



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: DECEMBER 20, 2006**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: VAR-16113 - APPLICANT/OWNER: RICHARD YOUNGBLOOD**

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***THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-16112) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant seeks approval for a Variance to allow a 2,800 sq. ft. non-habitable accessory structure where 1,670 sq ft is permitted. The structure is a single story, 14-foot tall metal building that will be painted to match the primary, 3,340 sq. ft house. The applicant seeks to consolidate four, smaller structures with the proposed structure.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended denial of companion item SUP-16112 concurrently with this application.  The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #41/mh).
<i>Related Building Permits/Business Licenses</i>	
1/21/90	R-147-90: Single Family Dwelling completed at 8320 Washburn Rd.
1/23/97	M-6358-96: Swimming pool installed
3/19/02	M-1036-02: 2 x 200 sq. ft. partially covered horse corrals with breezeway.
<i>Pre-Application Meeting</i>	
Month/date/year	Description
<i>Neighborhood Meeting</i>	
N/A	N/A

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	DR	RE
North	Single Family Residential	DR	RE
South	Single Family Residential	DR & R	RE & R-PD3
East	Single Family Residential	DR	RE
West	Single Family Residential	DR	RE

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		N	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
<b>Trails</b>		N	NA
<b>Rural Preservation Overlay District</b>	Y		Y
<b>Development Impact Notification Assessment</b>			NA
<b>Project of Regional Significance</b>			NA

**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.08, the following Development Standards apply:*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 sq. ft.	29,451 sq ft	Y
Min. Lot Width	100 feet	100 feet	Y
Min. Setbacks			
• Front	50	50	Y
• Side	10	10	Y
• Corner	15	NA	Y
• Rear	35	190	Y
Min. Distance Between Buildings	6	160	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories or 35, whichever is less	14	Y
Trash Enclosure	N/A	N/A	N/A
Mech. Equipment	N/A	N/A	N/A

**ANALYSIS**

As the applicant has proposed a 2,800 sq. ft. non-habitable accessory structure where 1,670 sq. ft. is the maximum allowed. The structure, a single story 14-foot tall metal building, complies with the setback and height standards but exceeds the allowed 1,670 sq. ft size (50% of the 3340 sq. ft primary structure) by 1,130 sq ft. As this is a self-induced hardship, we recommend denial.

