

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TA-25-0425-RED ROCK RV PARK, LLC

TEXT AMENDMENT to amend Section 30.02.26.H.4.iv.b to allow fences and walls up to 8 feet in height for commercial developments with highway frontage within the Red Rock Overlay District. JJ/gc (For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Section 30.02.26.H.4.iv.b within the Red Rock Overlay District in Title 30 currently reads:

No fence or wall shall be more than 6 feet in height. No retaining wall shall be more than 4 feet in height.

The applicant is proposing that this section of code be amended to read:

No fence or wall shall be more than 6 feet in height except for commercial development with highway frontage may be up to 8 feet in height. Any fence or wall over 6 feet must be compatible with the character of the immediate area and will include decorative elements such as columns, pilasters, and varied designs or textures. No retaining wall shall be more than 4 feet in height.

The applicant states that the increased wall height will enhance security and reduce noise for commercial properties along state highways. The increase in height is consistent with the general fence and wall height standards elsewhere in the County where a maximum of 8 feet is allowed for commercial zoning districts within the side and rear setbacks. Properties along state highways present security challenges, including unauthorized access and potential wildlife activity, that the increased wall height will help mitigate. The amendment supports the Clark County Master Plan by ensuring that the Red Rock Overlay District remains a safe and desirable place for temporary and long-term residents.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Staff can support the proposed text amendment to Title 30. It is reasonable to allow increased fence or wall height along a state highway due to the increased speed, traffic, and noise found on such roads. The increased wall height will help improve security and reduce noise. Outside of the Red Rock Overlay District, Title 30 already allows fences and walls to be up to 8 feet in

height for commercial zoning districts within the side and rear setbacks. Furthermore, the amendment requires decorative elements that are compatible with the character of the surrounding area if a proposed fence or wall goes over 6 feet in height to help reduce the impact of the increased wall height. For these reasons, staff can support the text amendment request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 20, 2025 at 9:00 a.m., unless otherwise announced.

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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Red Rock - approval.

APPROVALS:

PROTESTS:

APPLICANT: RED ROCK RV PARK, LLC

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