ACCESSORY STRUCTURE RUSSELL RD/HEDGEFORD CT
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0682-ANGOTTI GIOVANNI & BENNISON GENEVA CONAWAY:

USE PERMIT to allow an accessory structure not compatible (materials) with the principal dwelling.

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed accessory structure (shed) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southeast corner of Russell Road and Hedgeford Court within Paradise. JG/mk/ja (For possible action)

RELATED INFORMATION:

APN:
161-31-111-008

USE PERMIT:
Allow an accessory structure (shed) constructed of materials (smart side engineered wood and asphalt shingles) not compatible with the principal dwelling.

WAIVER OF DEVELOPMENT STANDARDS:
1. a. Reduce the setback from a right-of-way for a proposed accessory structure (storage shed) to 5 feet where 10 feet is the standard per Table 30.40-1 (a 50% reduction).
   b. Reduce the side street (corner) setback from a proposed accessory structure (storage shed) to 5 feet where 10 feet is the standard per Table 30.40-1(a 50% reduction).

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

BACKGROUND:
Project Description
General Summary
• Site Address: 5720 Hedgeford Court
• Site Acreage: 0.5
• Project Type: Reduced setback for a proposed accessory structure (shed)
Site Plans
The plans show an existing single family residence with a patio opening onto the pool deck and established mature landscaping around the house. The plans show a 10.5 foot high accessory structure being proposed 5 feet from the side property line (north side) along Russell Road. The accessory structure will be constructed of materials such as smart side engineered wood and asphalt shingles which are not compatible with the principal dwelling.

Landscaping
There is existing mature landscaping (Mexican Fan Palm, Pinus Pine, Canary Palm, Yucca Elata and Olive trees) in the front, side, and rear of the property.

Elevations
The 10.5 foot high storage shed will be located on the northeast corner of the property along Russell Road. The storage shed will be constructed of simulated wood and asphalt shingles while the existing principal dwelling is constructed of stucco and concrete tiles. The shed will be painted to match the principal dwelling.

Floor Plans
The plans show a 240 square foot open area storage shed with a door on the south elevation, opening toward the existing residence.

Applicant’s Justification
The applicant states that the purpose of selected location for the proposed shed is to allow the applicant to maintain the mature landscape and maximize the usable space in the rear yard. The applicant adds that the structure’s visible impact on the front of the house and on their rear neighbor will be minimal as the structure will be masked by the existing landscaping, specifically the Olive and Eucalyptus trees. There is also a retaining wall along the north property line which elevates the property from the right-of-way. The applicant indicates that the structure will not interfere with any of the windows located on the north side of the home.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Rural Neighborhood Preservation</td>
<td>CRT &amp; R-E</td>
</tr>
<tr>
<td>South, East, &amp; West</td>
<td>Rural Neighborhood Preservation</td>
<td>R-E</td>
</tr>
</tbody>
</table>

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.

Although the storage shed will be constructed of different materials, the applicant stated that the structure will be painted with similar colors to match the existing residence. Staff finds that this is consistent with similar requests that have been approved in different parts of the Valley; therefore, staff can support this request.

Waiver of Development Standards

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.

Staff finds that the proposed shed will be located on the side property line (north side) along Russell Road where there is an existing retaining and perimeter wall enclosing the subject site. The property is slightly elevated from Russell Road; therefore, there will be minimal visibility of the shed. Additionally, the applicant indicated that the accessory structure is non-habitable and is located on the north property line adjacent to Russell Road where there is minimal impact to any neighbors. The existing mature landscape around the residence will provide an additional buffer to the structure and minimize any impact to the neighborhood. Staff does not anticipate any negative impacts from the storage shed to the surrounding area; therefore, 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 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)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GENEVA B. CONAWAY BENNISON

CONTACT: GENEVA B. CONAWAY BENNISON, 5720 HEDGEFORD CT, LAS VEGAS, NV 89120