UC-0766-13 – THOMPSON FAMILY TRUST:

USE PERMITS for the following: 1) allow an accessory structure not architecturally compatible with the principal structure; and 2) allow an accessory structure to exceed one-half the footprint of the principal structure in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Montessouri Street, 200 feet south of Eldora Avenue within Spring Valley. SB/gc/ml (For possible action)

RELATED INFORMATION:

APN:
163-10-603-002

USE PERMITS:
1. Allow an accessory structure (RV garage) not architecturally compatible with the principal structure.
2. Allow a 1,728 square foot accessory structure (RV garage) to exceed one-half the footprint of the principal structure (1583.5 square feet) (a 9.1% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Acreage: 1.0
- Project Type: Accessory structure (RV garage)
- Number of Stories: 2
- Building Height: 25 feet
- Square Feet: 1,728

Site Plan
The plans show a detached accessory structure (RV garage) located in the rear yard of an existing 1 story, 3,167 square foot single family residence. The RV garage is located between an existing 1 story, 768 square foot casita and a tennis court area. The RV garage is approximately 76 feet from the rear (east) property line, 47 feet from the north property line, and 49 feet from the south property line. The property is accessed from Montessouri Street and a 12 foot wide driveway will be extended from the existing driveway to the proposed RV garage.
**Landscaping**
No changes are proposed or required to the existing landscaping. A 6 foot high block wall exists along the side and rear property lines.

**Elevations**
The plans show a 2 story, 25 foot high detached accessory structure (RV garage) with a flat roof and parapet walls. Building materials consist of stucco siding, various sized windows, and decorative metal pop-out trim. A roll-up door for the RV garage is shown on the north and south elevations. The existing residence is single story with stucco siding, stone veneer, and a pitched wood shake roofing. The existing casita is single story with stucco siding and pitched concrete tile roofing. An existing wood patio deck with lattice wood siding and roofing is located at the rear of the casita.

**Floor Plans**
The plans show a proposed 1,728 square foot RV garage. The first floor is 1,464 square feet and consists of an RV parking area, a bathroom, storage areas, and a coat closet. The second floor is 264 square feet and consists of a loft storage area.

**Applicant’s Justification**
The applicant states that the proposed RV garage will upgrade the property. Additionally, the applicant states that the RV garage is set back a good distance from the adjacent properties. The RV garage is also at a lower elevation behind the residence, which makes the RV garage hard to see from the street frontage.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0613-10</td>
<td>Established the RNP-I Overlay District in the Spring Valley Planning Area</td>
<td>Approved by BCC</td>
<td>February 2011</td>
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</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Single family residences</td>
</tr>
<tr>
<td>East &amp; West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Undeveloped and single family residences</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
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 Plan. One of several criteria the applicant must establish is 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 finds that although the proposed RV garage is not architecturally compatible with the principal structure on the property, the RV garage is architecturally compatible with the homes in the immediate area. A number of homes in the area are stucco with flat roofs and parapet walls including the adjacent property to the south. Additionally, the wood shake roofing material that is presently being used for the principal residence on the property is no longer a permitted roofing material under Title 30. Staff recommends that the proposed RV garage be painted to match the color of the existing residence and casita.

Staff can also support the request to allow the accessory structure (RV garage) to exceed one-half the footprint of the principal structure. The accessory structure exceeds the size limitation by 9.1% (144.5 square feet) and visually, the footprint of the accessory structure is under half the footprint of the principal structure. Additionally, the accessory structure is setback a significant distance from the property lines, and the neighboring properties directly to the north, east, and west are undeveloped. The request complies with Policy 2.2 of the Spring Valley Land Use Plan which states that new development adjacent to existing land uses should be appropriately buffered with transitional space.

Building/Fire Prevention
The proposal has been reviewed and does not conflict with Fire Code requirements.

Southern Nevada Health District (SNHD) – Septic System Program
On May 22, 2013, the property owners applied for and were issued residential septic system, Permit #ON0032016, to service the proposed garage and exercise building. The permit to construct the septic system and to receive an approved construction inspection expires on May 21, 2014.

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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Accessory structure to be painted to match the color of the existing residence and casita.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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 location of existing public sanitary sewer is greater than 400 feet from the parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Neil Thompson
CONTACT: Pete Larez, 6230 McLeod Drive, Suite 120, Las Vegas, NV 89120