

07/20/21 PC AGENDA SHEET

ACCESSORY APARTMENT  
(TITLE 30)

BONITA VISTA ST/IRON MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0258-SCOTT JAMES & HETTIE FAMILY TRUST & SCOTT JAMES & HETTIE A TRS:**

**USE PERMITS** for the following: **1)** increase the size of an accessory apartment; **2)** allow a proposed accessory apartment to not be architecturally compatible with the principal building (single family residence); and **3)** allow a proposed accessory apartment front yard access to face a street on 2.2 acres in an R-A (Residential Agricultural) (RNP-II) Zone.

Generally located on the west side of Bonita Vista Street, 270 feet north of Iron Mountain Road within Lone Mountain. MK/lm/jo (For possible action)

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RELATED INFORMATION:

**APN:**

125-05-804-002

**USE PERMITS:**

1. Increase the area of an accessory apartment to 2,346 square feet where a maximum of 1,500 square feet is allowed per Table 30.44-1 (a 56.4% increase).
2. Allow an accessory apartment to not be architecturally compatible with the existing principal building where required per Table 30.44-1.
3. Allow an accessory apartment front yard access to face a street where not permitted per Table 30.44-1.

**LAND USE PLAN:**

LONE MOUNTAIN - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9355 N. Bonita Vista Street
- Site Acreage: 2.2
- Project Type: Accessory Apartment
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 2,346 (accessory apartment)

### Site Plan

The plan depicts an existing single family residence centrally located on the site with a proposed accessory apartment located in the northwest portion of the property. Access to the site is from a circular driveway entrance on Bonita Vista Street to the east. The proposed 2,346 square foot accessory apartment will maintain access from the existing driveway and is located over 200 feet from the front property line, 27 feet from the north property line, and over 40 feet from the rear (west) property line.

### Landscaping

Existing mature landscaping is located along the interior and exterior of the front yard fence along the street frontage, with trees located along the southerly portion of the west property line, and around the existing single family residence.

### Elevations

The existing 2 story single family residence is finished with painted stucco and tile roofing. The proposed 14 foot high accessory apartment will have painted composite finish with shingle roofing and the paint color will match the existing residence.

### Floor Plans

The proposed 2,346 square foot accessory apartment includes a covered front porch entry, an open design living room, kitchen, and dining room, along with 3 bedrooms, restrooms, and laundry room situated around a central courtyard.

### Applicant's Justification

The applicant indicates that the proposed accessory apartment will be for their daughter and family and will be set at grade and painted to match the existing residence. Additionally, the existing shipping container will be removed from the site, and the existing landscaping materials over the allowed rock size in public right-of-way (Bonita Vista Street) will be removed prior to final inspection.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-01-0989	Vacate and abandonment portion of right-of-way within Section 5	Approved by BCC	September 2001

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	R-E	Undeveloped
South & West	Residential Agricultural (up to 1 du/ac)	R-A (RNP-II)	Single family residence
East	City of Las Vegas	C-V	O'Roarke Elementary School

### **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.

The proposed use is in harmony with the purpose, goals, objectives, and standards of the Comprehensive Master Plan and of Title 30 when considering the lot is over 2 acres in area and could potentially be divided into 2 lots. The proposed use and size of the structure will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The accessory apartment combined with the single family residence will result in a density comparable to the surrounding neighborhood; therefore, 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**

- Accessory apartment to be painted to match the residence.
- 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.

### **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)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JAMES SCOTT

**CONTACT:** JAMES SCOTT, 9355 N. BONITA VISTA ST, LAS VEGAS, NV 89143