Sandy Valley. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

200-25-101-002

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 880 Jasper Avenue
- Site Acreage: 2.1
- Project Type: Accessory structures prior to a principal use (residence)
- Number of Stories: 1
- Building Height (feet): Up to 8.6
- Square Feet (total): 230

Site Plan

The site is a vacant property that aerial photographs indicate had a residence from 2001 to 2004. The plans indicate that there is an existing septic tank with leach field and a well on the property. The plans depict 3 accessory structures on the property, a storage container and 2 sheds. These structures are located on the southeastern portion of the property and are set back a minimum of 43 feet from Paiute Street to the east, 78 feet from Jasper Avenue to the south, 180 feet from the west property line and 186 feet from the north property line. The septic tank and leach field are to the west of these structures. The plans show 1 of the sheds is used to protect the equipment for the well from the elements. The other structures are used to store tools and material for landscaping and land maintenance.

Landscaping

Landscaping on the site consists of natural desert plants scattered throughout the site.

Elevations

The well shed is approximately 7 feet in height with a pitched roof and asphalt shingles for roofing material. The well shed is a wood frame building with wood siding. The other shed is similar in construction to the well shed but is approximately 8.3 feet in height. The shipping container is approximately 8.6 feet in height and constructed of metal.

Floor Plans

The 3 accessory structures have a total area of approximately 230 square feet, of which the shipping container has an area of 160 square feet, the well shed is 54 square feet, and the second shed is 16 square feet.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the well shed is used to protect the equipment for the existing well from the elements. The other shed and shipping container are used to store materials and tools for landscaping and land maintenance. The well shed is the only structure permanently attached to the land. All the structures are below the area requirements for building permits. Allowing the shipping container and other shed to remain on the property will allow for the storage of tools and materials for the maintenance of the land from unwanted weeds and plant trees, and for the future development of the property.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Rural (up to 1 du/ac)	R-U	Single family residence

Clark County Public Response Office (CCPRO)

CE21-06117 is a complaint on file for storage of recreational vehicles, a utility trailer, a storage container, and sheds. The recreational vehicles and utility trailer have been removed. The remainder of the complaint for the sheds and storage container is pending the outcome of this application.

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 well is existing on the property from when a prior owner had a residence on the property and the well shed is intended to protect the well equipment from the elements. Based on information submitted by the applicant, the applicant currently lives in Boulder City. Staff can understand the desire to have the shed and storage container on the property to store tools and materials on the site rather than transport these items from Boulder City when going to work on the property. However, staff is concerned that the applicant has not indicated a timeline for the future development of the property. There have been issues with other properties in the County where accessory buildings have been allowed to be established prior to a principal use and the principal use was not established; however, these properties became storage sites for the property owners and created negative impacts on the adjacent properties. Additionally, this is a rural area and staff is concerned that the structures could be broken into or become targets for vandals creating an eyesore and unsafe condition for the neighbors. Due to these issues, staff finds the proposed structures could result in a substantial or undue adverse effect on the adjacent properties; therefore, staff does not support this request.

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:

- 2 years to review as a public hearing;
- Paint the structures in earth tone colors to blend into the surrounding area within 3 months and submit color photographs to staff to show compliance.
- Applicant is advised that the future construction of a residence on the property may require additional land use applications for the accessory structures for architectural compatibility to the residence; 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 application for review; 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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRISTOPHER EDWARDS

CONTACT: CHRISTOPHER EDWARDS, 1401 ELSA WAY, BOULDER CITY, NV 89005