

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation; **2)** reduce setbacks; and **3)** modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-16-701-019

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the building separation between accessory structures (Shed 2 and Patio Cover 3) to 2 feet where 6 feet is required per Section 30.02.04 (a 67% reduction).
 - b. Reduce the building separation between accessory structures (Patio Cover 1 and pool house) to 3 feet where 6 feet is required per Section 30.02.04 (a 50% reduction).
 - c. Reduce the building separation between an accessory structure (Patio Cover 1) and the primary dwelling to 5 feet where 6 feet is required per Section 30.02.04 (a 17% reduction).
2.
 - a. Reduce the interior side setback for an accessory structure (Shed 3) to 2 feet where 5 feet is required per Section 30.02.04 (a 60% reduction).
 - b. Reduce the interior side setback for an accessory structure (Patio Cover 2) to 1 foot where 5 feet is required per Section 30.02.04 (an 80% reduction).
 - c. Reduce the side and rear setback for an accessory structure (shop) to 4.5 feet where 5 feet is required per Section 30.02.04 (a 10% reduction).
3.
 - a. Allow 3 residential driveways where 1 is allowed per Uniform Standard Drawing 222 (a 200% increase).
 - b. Reduce the distance from the property line to a residential driveway to 5 feet where 6 feet is required per Uniform Standard Drawing 222 (a 17% reduction).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8591 Fairfield Avenue
- Site Acreage: 2.28
- Project Type: Accessory structures
- Building Height (feet): 8 (sheds)/8 (patio covers)/14 (shop)/18 (proposed RV cover)/14 (pool house)
- Square Feet: 3,401 (primary dwelling)/100 (Shed 1)/50 (Shed 2)/40 (Shed 3)/672 (pool house)/2,160 (shop)/1,200 (proposed RV cover)/100 (Patio Cover 1)/110 (Patio Cover 2)/120 (Patio Cover 3)/990 (Patio Cover 4)

Site Plans

The plans depict an existing single-family residence with access off Fairfield Avenue. There are 3 driveways along the east property line of the parcel that provide ingress and egress. The primary dwelling is in the southeast corner of the parcel, directly in front of a circular driveway. The pool house is 18.5 feet northwest of the primary dwelling, while patio cover 1 is between the pool house and the primary dwelling. Patio Cover 4 is 34 feet southwest of the pool house. The pool is 10 feet southeast of the Patio Cover 4 between the primary dwelling and the structure. Shed 2 is 15 feet southwest of the structure. Patio Cover 3 is 2 feet southeast of shed 2, while also being 40 feet northwest of the primary dwelling. The shop is 57 feet southwest of Patio Cover 3. Patio Cover 2 is 50 feet southwest of the primary dwelling and east of the shop. Shed 3 is 19 feet east of Patio Cover 2. There is a proposed RV cover structure 88 feet northwest of the pool house, and 7 feet west of Shed 1. The proposed RV cover structure is 127 feet east of the west property line and 50 feet south of the north property line. Shed 1 is 40 feet south of the north property line.

Landscaping

No new landscaping is proposed or required for this request.

Elevations & Floor Plans

The plans depict a proposed RV cover structure will be 18 feet in height and 1,200 square feet. The RV cover structure will be constructed of sheet metal with a pitched roof and tan exterior color. It will be enclosed on the north, south, and west sides of the structure. The photos depict shed 1 is 8 feet in height and 100 square feet. It is constructed of tan T1-11 wood siding with a pitched roof made of composite shingles. Shed 2 is 8 feet in height and 50 square feet. It is constructed of grey T1-11 wood siding with red trim along the door, window, and roofline, with a pitched roof constructed of composite shingles. Additionally, Patio Cover 3 has cedar posts that are 8 feet in height with a flat shade cloth top and stucco walls that provide privacy. Shed 3 is 8 feet in height and 40 square feet, and has a pitched roof with a grey plastic resin exterior. The photos depict Patio Cover 1 is 8 feet in height and 100 square feet, and is constructed of cedar posts with a flat shade cloth top. Patio Cover 2 is 8 feet in height and 110 square feet, and is constructed of cedar posts with a flat corrugated metal top. Patio Cover 4 that is 8 feet in height and 990 square feet, and is constructed of cedar posts with a flat corrugated metal top. Pictures depict an existing shop that is 14 feet in height and 2,160 square feet, and is constructed of grey stucco with a sloped shingle roof. There are 3 roll-up doors, a pedestrian door, and a window, all

white in color, on the north side of the building. Finally, photos depict an existing pool house is 14 feet in height and 672 square feet. It is constructed of grey stucco siding with a pitched tile roof. There are windows on all 4 sides of the pool house with pedestrian doors on the north and south sides of the building.

Applicant's Justification

The applicant states they would like to construct a detached RV cover structure on their property. They have made numerous improvements to the site since purchasing it in 2017. Additionally, they have reached out to the Department of Environment and Sustainability to determine if dust control measures should be taken for this proposal. They have been notified that no dust control measures are required for this scope of work. Furthermore, the applicant has removed nearly 30 vehicles from the property since purchasing it. The applicant would like to continue making improvements to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

It appears that the existing shop had an approved building permit in 1991. However, staff cannot verify if the shop received final inspections. Plans submitted with the permit showed the shop would be set back 10 feet from the adjacent property lines, however the shop is currently less than 5 feet from the property line. The shade structure will not match the primary dwelling;

however, staff is recommending the RV structure be painted to match the color of the primary dwelling. The request to reduce setbacks and separation may result in safety issues for the subject site and surrounding area. Therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to allowing the 3 existing residential driveways as they do not conflict with any traffic movements on public right-of-way. Additionally, the lot is multiple acres, which allows the driveways to be placed a safe distance from each other.

Waiver of Development Standards #3b

Staff has no objection to the reduction in the distance from the driveway to the property line. The reduction is minimal and will not reduce visibility.

Staff Recommendation

Approval of waiver of development standards #3; denial of waivers of development standards #1 and #2.

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:

- 1 year to complete the building permit and inspection process for existing accessory structures or this portion of the application will expire unless extended with approval of an extension of time;
- 2 years to commence the proposed RV cover or this portion of the application will expire unless extended with approval of an extension of time;
- Paint the proposed RV cover to match the primary dwelling.
- Applicant is advised that 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

- No comment.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CARRYN B. WARREN

CONTACT: CARRYN WARREN, 8591 FAIRFIELD AVENUE, LAS VEGAS, NV 89123