

06/07/22 PC AGENDA SHEET

ACCESSORY BUILDING
(TITLE 30)

MOAPA VALLEY BLVD/HARDY AVE
(LOGANDALE)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0215-SMITH BERNIE:

USE PERMIT to allow accessory structures prior to a principal use on 2.3 acres in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District.

Generally located on the northeast corner of Moapa Valley Boulevard and Hardy Avenue within the Northeast County Planning Area. MK/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

041-27-501-007

LAND USE PLAN:

NORTHEAST COUNTY (LOGANDALE) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1872 Hardy Avenue
- Site Acreage: 2.3
- Project Type: Accessory structure (barn)
- Number of Stories: 1
- Building Height (feet): 22 feet
- Square Feet: 4,800

Site Plan

The applicant owns and resides in a single family home on an adjacent parcel to the east, and they have no plans to build a home on the subject lot. A barn is proposed on the subject parcel near the northeast property line and will be set back 23 feet from the east property line and 25 feet from the north property line. There are existing fences on the perimeter of the site and a carport and a corral/barn on the northwest portion of the site; the corral/barn was approved by UC-1674-02.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict a 1 story, 22 foot high, new pole barn that will be used for storage. The accessory structure has a pitched roof and is made from wood frame and metal siding.

Floor Plans

The plans show a metal building with no interior walls, two overhead doors, and a main door.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this request is needed to store a classic car collection close to the main residence to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1674-02	Use permit to allow accessory structures (corral/metal building) on a parcel without a principal use	Approved by PC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-U	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & undeveloped
West	Business Employment	R-U & C-2	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

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

This site is in a rural outlying area, and the applicant lives adjacent to the property. The use of the parcel for storage of additional vehicles will not impact the other uses in this rural area. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that the existing carport was built without proper approval and permits; the installation and use of cooling systems that consumptively use water will be prohibited; 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: BERNIE SMITH

CONTACT: BERNIE SMITH, 1868 HARDY AVE, LOGANDALE, NV 89021