

11/16/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

TORINO AVE/KULKA RD
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0558-AYERS RONALD & PATRICIA FAM TR & AYERS RONALD C & PATRICIA A TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between a proposed accessory structure and an existing detached garage on 2.4 acres in an R-U (Rural Open Land) Zone.

Generally located on the south side Torino Avenue and approximately 682 feet west of Kulka Road within Red Rock. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

175-14-801-020

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required separation between a proposed accessory structure and the existing detached garage to 8 inches where 6 feet is the standard per Table 30.40-2 (an 87% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 11111 W. Torino Avenue
- Site Acreage: 2.4
- Project Type: Accessory structure
- Building Height (feet): Up to 17
- Square Feet: 599

Site Plans

The plans depict a proposed accessory building (workshop) located in the southern portion of the lot and will be located adjacent to an existing detached garage. The single family residence is centrally located on the north central portion of the lot. The proposed accessory structure (workshop) meets all setbacks and will be built to within 8 inches of the existing detached garage where 6 feet is required. The rear and side yards are enclosed with an existing 6 foot concrete masonry wall.

Landscaping

No landscaping is proposed or required with this application.

Elevations

The plans depict a 1 story accessory structure composed of tilt-up concrete with stucco finish and a flat roofline. The proposed workshop includes architectural enhancements to match the main residence.

Floor Plans

The plans depict an open floor plan to be used as a workshop.

Signage

Signage is not a part of this request.

Applicant’s Justification

The proposed workshop would be in the rear of the property approximately 21 feet from the rear property line where 5 feet is permitted and 83 feet from the side property lines where 5 feet is permitted and approximately 220 feet from the existing residence. The proposed workshop would be located directly adjacent to the north side of the existing detached garage. The proposed workshop building would be a single story structure matching the design and colors of the existing garage. The site has a 100 foot wide NV Energy easement that runs diagonally through the middle of the property along with a 20 foot wide drainage easement that runs along the entire east side of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-1224-07	Accessory detached garage	Approved by ZA	September 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Residential (up to 0.5 du/ac)	R-U	Single family & undeveloped

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.

The proposed accessory structure (workshop) will incorporate architectural designs to match the existing detached garage and principal residence. The proposed accessory structure will be approximately 600 square feet and is screened by the main residence from the street. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. The location of the property is in a more rural area where accessory structures are a common feature with such properties. The proposed reduction in the building separation should not pose an overall negative impact to the surrounding neighbors since the proposed accessory structure meets all setbacks and is separated from the main residence by 220 feet. Staff can support this request.

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 approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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

- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: P.K. THISTLE ARCHITECT

CONTACT: P.K. THISTLE ARCHITECT, 7383 ATACAMA AVENUE, LAS VEGAS, NV
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