

05/17/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

WITTIG AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0187-AYON JOSE & FAVIOLA:

DESIGN REVIEW to allow an accessory structure with metal siding where CMU block was previously approved on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Wittig Avenue, 280 feet west of Jones Boulevard within Lone Mountain. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:
125-23-505-005

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 6065 Wittig Avenue
- Site Acreage: 1.1
- Project Type: Accessory structure (garage/storage building)
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,000

Site Plan

The proposed detached garage is located near the southeast corner of the subject site. The accessory structure will be set back 10 feet from the rear property line and 10 feet from the east property line. The existing single family residence is located near the northern portion of the property, north of the proposed accessory building. The property is enclosed by an existing 6 foot high CMU wall. Access to the proposed accessory structure will be from a 16 foot wide double gate located on the east side of the residence.

Landscaping

The property has mature landscaping and groundcover throughout the site. No changes are proposed with this application.

Elevations

The plans depict a 1 story, 19 foot high detached garage/storage building. The accessory building will have a 4:12 roof pitch with asphalt shingle tiles and was originally proposed to be constructed of concrete block that would be painted to match the existing residence. The accessory building is now proposed to have metal siding, painted to match the home. Overhead roll-up doors are shown on the north elevation facing the interior of the lot. The proposed structure will be architecturally compatible with the existing single family residence.

Floor Plans

The plans show a 2,000 square foot proposed accessory structure which will be used for vehicle storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to use painted metal siding for the new accessory building in place of the approved painted CMU block. The applicant states the cost of materials is the primary reason for the proposed change. The horizontal siding will be painted to match the color of the home.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400072 (UC-18-0620)	Extension of time for accessory structure	Approved by PC	July 2021
UC-18-0620	Accessory structure and architectural enhancements	Approved by PC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residence with horse facility
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I) & R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic as a result of the proposed accessory building construction. The proposed painted metal siding on a 1 acre parcel and low percentage of lot coverage, is appropriate for the area. The painted metal siding will match the color of the house and not create an unsightly condition.

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 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT: JOSE AYON****CONTACT: JOSE AYON, 6065 WITTIG AVE, LAS VEGAS, NV 89131**