

ACCESSORY STRUCTURE  
(TITLE 30)

DUNEVILLE ST/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0195-MORENO DESIDERIO M JR:**

**USE PERMIT** to allow an accessory garage to exceed one half the footprint of the principal dwelling on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Duneville Street, 152 feet north of Edna Avenue within Spring Valley. JJ/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

163-12-205-009

**USE PERMIT:**

Allow a detached garage to be 3,876 square feet where 1,798 square feet is allowed (one half the footprint of the principal dwelling) per Table 30.44-1 (a 116% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2869 Duneville Street
- Site Acreage: 1.1
- Project Type: Accessory structure (detached garage)
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 3,876 (detached garage)/3,596 (residence)

**Site Plans**

The plans depict an existing 3,596 square foot single family residence with a proposed 3,876 square foot detached garage (accessory structure) on 1.1 acres. Access to the property is from Duneville Street by a single driveway. Plans show a proposed detached garage located along the western property line and will have access by expansion of the existing driveway along the north property line. The proposed detached garage meets all required setbacks.

### Landscaping

Landscaping is not a part of this application.

### Elevations

The plans depict a proposed detached garage that will be 3,876 square feet and will be approximately 25 feet in height. The finished product will be architecturally compatible with the principal residence with a stucco finish, clay tile roof and pitched roofline, and will be painted to match the existing residence.

### Floor Plans

The plans depict an open floor plan for the detached garage and a stairwell for a mezzanine level with the stairwell inside of the detached garage.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed RV garage will be a total of 3,876 square feet including the proposed mezzanine and will be 25 feet high. The design intent is to match the existing residence and will comply with Code.

### **Surrounding Land Use**

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

### **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 finds that the accessory structure (detached garage) that exceeds one half the footprint of the principal residence will have significant impacts to the immediate lots. Staff finds that the proposed detached garage is in conflict with Urban Specific Policy 10 of the Comprehensive Master Plan, which in part encourages site designs to be compatible with adjacent land uses. A 25 foot tall structure that is 52 feet by 76 feet, that is only 5 feet from both the rear and side yards with no buffering being provided, will be uncharacteristic of the surrounding development. The proposed use will result in a substantial or undue adverse effect on adjacent properties and negatively impact the character of the neighborhood; therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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**

If approved:

- Rear and side setbacks to be 10 feet;
- Provide 24 inch box Mondell pines 20 feet on center along rear and side yards adjacent to accessory structure;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.

**Building Department - Fire Prevention**

- No comment.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (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.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Spring Valley - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SHELDON COLEN

**CONTACT:** SHELDON COLEN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305,  
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