

06/15/21 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

COLEY AVE/BRONCO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0194-TAPANES LAZARO J HERNANDEZ & HERNANDEZ SONIA CHAVEZ:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an accessory structure in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Bronco Street, 125 feet south of Coley Avenue within Spring Valley. JJ/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

163-11-707-005

**WAIVER OF DEVELOPMENT STANDARDS:**

To reduce the rear setback for an existing accessory structure (stables) to zero feet where 5 feet is required per Table 30.40-1 (a 100% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3035 Bronco Street
- Site Acreage: 0.8
- Project Type: Accessory structure
- Accessory Structure Height (feet): 9
- Square Feet: 900

Site Plans

The plans depict an existing single family residence with existing accessory structures (stables) that currently have a zero foot setback to the rear property line. Access to the property is from Bronco Street. The accessory structures as shown on the plans are located along the west property line, which is designated as the rear property line. There is also a horse corral, horse grounds, swimming pool, and a cabana on the site. The square footage of the principal residence is approximately 2,790 square feet, with the existing stables being approximately 900 square feet.

### Landscaping

Landscaping is not part of this application.

### Elevations

The plans depict 4 stables used as shelter for their horses and each is approximately 9 feet in height and 15 feet in length. Materials are of wood and metal fencing that is partially enclosed along the sides and rear of the accessory structure.

### Applicant's Justification

The applicant states that these stables were already in place when the property was purchased. The applicant had assumed that the stables were approved by permit. Currently, 4 horses reside at the property and the stables are used for shelter.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Review of the site plan and other documents show the stables are partially screened from the public right-of-way as they are in the rear yard and are blocked by the principal residence. The structures are typical of other horse stables in that their architecture and building materials are similar to stables found in many rural neighborhoods. The request for setback reduction will not affect any right-of-way or access points to the property. In addition, there is an existing block wall along the western property line, which reduces the visual impacts to the neighboring properties, and the stables are under the maximum height allowed at 9 feet. Staff believes the impact upon adjacent properties and the surrounding neighborhood will not be significant; 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 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.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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:** LAZARO HERNANDEZ

**CONTACT:** LAZARO HERNANDEZ, 3035 S. BRONCO ST, LAS VEGAS, NV 89146