

ACCESSORY STRUCTURE
(TITLE 30)

TORINO AVE/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400170 (UC-0691-16)-CARL FAMILY TRUST & CARL ROBERT S. TRS:

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** increase the area of a proposed accessory structure; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive applicable design standards in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-801-003

USE PERMITS:

1.
 - a. Increase the area of a proposed accessory structure to 5,625 square feet where an accessory structure with a maximum area of 1,135 square feet (50% of the footprint of the principal building) is permitted (a 496% increase).
 - b. Increase the cumulative area of all accessory structures to 5,625 square feet where a maximum cumulative area of 2,271 square feet (the footprint of the principal building) is permitted (a 248% increase).
2. Allow a metal accessory structure where required to be architecturally compatible with the principal building.
3. Waive all applicable design standards per Table 30.56-2A for nondecorative metal siding, nondecorative metal roof, and roof pitch.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8785 Belcastro Street
- Site Acreage: 1
- Project Type: Accessory structure (storage)
- Number of Stories: 1
- Building Height (feet): 23

- Square Feet: 5,625

Site Plans

The approved plans depict a 5,625 square foot accessory structure (storage) located on the western portion (rear) of the 1 acre lot. The single family residence is located on the eastern portion of the parcel. The proposed structure will be set back 10 feet, 7 inches from the west property line (rear), 15 feet from the north property line (interior side), and 10 feet, 8 inches from the south property line (side street which is Torino Avenue). This request complies with all other zoning district standards including overall lot coverage.

Elevations

The approved elevations depict a 1 story, 23 foot high, prefabricated metal structure. A picture on file depicts horizontal metal siding that will be painted to match the existing residence. The horizontal metal siding does not contain any decorative features. The metal structure consists of a nondecorative, screw down metal roof with a 2:12 pitch. The roof will be painted to match the existing residence. There are 5 roll-up doors on the east elevation facing the rear of the single family residence.

Floor Plans

The approved plans depict a 5,625 square foot shell garage storage structure.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400243 (UC-0691-16):

Current Planning

- Until November 15, 2020 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Listed below are the approved conditions for UC-0691-16:

Current Planning

- Expunge UC-0339-15;
- Plant 6 Cyprus Trees 20 feet on center along the western property line, 2 small trees 20 feet on center along the northern portion of the accessory structure, and 3 small trees 20 feet on center along the southern portion of the accessory structure;
- Paint accessory structure to match residence.
- 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; and that this application must commence within 2 years of approval date or it will expire.

Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that a Tenant Improvement must be completed with SNHD for the proposed RV storage that is to be located on the property; and that the RV waste cannot be drained into the existing septic system as this is a violation of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management.

Applicant's Justification

The applicant states that he has had to spend a significant amount of time out of the state during the last 18 months.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400243 (UC-0691-16)	First extension of time for increased the area of a proposed accessory structure, allowed an accessory structure not architecturally compatible with the principal building, and waived applicable design standards	Approved by PC	January 2019
UC-0691-16	Increased the area of a proposed accessory structure, allowed an accessory structure not architecturally compatible with the principal building, and waived applicable design standards	Approved by PC	November 2016
UC-0339-15	Increased footprint of accessory structure and waived design standards for accessory structure	Approved by PC	August 2015
VS-0004-15	Vacated and abandoned patent easements	Approved by PC	March 2015
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zone	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws

or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since the original approval of the use permit, the applicant has made no progress towards completion of this project; however, after first experiencing some funding issues and during the last 2 years having to spend a considerable amount of time away from Nevada, staff can support an additional 2 years to obtain permits and construct the project. However, this will be the last extension of time staff supports.

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

- Until November 15, 2022 to complete.
- 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; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ROBERT CARL

CONTACT: ROBERT CARL, 8785 BELCASTRO ST., LAS VEGAS, NV 89113