

11/02/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

PEBBLE RD/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0512-SUN WEST LTD:

USE PERMIT to allow an accessory structure (garage) prior to a principal residence.
DESIGN REVIEW for finished grade in conjunction with an accessory structure on 3.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Pebble Road and Grand Canyon Drive (alignment) within Enterprise. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:
176-18-801-009

USE PERMIT:
Allow an accessory structure prior to a principal residence per Table 30.44-1.

DESIGN REVIEW:
Increased finished grade to 196 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 989% increase).

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

BACKGROUND:
Project Description

General Summary

- Site Address: 8880 S. Grand Canyon Drive
- Site Acreage: 3.4
- Project Type: Accessory structure (garage) prior to a principal residence
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 5,000 (proposed accessory structure – garage)

Site Plan

The site plan depicts a 3.4 acre parcel located on the northeast corner of Pebble Road and Grand Canyon Drive. There is a 15 foot wide driveway on the southwest and southeast corners of the parcel. Both driveways head north toward the northeast corner of the site. The driveway will be

comprised of clean gravel or chat groundcover as approved by the Clark County Department of Environment and Sustainability - Division of Air Quality.

The applicant is proposing to construct a 5,000 square foot garage that will be set back 33 feet from the east property line, 21 feet from the north property line where a 5 foot setback is required for accessory structures, 260 feet from the south property line (Pebble Road), 240 feet from the west property line, and 50.5 feet from the flood channel to the north where 50 feet is required per Code. The purpose for constructing the garage is so that the applicant can store materials to construct 2 custom homes.

Due to the varying heights of the existing topography the applicant is requesting to increase the finished grade at a maximum of 196 inches where 18 inches the maximum per Section 30.32.040. From west to east the topography starts from existing grade along the west property line and decreases by 6 feet and gradually increases to 9 feet and decreases another 12 feet to 15 feet along the east property line. From south to north the existing grade drops down to approximately 30 feet towards the north property line. Per the applicant, any retaining wall and screen walls that require waivers of development standards will be applied for once the drainage studies are completed.

Landscaping

Landscaping is neither proposed nor a part of this request.

Elevations

The elevation plans show a single story garage with an overall height of 21 feet. The exterior materials include metal vertical siding painted in a light stone color, and the structure will also have neutral colored trim. The west facing elevation includes 5 garage roll-up doors, the south facing elevation includes a door and 4 windows, and the east facing elevation includes 5 windows. The north facing elevation only includes the metal vertical siding.

Floor Plans

The floor plans show a rectangular shaped garage with an open floor plan for storage purposes with an overall area of 5,000 square feet.

Applicant's Justification

Per the applicant, the purpose of constructing the 5,000 square foot garage prior to a principal residence, so that the applicant can store materials required to construct 2 custom homes. The applicant is also requesting to increase the finished grade due to the extreme topography variances on the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0071-04	Vacated right-of-way being a portion of Grand Canyon Drive between Pebble Road and Torino Avenue - recorded (Instr. #: 20040728:0005408)	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Flood Channel
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Accessory structure prior to principal (active CE21-05468 for outside storage)
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
PA-21-700003	Plan amendment to amend the transportation element for Grand Canyon Drive (between Pebble Road and Ford Avenue) is a companion item on this agenda.
CP-21-900382	Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan is a companion item on this agenda.
VS-21-0513	Vacate and abandonment easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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 does not typically support the request to construct an accessory structure prior to a principal residence. Although staff is concerned that the request is premature since there are no active permits or minor subdivision maps in process with the County, staff finds that the proposed accessory garage is necessary to store materials to build 2 custom homes. Staff recommends that the applicant process an application for review and complete the custom homes in 3 years. Staff recommends approval.

Public Works - Development Review

Design Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff

will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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 to complete and review construction of the custom homes within 3 years;
- Materials stored on-site must only be related to the 2 custom homes to be constructed on the subject parcel.
- Applicant is advised that subsequent land use approval may be required for the area of the accessory building; 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 application for review; 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

- Comply with approved drainage study PW21-12940;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and a 24 foot minimum fire lane.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAN COLETTI

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