

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0894-DEVALADEZ, IRMA FLORES:

WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure (wall) prior to the primary structure in conjunction with a single-family residential lot on 0.55 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Jones Boulevard and south of Sheila Avenue within the Lone Mountain planning area. MK/jam/cv (For possible action)

RELATED INFORMATION:

APN:

138-13-310-071

WAIVER OF DEVELOPMENT STANDARDS:

1. Allow an accessory structure (wall) to be established prior to the primary structure where not allowed per Section 30.03.01D.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.55
- Project Type: Wall
- Building Height (feet): 6 (wall)/2 (columns)

Site Plans & Elevations

The plans depict a residential lot at the southeast corner of Jones Boulevard and Sheila Avenue that is currently vacant. The plans depict the following: a 6 foot tall decorative wall along the west property line, set back 10 feet from Jones Boulevard for landscaping, which reduces in height to 3 feet tall within 15 feet of the front; a 6 foot tall CMU wall along the south property line; a 6 foot tall CMU wall along the east property line, which reduces in height to 3 feet tall within 15 feet of the front; and four, 2 foot tall decorative columns along the front property line, with no fence or wall in between. There is a future residence shown on the plans; however, no construction is proposed at this time.

Landscaping

Landscaping is not a part of this request.

Applicant's Justification

The applicant states that the reason for the wall is to protect the property from homelessness and illegal dumping given the location the property resides in as well as for dust control reasons.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	City of Las Vegas	R-1	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

Waiver 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.

Staff finds that the site has previously been cited for illegal dumping and the applicant is attempting to safeguard the site as well as provide dust control by enclosing the property with walls. While applicant requires a waiver to construct the walls prior to the house, the applicant is complying with Title 30 requirements for wall height, decorative walls, and street landscaping. In addition, the applicant has begun preparing grading plans for a future primary residence. Therefore, staff can support this request.

Department of Aviation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- Applicant is advised that signs, walls, fences, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IRMA DEVALADEZ

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