

ACCESSORY STRUCTURES
(TITLE 30)

WITTIG AVE/JONES BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400072 (UC-18-0620)-AYON JOSE & FAVIOLA:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** allow an accessory building to exceed one-half the footprint of the principal building; and **2)** waive applicable design standards per Table 30.56-2A on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Wittig Avenue, 280 feet west of Jones Boulevard within Lone Mountain. MK/rk/jo (For possible action).

RELATED INFORMATION:

APN:
125-23-505-005

LAND USE PLAN:
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 6065 Wittig Avenue
- Site Acreage: 1.1
- Project Type: Accessory structure (garage/storage building)
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,000

Site Plans

The original plans depict a proposed detached garage that is located near the southeast corner of the subject site. The accessory structure will be set back 10 feet from the rear property line and 10 feet from the east property line. The existing single family residence is located near the northern portion of the property, north of the proposed accessory building. The property is enclosed by an existing 6 foot high CMU wall. Access to the proposed accessory structure will be from a 16 foot wide double gate located on the east side of the residence.

Landscaping

The property has mature landscaping and groundcover throughout the site. No changes are proposed with this application.

Elevations

The plans depict a 1 story, 19 foot high detached garage/storage building. The accessory building will have a 4:12 roof pitch with asphalt shingle tiles and will be constructed of concrete block that will be painted to match the existing residence. Overhead roll-up doors are shown on the north elevation facing the interior of the lot. The proposed structure will be architecturally compatible with the existing single family residence.

Floor Plans

The plans show a 2,000 square foot proposed accessory structure which will be used for vehicle storage.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0620:

Current Planning

- 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 to schedule an appointment with the SNHD Environmental Health Division at 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.

Applicant's Justification

According to the applicant they have had unforeseen setbacks since the original approval. Due to a family medical emergency, extensive delays have occurred; however, progress has been made and they are ready to commence the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0620	Original use permit for an accessory building to exceed one-half the footprint of the principal building and a waiver for applicable design standards	Approved by PC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residence with horse facility

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

ZV-21-08943 is an open violation for inoperable vehicles in the front and back yards.

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, since this is the first extension of time, staff can support an additional 2 years to obtain permits and construct the project.

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 July 6, 2023 to commence.
- 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: JOSE AYON

CONTACT: JOSE AYON, 6065 WITTIG AVE, LAS VEGAS, NV 89131