

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0206-RHONICK PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase a proposed fence height in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Arby Avenue and east of Hinson Street within Enterprise. MN/ji/kh
(For possible action)

RELATED INFORMATION:

APN:

177-06-811-002

WAIVER OF DEVELOPMENT STANDARDS:

Increase a proposed fence height to 11 feet where a maximum height of 6 feet is permitted within the side interior setback per Section 30.04.03B (an 83% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7130 Crowntop Circle
- Site Acreage: 0.42
- Project Type: Increase fence height
- Fence Height (feet): 11

Site Plan & Elevations

The plan depicts an existing single-family residence with primary access from Crowntop Circle to the west. The proposed fence is located at the northeast corner of the lot, positioned 1 foot from the existing block wall to the east and 7 feet from the existing residence to the south. The fence is designed to be 11 feet in height and finished in a Maplewood color to match the existing single-family residence.

Landscaping

No landscaping is proposed with this request.

Applicant’s Justification

The intent of the proposed fence location and height is to provide privacy. The applicant states there are no objections from neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I) to establish the Rural Neighborhood Preservation Overlay	Approved by BCC	October 2005

Surrounding Land Use

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

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.

The intent of enforcing a maximum fence height is to maintain a consistent development pattern and reduce potential impacts on neighboring properties. While the proposed fence incorporates a Maplewood finish to visually coordinate with the existing residence, the applicant did not provide sufficient justification to support the fence height or its placement. Since the applicant has not provided sufficient evidence to demonstrate that the proposed deviation is warranted or that it would avoid negative impacts on adjacent properties, staff cannot support the 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

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: PROFICIENT PATIOS

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