

01/18/22 PC AGENDA SHEET

LARGE ANIMALS/TEMPORARY STRUCTURES
(TITLE 30)

SCHUSTER ST/MARDON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0691-DEAN, DAVID & SARAH:

USE PERMIT to allow an accessory use (horses and shade structure) prior to the principal use (dwelling) on 1.0 acre in an R-E (Residential Estates) (RNP-I) Zone.

Generally located on the east side of Schuster Street, 150 feet south of Mardon Avenue within Enterprise. MN/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

177-07-508-004

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7440 Schuster Street
- Site Acreage: 1
- Project Type: Large animals (horses)/temporary structure

Site Plan

The subject parcel of land is a rectangular shaped approximately 1 acre parcel. The applicant is requesting to have a temporary shade structure with a turn out pen for up to 3 horses prior to the principal structure being on the premises. The structure with pen will be set back 20 feet from the north property line, 33 feet from the east property line, and 35 feet from the south property line.

Elevations

The temporary shade structure will be approximately 768 square feet and 12 feet tall.

Applicant's Justification

The applicant states that they are requesting to have 3 horses and a temporary structure (shade) on-site prior to building a home, which they hope to have completed in the next 18 months. In addition, as part of this request they will be removing all the structures that presently exist on the

property (shed, containers, and RV). The animals will be safely cared for and a plan for their care is in place.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified multiple parcels to RNP-I	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	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.

Staff finds that the applicant plans on submitting custom home plans to the Building Department in the near future and to have the home constructed within the next 18 months. In addition, there are many properties in the surrounding area that have horses, so approval of this application should not negatively impact the subject property or surrounding area. Therefore, 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 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

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- 6 months to submit vacation application for patent easements;
- Building permit for the principal structure shall not be issued until the patent easement vacation is recordable.

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)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; that location of existing public sanitary sewer is greater than 400 feet from the parcel; and that upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVID DEAN

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