

03/16/21 PC AGENDA SHEET

BUILDING ADDITION
(TITLE 30)

GUNFIGHTER LN/BONNIE SPRINGS RD
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0584-WACHOVIA MORTGAGE TRUST & BURKHARDT JEREMY PAUL
TRS:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an addition to an existing single family residence on 2.6 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District.

Generally located on the west side of Gunfighter Lane (alignment) and the south side of Gunfighter Lane, 1,400 feet south of Bonnie Springs Road within Red Rock (Bonnie Springs). JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

174-02-000-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an addition to an existing single family residence to 15 feet where a minimum of 50 feet is required per Table 30.40-1 (a 70% reduction).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7217 Gunfighter Lane
- Site Acreage: 2.6
- Project Type: Addition to an existing single family residence
- Number of Stories: 2 existing residence/2 addition
- Building Height (feet): 22 existing residence/35 addition
- Square Feet: 3,426 existing residence/10,891 addition/14,317 total

Site Plan

The request is to reduce the rear yard setback for an addition to an existing single family residence in the Bonnie Springs area of the Red Rock Planning Area. The Bonnie Springs area consists of 8 privately owned parcels on a total of approximately 120 acres that are surrounded by public lands zoned R-U and planned for Public Facilities. The subject parcel takes access

from Gunfighter Lane which is a private easement that connects to Bonnie Spring Road, which is a private street that provides access to the Bonnie Springs area from State Highway 159. The subject site is a 2.6 acre parcel located at the southeast corner of the cul-de-sac at the end of Gunfighter Lane. The existing single family residence is located on the southwestern portion of the parcel and there is an existing accessory building located on the northwestern portion of the parcel. The plans depict the proposed addition will be located on the south and east sides of the existing residence. Records indicate that the existing residence was constructed in 1990, the existing residence is set on the parcel at an angle facing the northeast corner of the parcel rather than facing the front property line which is the north property line.

Landscaping

No changes are proposed or required to existing landscaping with this request.

Elevations

The existing residence is 2 stories with a maximum height of 22 feet. The residence has a pitched roof constructed of standing seam metal. The exterior of the existing residence consists of stucco painted in earth tone colors and wood siding in a vertical lap pattern.

The proposed addition is 2 stories with a maximum height of 35 feet. The highest portion of the addition is a round tower that is approximately 35 feet in height with a stucco exterior and a roof top deck with a flat roof. The garage/shop portion of the addition is 1 story with a maximum height of approximately 26 feet. The garage is rectangular shaped with a curved decorative metal roof that included the 2 longest sides of the building. The north side of the garage has wood siding in a horizontal lap pattern, 2 roll-up garage doors and a glass window in the center of the elevation that extends from the floor to the roofline. The south elevation of the garage consists of wood siding in a horizontal lap pattern and glass walls. The main portion of the addition is 2 stories with a maximum height of approximately 30 feet. This portion of the addition has a pitched roof with a standing metal seem roofing material. The exterior of this portion of the addition consisting of a stucco finish painted in earth tone colors, wood siding in a horizontal lap pattern, and stone veneer.

Floor Plans

Records indicate the existing residence has an area of 3,426 square feet consisting of a kitchen, living room, bathrooms, and 4 bedrooms. The proposed addition has an area of 10,891 square feet and will include an attached garage/shop, 2 bedrooms, library, game room, great room entertainment area, and bathroom/powder rooms. With the proposed addition the residence will have an area of 14,317 square feet.

Applicant's Justification

The applicant indicates that with the exception of the rear yard setback the proposed addition meets all other setbacks and building height requirements for the R-U zoning district. The building materials to be used in the addition compliment and enhance the architecture of the existing residence. The design of the addition is intended to blend in with the natural environment and landscape of the Bonnie Spring area. The reduction of the rear yard setback is necessary due to the location of the existing residence, which restricts design options for the property.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & West	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential
South	Public Facilities	R-U	Undeveloped
East	Residential Rural (up to 0.5 du/ac)	R-U	Recreational facility for rodeo & equestrian events

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

This site is in an isolated rural area that is surrounded by public lands which will not be developed at any time in the foreseeable future. The rear yard of the subject parcel is adjacent to a 655 acre parcel of public land zoned R-U and planned for Public Facilities intended mainly for the preservation of open space for recreational uses. Therefore, the proposed setback reduction will not impact the adjacent undeveloped property. Design options for an addition are limited due to the location of the existing residence on the southwest corner of the subject parcel. Given the rural nature of the location and the fact that the adjacent property most impacted by the proposed setback reduction is not intended to be developed within the foreseeable future, staff does not object to the proposed setback reduction.

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

- Demonstrate paved legal access.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST., STE 12-A, LAS VEGAS, NV 89103