

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0693-ZANNI FAMILY REVOCABLE LIVING TRUST & ZANNI JOSEPH L & THELMA K TRS:

APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of De Forest Street and south of Garden Grove Avenue within Spring Valley. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-23-210-100

WAIVER OF DEVELOPMENT STANDARDS:

Increase the wall height along the south property line to 9 feet where 6 feet is the maximum allowed per Section 30.04.03 (a 50% increase).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4381 De Forest Street
- Site Acreage: 0.16
- Project Type: Increase wall height
- Wall Height (feet): 8 (existing)/9 (proposed)

Site Plan & Request

The plan depicts an existing single-family residence with access provided via De Forest Street to the east. There is an existing 6 foot tall common wall along the south property line. The property owner has constructed a secondary wall that is separated by 6 inches from the primary wall and measures 8 feet in height. The secondary wall spans the entire length of the property (east to west) along the south property line, is proposed to be increased to 9 feet, and is the subject of the waiver request.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plan and associated pictures depict an existing secondary wall that is 8 feet in height except for the first 15 feet of the secondary wall from the front property line (east), which is 3 feet in height. The secondary wall is decorated with artificial shrubbery and lattice fencing on the interior side of the subject parcel. The applicant is requesting to further increase the height of the 8 foot tall portion of the wall to 9 feet.

Applicant's Justification

The applicant states they are requesting a waiver of development standards to increase wall height for safety concerns. The property owner has experienced several instances of civil disruption by their adjacent neighbor to the south. In an effort to eliminate these disruptions and preserve peace, the property owner has installed an 8 foot tall secondary wall. Furthermore, the property owner would like to increase this secondary wall height to 9 feet.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active violation (CE25-07992) for constructing a wall without the necessary permits.

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 increased height of the wall may have adverse impacts on the adjacent properties. The proposed wall may significantly alter the appearance of the neighborhood. Staff understands increasing the wall height to 9 feet may provide more privacy and security, however, it also can negatively impact the residential character of the neighborhood. Staff finds the request violates Policy 1.3.4 of the Master Plan which seeks to discourage "walling off" neighborhoods in areas that are not constrained by adjacent uses or excessive noise. The subject wall for this request is

along the south property line, adjacent to an existing single-family residence. Staff typically does not support wall height increase requests when no mitigation has been provided; therefore, staff recommends denial.

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.

STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 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.

PLANNING COMMISSION ACTION: November 18, 2025 – DENIED – Vote: Unanimous
Absent: Frasier, Gibson

TAB/CAC: Spring Valley - approval.

APPROVALS: 13 cards, 2 letters

PROTESTS: 1 card, 6 letters

APPEAL: This item has been appealed by the applicant who does not agree with the Planning Commission action and has concerns, and would like this item to be heard by the Board of County Commissioners.

APPLICANT: JENNIFER ZANNI

CONTACT: JENNIFER ZANNI, LAS VEGAS, 4371 DE FOREST STREET, LAS VEGAS,
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