

ATTACHMENT A
BUNKERVILLE TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 7:00 P.M., SEPTEMBER 27, 2018

10/02/18 PC

1. **UC-18-0628-ROBBINS, CRAIG:**
USE PERMIT to allow a proposed casita to not be architecturally compatible with the principal structure (manufactured home) on 0.8 acres in an R-A (Residential Agricultural) Zone. Generally located 170 feet north of Virgin Street and 115 feet west of Tobler Lane within Bunkerville. MK/jor/ml (For possible action)

10/02/18 PC AGENDA SHEET

CASITA
(TITLE 30)

VIRGIN ST/TOBLER LN
(BUNKERVILLE)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0628-ROBBINS, CRAIG:

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RELATED INFORMATION:

APN:
002-25-301-014

LAND USE PLAN:
NORTHEAST COUNTY (BUNKERVILLE) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 410 E. Virgin Street
- Site Acreage: 0.8
- Project Type: Accessory structure (casita)
- Number of Stories: 1 (casita)
- Building Height: 11 feet, 6 inches (casita)
- Square Feet: 576 (casita)

Site Plan

The site plan depicts an existing manufactured home placed on the south side of the parcel. Access to the applicant's property is provided via a 20 foot private access easement from Virgin Street. The plans show the proposed casita to be constructed 120 feet south of the northern property line, 44 feet from the west property line, and 60 feet from the east property line. A parking space will be designated to the west of the casita.

Landscaping

Naturally occurring vegetation will remain on the lot. Landscaping is not a part of this request.

Elevations

The casita is designed to be 1 story with a maximum height of 11 feet, 6 inches. The casita has a stucco finish encompassing the structure including an adobe style parapet roof. The north elevation features the main entrance and a window. The west elevation depicts a door to access the water heater closet and an additional point of entry. The south elevation depicts 3 windows, while the east elevation shows a roll-up door and an additional window. This application is required to allow the casita to not be architecturally compatible with the manufactured home which consists of metal siding.

Floor Plan

The floor plan for the casita has a total area of 576 square feet. The applicant's art studio is 480 square feet. Lastly, the casita has a bathroom that is 96 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, the request for the use permit is to allow the casita to be constructed without being architecturally compatible to the applicant's principal structure, which is a manufactured home with metal siding. The proposed casita will have architectural features comparable to the southwest adobe revival style.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1276-99	Reclassified 1,200 acres from R-U zoning to R-A and R-1 zoning	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood	R-A	Agricultural use
South & East	Residential Suburban	R-1	Single family residential
West	Residential Suburban	R-A	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. The proposed casita will be constructed in the rear yard of the applicant's property. The subject property is located in Bunkerville, which is a rural community in the Community District 5 (CD-5). Per the Clark County Title 30 Development Code, the casita shall have compatible architectural features to the principal

structure where building materials and colors should be harmonious. Since the applicant's principal structure is a manufactured home with metal siding, it does not match architecturally with the proposed casita. However, the casita will not have any negative effects to the surrounding properties.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Drainage study and compliance.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA), and any development will required FEMA concurrence.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at 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:

APPROVALS:

PROTESTS:

APPLICANT: CRAIG ROBBINS

CONTACT: CRAIG ROBBINS, 8601 KINGSHILL DRIVE, SALT LAKE CITY, UT 84121

DRAFT