

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0094-NGUYEN DUNG T & METZ DAVID:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence/wall height; and **2)** increase the number of driveways in conjunction with a single-family residence on 1.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Chartan Avenue and west of Placid Street within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-33-801-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the height of the wall along the north (side interior) property line and not within the first 15 feet of the front setback to 8 feet where a maximum of 6 feet is permitted per Section 30.04.03B (a 33% increase).
- b. Increase the height of the wall along the west (rear) property line to 8 feet where a maximum of 6 feet is permitted per Section 30.04.03B (a 33% increase).
- c. Increase the height of the decorative fence within the first 15 feet of the front setback to 8 feet where a maximum of 6 feet is permitted per Section 30.04.03B (a 33% increase).
2. Allow 2 residential driveways where a maximum of 1 driveway is permitted per Uniform Standard Drawing 222 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 11185 Placid Street
- Site Acreage: 1.14
- Project Type: Increase fence/wall height and 2nd driveway

Site Plan

The site plan depicts a single-family residential lot with 2 existing driveways on Placid Street and an 8 foot high wall proposed along the north and west property lines. A decorative fence consisting of a 2 foot 6 inch high wall and a 5 feet 6 inches high wrought iron fence on top and 8

feet tall pilasters, is shown within the front setback, 20 feet west of the east property line. There are 2 driveways shown at the east side of the property. There are 2 driveways along the street: the north driveway is located 12 feet from the north property line and is 20 feet wide, with a gated access located 20 feet west of the east property line; and the south driveway is located 56 feet north of the south property line and is 16 feet wide, with a gated access located 20 feet west of the east property line.

Landscaping

Landscaping is not a part of this application.

Applicant’s Justification

The applicant is requesting an 8 foot high CMU screen wall on the west and north property lines. The east side 8 feet high decorative fence will be a combination of 2.5 foot high wall and 5.5 feet high wrought iron fencing and masonry columns in between, set 8 feet apart. The proposed walls and additional gated driveway design will not affect vehicular traffic or cause any life safety problems with this property being located at the end of the street in a residential neighborhood.

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	Low-Intensity Neighborhood (up to 5 du/ac)	RS10	Single-family residential

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.

Waiver of Development Standards #1

The additional wall height is not consistent with Title 30 standards for fences and walls or the standards for properties within the NPO-RNP overlay district. The proposed height is not compatible with properties within the area. Additionally, waivers for increased fence and wall

height are strongly discouraged in NPO-RNP standards. Lastly, there is no compelling justification for the fence/wall height increase. Staff cannot support the waiver requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff can support the request for the additional driveway as it has no conflicts with traffic as the street ends to the south.

Staff Recommendation

Approval of waiver of development standards #2; denial of waiver of development standards #1.

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

- Drainage culverts within the public right-of-way to be maintained by the property owner.
- Applicant is advised that signs, structures, and landscaping shall not encroach into the sight-visibility zones.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at 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: Enterprise - approval of waiver of development standards #2; denial of waiver of development standards #1.

APPROVALS:

PROTESTS:

APPLICANT: THOMAS MCCLEISTER

CONTACT: THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV
89074