

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0032-DESERT TRUST & RICHARD THOMAS WILLIAM & CAROL A TRS:

USE PERMIT for second accessory living quarters.

DESIGN REVIEW for a proposed accessory living quarters in conjunction with an existing single-family residence on 4.51 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located south of Torino Avenue and east of Wounded Horse Trail within Red Rock. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

175-14-801-016

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 11255 W. Torino Avenue
- Site Acreage: 4.51
- Project Type: Second accessory living quarters
- Number of Lots: 1
- Number of Stories: 2 (existing residence)/1 (existing accessory living quarters)/1 (proposed second accessory living quarters)
- Building Height (feet): 27 (proposed second accessory living quarters)
- Square Feet: 3,860 (existing residence)/1,150 (existing accessory living quarters)/7,567 (proposed second accessory living quarters)/8 (existing storage #1)/8 (existing storage #2)/12 (existing workshop)/8 (existing green house)/8 (existing chicken coop)/10 (existing Q-barn)

Site Plan

A use permit is required since the applicant is requesting to allow a second accessory living quarters on the subject parcel where no more than 1 accessory living quarters requires approval of a special use permit per Title 30. Furthermore, a use permit is also required since the proposed accessory living quarters exceeds the gross floor area of the primary residence. The plans depict a proposed second accessory living quarters on an existing single-family residential parcel located within the Red Rock Overlay District. The proposed second accessory living quarters

will be in the northwest corner of the parcel. A proposed driveway will provide access to the second accessory living quarters from Wounded Horse Trail to the west. The proposed accessory living quarters will meet the required front setback of 40 feet from both Torino Avenue and Wounded Horse Trail. The entry will face towards Wounded Horse Trail.

The plans also depict an existing primary residence located in the southwest portion of the parcel with access from Wounded Horse Trail and an existing accessory living quarters north of the primary residence. An asphalt driveway is shown that connects different sections of the property. Several accessory structures currently exist on the property and include a barn, workshop, 3 Conex boxes, greenhouse, and storage structures. These are mostly shown within the center portion of the site. Four storage structures will be relocated off-site. The existing greenhouse, barn, chicken coop, and workshop will remain in place.

Landscaping

Landscaping is neither required, nor a part of this request.

Elevations

The plans depict a new second accessory living quarters that will be up to 27 feet high with a pitched roofline with metal roofing, stucco exterior, and exterior cladding. The existing 2 story primary residence includes stucco walls, a concrete tile roof, stone veneer, and stucco pop-outs. The existing 1 story accessory living quarters includes stucco walls, and a shingled roof. The applicant provided photos of all existing accessory structures which show beige colored structures and beige colored Conex boxes.

Floor Plans

The plans depict a second proposed 7,567 square foot residential accessory living quarters with an RV garage, hobby area, kitchen, pantry, laundry room, bedrooms, bathroom, dining and great room, safe room, porch, and courtyard. The floor plans show that half the overall area includes RV garage and patio and the main living area is much smaller. The existing residence has an overall area of 3,860 square feet and the existing accessory living quarters is 1,150 square feet.

Applicant’s Justification

The applicant states that this property has long operated as a multi-generational homesite with 2 distinct dwelling areas supporting family members. The proposed configuration continues that established pattern by housing only immediate family, remaining within the previously disturbed portion of the property, and preserving the parcel’s historic residential character. Approval of these requests are appropriate because it introduces no new intensity, no commercial activity, and no shift in land-use character. It formalizes an internal family arrangement that has existed for years and aligns with the parcel’s size.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1343-00	Waiver of development standards for a guest house, shade corrals, storage sheds, horse arena and other accessory structures	Approved by PC	October 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	Open Space (Red Rock)	Undeveloped
South	Open Lands	RS80 (Red Rock)	Undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (Red Rock)	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (Red Rock)	Single-family residence

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit & Design Review

Architectural compatibility and building design standards are implemented to ensure that development is visually appealing and is consistent and compatible with the primary residence and with other structures and buildings in the neighborhood. The proposed second accessory living quarters size, height, and proximity to the property lines make it more noticeable. The applicant has not provided any mitigation to lessen the potential impacts of the structure and has not provided a justification as to why the material could not be compatible with the main residence.

Title 30 states that no more than 1 accessory living quarters is allowed on any lot or parcel without approval of a special use permit. Furthermore, Code states that on a parcel or lot that is 10,000 square feet or greater, or if within the Nonurban Area, accessory living quarters shall not exceed the gross floor area of the primary dwelling. Lastly, Title 30 states that accessory living

quarters shall include a similar roofline, complementary colors, and building materials as the primary dwelling.

Staff finds that the requested use permit for a second accessory living quarters that is not architecturally compatible to the residence and whose overall size exceeds the primary residence are self-imposed hardships. While the plans show over half the floor area is dedicated to either an RV garage, a separate 2 car garage, safe room and a covered patio, the actual living area is a much smaller area, the applicant can redesign the second accessory living quarters to exclude the following amenities: RV garage, safe room, and covered patio, to lessen the overall area and its impact to the immediate area. Therefore, staff cannot 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Provide paved legal access along Wounded Horse Trail.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Engineering

- 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 the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DESERT TRUST & RICHARD THOMAS WILLIAM & CAROL A TRS

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