

11/02/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

GARY AVE/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0524-RAINEY HILARY ELIZABETH & JAMES DANIEL:

USE PERMITS for the following: **1)** allow an accessory structure not architecturally compatible with the principal building; and **2)** waive design standards in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Gary Avenue, approximately 280 feet east of Tenaya Way within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-22-811-019

USE PERMITS:

1. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
2. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7290 W. Gary Avenue
- Site Acreage: 0.6
- Project Type: Accessory structure
- Building Height (feet): 14
- Square Feet: 500

Site Plans

The plans depict an existing single family residential property on approximately .6 acres. The lot is designed as a flag lot with access to the property from Gary Avenue and the buildable area of the site is set back approximately 160 feet from Gary Avenue. The applicant is requesting to construct a vertical metal accessory structure in the northeast portion of the parcel. The accessory

structure will meet all required setbacks and maintains a 6 foot minimum building separation from the main residence. There is an existing block wall along the perimeter of the property.

Landscaping

No landscaping is proposed or required as part of this application.

Elevations

The plans show a proposed accessory metal building with vertical siding that will be 14 feet high, 25 feet long, and 20 feet wide with a pitched roof, overhead roll-up door, and side door.

Floor Plans

The accessory structure will consist of a 500 square foot open floor plan.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is requesting to construct a 20 foot by 25 foot premanufactured vertical metal accessory structure. The proposed accessory structure will meet setbacks and is over 225 feet from the right-of-way. The applicant states the colors will match the existing residence with grey tone but is made of metal. Applicant has received permission from the Home Owners Association (HOA).

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|----------------------------------------------------------------------------------------------|-----------------|--------------|
| VS-0824-16 | Vacated easements and right-of-way | Approved by BCC | January 2017 |
| DR-0750-16 | Residential subdivision and waived conditions of WS-0213-16 | Approved by BCC | January 2017 |
| VS-0751-16 | Vacated and abandoned easements and portion of right-of-way | Approved by BCC | January 2017 |
| TM-0153-16 | 56 lots and common lots | Approved by BCC | January 2017 |
| WS-0253-16 | Waiver for front setback and design review for single-family development and increased grade | Approved by BCC | June 2016 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|-------------------------------------------|------------------------|-----------------------------------------|
| North, South, East, & West | Rural Estates Residential (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.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and incorporates proper building placement on the site. The proposed accessory structure will meet required setbacks for both the side and rear yards and maintain the minimum 6 foot separation from the principal residence. In addition, the applicant is proposing to paint the structure the same colors of the main house to mitigate any impacts and the structure is not visible from the right-of-way. 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMES RAINEY

CONTACT: JAMES RAINEY, 7290 W. GARY AVE, LAS VEGAS, NV 89178