

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0496-PATEL, AMARATBHAI R. & MANORAMABEN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** allow a non-decorative wall along a street in conjunction with a proposed single-family residence on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Gillespie Street and north of Wigwam Avenue within Enterprise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

177-16-204-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a proposed 8 foot high decorative fence/fence (3 foot high block with a 5 foot high wrought iron) within the front yard where 6 feet is the maximum height permitted by Section 30.04.03 (a 33% increase).
- b. Allow a proposed 8 foot high screen wall/fence (6 foot high solid CMU block wall and a 2 foot high wrought iron fence on top) along a portion of the south property line (street side yard) where 6 feet is the maximum height permitted by Section 30.04.03 (a 33% increase).
2. Allow a non-decorative wall along a street (adjacent to Wigwam Avenue and Gillespie Street) where walls along a street shall be decorative per Section 30.04.03.

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8485 Gillespie Street
- Site Acreage: 1.93
- Project Type: Proposed screen wall/fence height increase
- Fence Height (feet): 8 (3 foot high solid CMU block wall and a 5 foot high wrought iron fence on top)/8 (6 foot high solid CMU block wall and a 2 foot high wrought iron fence on top along a portion of the south property line)

Site Plan & Request

The site plan depicts a proposed single-family residence west of Giles pie Street and north of Wigwam Avenue. The residence is centrally located on the site and faces east toward Giles pie Street. The front of the residence (east) includes a proposed porte-cochere, while the rear (west) of the residence includes a proposed patio cover.

The applicant is requesting to increase the height of a decorative a fence (3 foot block with 5 foot wrought iron) along the entire east property line also to 8 feet where 6 feet is the maximum allowed. There is an existing block wall along the southern portion of the west property line and the applicant will extend this wall and install a 6 foot high block wall to complete the screening along the west property line. The proposed interior side wall (north) meets Title 30 standards and is set back 105 feet from the north property line. The proposed wall along the south property line (street side yard portion) will be a 6 foot high CMU block wall with a 2 foot high wrought iron fence on top. The CMU block wall is non-decorative, thus requiring a waiver.

Landscaping

The applicant's plans depict a 15 foot wide landscape strip along the south and east property lines. The landscaping consists of Mesquite trees planted every 30 feet on center.

Elevations

The applicant is proposing the following:

North and south property lines:

- For the portion of the property that is located within the front yard and the applicant is proposing a decorative fence (3 foot high block with a 5 foot high wrought). The overall height will be 8 feet high and is subject to a waiver of development standards request.
- The remaining portion of the south property line will feature a 6 foot high CMU block wall with a 2 foot high wrought iron fence on top. The CMU wall portion is also non-decorative and requires a waiver of development standards.

East property line:

- The applicant is proposing an 8 foot high decorative fence (3 foot high block with a 5 foot high wrought iron) on top along the entire east property line (front yard). The overall height will be 8 feet high, thus necessitating the waiver request.

West property line:

- There is an existing screen wall to remain along the southwest portion of the site. The applicant will extend this existing 6 foot wall northward toward the north property line.

The plan shows that the walls include 8 foot high pilasters with LED light fixtures at the top of the pilasters. The wrought iron railing along the top of the combination screen wall/fencing is not 50% open.

Applicant’s Justification

The applicant is concerned about the privacy, security, and potential surrounding noise. The proposed 8 foot high walls will provide security and privacy. The applicant is seeking to raise their wall for security reasons and to reduce traffic noise. The applicant acknowledges that other homes in the area have sought and received similar waivers of development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Public Use	RS20 (NPO-RNP)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The existing residence is located within the Neighborhood Protection Overlay (NPO). This overlay was established to identify, preserve, conserve, and protect the distinctive architectural, and environmental character of existing neighborhoods, areas, sites, and structures. Staff finds that the proposed walls do not align with the intent of the NPO overlay. Since this is a new custom home, the applicant has the opportunity to meet Title 30 standards by not exceeding wall height requirements and providing a decorative wall along Wigwam Avenue. For these reasons, staff cannot support these requests.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PRAVIN BAKRANIA

CONTACT: AMARATBHAI PATEL, 1204 FRAGRANT SPRUCE AVENUE, LAS VEGAS, NV 89123