

06/15/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

CRAIG RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0220-FORTCRAIG, LLC:

USE PERMIT to allow an accessory structure (conex box) in conjunction with a private park prior to a principal structure, in conjunction with a single family residential lot on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Craig Road and Fort Apache Road within Lone Mountain. RM/jor/jo (For possible action)

RELATED INFORMATION:

APN:

138-06-703-007

USE PERMIT:

Allow an accessory structure (conex box) in conjunction with a private park prior to a principal structure located on a residential lot where an accessory structure is permitted only with a principal structure per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 0.5
- Number of Lots: 1
- Project Type: Accessory structure (conex box) in conjunction with a private park
- Number of Stories: 1
- Building Height (feet): 8 feet, 9 inches
- Square Feet: 320 (conex box)/560 (shaded and paved area)

Site Plan

The site plan depicts an existing 4 lot cul-de-sac on the southwest corner of Craig Road and Fort Apache Road. All 4 lots face a private cul-de-sac adjacent to Fort Apache Road. The subject parcel is Lot 2, on the southwest corner of the cul-de-sac. The applicant created a private park on Lot 2 with a large turf area that has an overall area of 6,490 square feet. On the southeast

corner of Lot 2 is an existing accessory structure (conex box) with an overall area of 320 square feet. The accessory structure is set back 17 feet from the east property line, 30 feet from the south property line, 118 feet from the west property line, and 73 feet from the north property line. The conex box is oriented north to south with the front facing west toward the large turf area. The applicant installed a shaded area along the west facing elevation of the conex box, and photos depict tables and chairs are located within the shaded area. The conex box is utilized for storage and there is a composting toilet inside the conex box. Lastly, the applicant installed 4 solar lights with 40 lumens on a 15 foot high pole on the east and west sides of the turf area. The applicant is requesting to allow the accessory structure (conex box) to remain on-site in conjunction with the existing private park.

Landscaping

The provided plan shows that the turf area has an overall area of 6,490 square feet. The applicant planted 10 trees on the west side of the turf area and 11 trees on the east side of the turf area. The subject parcel also has 13 trees along the south property line. The east property line includes 16 trees, and on the east side of the accessory structure, 6 additional trees were planted. Decomposed granite (rock mulch) was added throughout the remaining areas of the subject parcel.

Elevations

The accessory structure has an overall height of 8 feet, 9 inches and has a metal exterior finish. The north facing elevation includes the standard large door for the conex box, and the south facing elevation includes vertical corrugated metal. The west facing elevation includes 2 large doors, and east facing elevation includes 4 windows. The applicant installed a fiberglass shade panel on the west facing elevation with a 5% pitch.

Floor Plans

The accessory structure (conex box) has 1 open floor plan, with a toilet room and sink. Per the applicant, the toilet room includes a composting toilet and does not require traditional plumbing.

Applicant's Justification

The applicant's justification letter states that the private park is a common area shared by the 3 remaining lots within the gated cul-de-sac. The accessory structure is utilized for storage and sitting and rest area for the park users. The remaining 3 parcels (Lots 1, 3, and 4) are in various stages of construction for single family residences (custom homes).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0932-14 (ET-0066-17)	First extension of time for reduced lot sizes 4 lot parcel map	Approved by PC	July 2017
WS-0932-14	Reduced lot sizes for a 4 lot parcel map	Approved by PC	January 2015

Surrounding Land Use

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

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 Comprehensive 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. The submitted plans show that that accessory structure meets all required setbacks from the subject parcel's property lines. In addition, 53 trees were planted on the subject parcel to help enhance the private park and provide screening adjacent to the existing block wall that surrounds the perimeter of the entire 4 lot cul-de-sac. The photos show that the accessory structure is clean, well maintained, and staff does not foresee any negative impacts of the existing accessory structure to the development or the surrounding neighborhood; therefore, staff supports 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 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LUIS GUTIERREZ

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