

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0097-MCNAIR, ALICIA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; and **2)** reduce setback for a proposed trellis in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Sego Glen Circle and south of Sego Drive within Paradise. TS/nai/kh
(For possible action)

RELATED INFORMATION:

APN:

162-13-510-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height for a proposed chain-link fence along the south and west property lines to 9 feet where 6 feet is the maximum per Section 30.04.03 (a 50% increase).
2. Reduce the side interior setback for a proposed attached trellis along the north property line to 3 inches where 5 feet is required per Section 30.02.07 (a 95% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3431 Sego Glen Circle
- Site Acreage: 0.13
- Project Type: Attached trellis and increase fence height
- Building Height (feet): 13 (trellis)/9 (fence)

Site Plans

The plans depict an existing attached single-family residence with access provided along the east property line from Sego Glen Circle.

The plans also show a new trellis proposed along the north façade of the residence. With the addition of this attached trellis, the interior side setback on the north side will be reduced to approximately 3 inches, where a minimum setback of 5 feet is required. The trellis will extend only along a portion of the north façade and it will be 13 feet high. The remaining portion of the northwest property line is proposed to include a 9 foot tall chain-link fence.

The existing west boundary wall is 5 feet in height and 41 feet in length. The existing south boundary wall is also 5 feet in height and 31 feet in length. The plans indicate a proposed 9 foot tall chain-link fence to be placed adjacent to the existing CMU walls. The chain-link fence will be installed 3 inches away from the CMU walls.

Elevations

The photos indicate the location of the proposed trellis along the north elevation of the residence. The existing condition includes a CMU boundary wall with 5 foot galvanized tubes, which are connected to the house using 1¼ inch galvanized tubing and silver chain-link fencing. The curved portion of the trellis is proposed to include a mesh material intended to support vine growth and allow vegetation to expand over time.

Additional photos show that the existing west and south boundary walls are 5 feet in height. The photos indicate a proposed 9 foot chain-link fence to be 3 inches away from the CMU walls.

Applicant’s Justification

Applicant is applying for waivers of development standards to resolve CE22-32985, which was issued for building without a permit. For safety reasons, the applicant requests to build a 9 foot chain-link fence along the west, south, and a portion of the north property line. Also, the applicant wants to build an attached trellis on the north façade of the primary residence with a 3 inch side interior setback. This request will address significant safety and security concerns including repeated trespassing and unauthorized entry into the property.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|----------------------------------|--|
| North | Mid-Intensity Suburban Neighborhood (8 du/ac) & Compact Neighborhood (18 du/ac) | RS3.3 & RM18 | Single-family residence & multi-family residence |
| South & East | Mid-Intensity Suburban Neighborhood (8 du/ac) | RS3.3 | Single-family residence |
| West | Public Use | RS3.3 | Flood Channel |

Clark County Public Response Office (CCPRO)

CE22-32985 is a code enforcement for building without a permit and increasing the height of a fence without a obtaining a waiver of development standards.

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.

Waivers of Development Standards #1

The proposed 9 foot high chain-link along the west and south property lines exceeds the 6 foot maximum allowable height for residential boundary walls not within the front setback. The proposed chain-link fence is neither harmonious nor consistent with typical residential boundary fences and may negatively impact the neighborhood character. Staff does not support this request.

Waivers of Development Standards #2

The proposed trellis reduces the required 5 foot interior side setback along the north property line to 3 inches. This represents a significant deviation from the minimum setback standard. The trellis is proposed to be fully attached to the north façade of the residence, further intensifying the encroachment into the setback and creating a permanent structural feature where such encroachments are not permitted. Staff also does not support this request.

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

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: ALICIA MCNAIR

CONTACT: ALICIA MCNAIR, ALICIA MCNAIR, 3431 SEGO GLEN CIRCLE, LAS VEGAS, NV 89121