



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding an administrative approval (HPC-60452) for an application for a Certificate of Appropriateness for a Special Use Permit to rent an accessory structure in the rear yard of 705 Park Paseo, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-414-004), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)

BACKGROUND

- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).
- 05/16/03 The John S. Park Neighborhood Historic District was listed on the National Register of Historic Places.
- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).

ANALYSIS

The Historic Preservation Officer completed an administrative approval (HPC-60452) of an application for a Certificate of Appropriateness for a Special Use Permit to rent an accessory structure in the rear yard of 705 Park Paseo. This home was constructed in 1942 and is a contributing resource in the John S. Park Neighborhood Historic District.

Chapter 19.10.150 of the city of Las Vegas Unified Development Code requires that all work requiring a zoning or building permit on the exterior of a building designated on the city's Historic Property Register is subject to review by the Historic Preservation Commission.

FINDINGS

The Historic Preservation Officer reviewed the application for compliance with the city of Las Vegas Unified Development Code, Chapter 19.10.150 and has found the work to be minor in nature as it concerns the use of the accessory structure only and will not result in any exterior changes to the accessory structure or the primary residential structure. Therefore, the work is considered compatible with the recognized distinctive character of the historic building.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

Application for Certificate of Appropriateness for 705 Park Paseo.







DEPARTMENT OF PLANNING

HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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Application/Petition For: Special Use Permit

Project Address (Location) 705 Park Paseo, LV, NV 89104

Project Name SUP - Accessory Structure Class 1

Assessor's Parcel(s)# 162-03-410-004 Ward# 3 - Coffin

General Plan Designation: _____ Existing Zoning Designation: R-1

Gross Acres .22

Additional Information Rental of Accessory Structure with main house owner occupied.

PROPERTY OWNER Judy Grafton and Patricia Robertson

Address 705 Park Paseo

City Las Vegas State NV Zip 89104

E-mail Address obpatricia@yahoo.com Phone 702-386-9592 Fax 386-9592

APPLICANT/REPRESENTATIVE _____

Address _____

City _____ State _____ Zip _____

E-mail Address _____ Phone _____ Fax _____

Property Owner Signature* Judy Grafton Patricia Robertson

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps. 7/29/15

Print Name

Judy Grafton Patricia Robertson

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # HPC-60452

Approved for administrative review? Yes X No _____

Project meets P&D requirements? Yes _____ No _____

Meeting Date: 8/26/15

Date Accepted*: 7/29/15

Accepted By: C. MOONEY

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Type of Application

- ☐ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☐ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Unified Development Code for guidance.
- ☐ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building that require a building permit, such as windows, doors, roofing, etc. See Unified Development Code for guidance.
- ☐ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☒ **Variance or Zoning change:** Complete this application and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning for the requested variances.
- ☐ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Unified Development Code for guidance.
- ☐ **Lot Split**
- ☐ **Other:** _____

Work Description

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

SPECIAL USE PERMIT TO RENT ACCESSORY STRUCTURE
AT REAR OF HOUSE.

Materials to submit with the application (as needed):

- ☐ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☐ **Drawings for conceptual review, new construction or graphics/signage:** One complete set, color where applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☐ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☒ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, and fencing. The plan must show property lines, all existing structures, and their relationship to adjacent structures. One complete set, color where applicable, must be submitted, no larger than 11" x 17".
- ☐ **Elevations:** Elevations must be included for new construction, additions, site graphics, demolitions and fencing. Elevations must show all existing structures on the parcel. One complete set, color where applicable, must be submitted no larger than 11" x 17".