

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0343-JIN SARAH:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay.

Generally located on the north side of Golden Arrow Drive and the east side of Iglesia Street within Winchester. TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-411-009

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 10 foot tall wall along the side and rear property lines where a maximum of 6 feet is permitted per Section 30.04.03 (a 60% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1682 Golden Arrow Drive
- Site Acreage: 0.25
- Project Type: Wall Height
- Wall Height (feet): 10

Site Plan & Elevations

The plan depicts an existing single-family residence with access provided via Golden Arrow Drive. There is an existing wall along the rear (north) and side street (west) property lines that has been increased in height without permits.

The photos depict that the wall along the west property line (Iglesia Street) ranges in height between 1.5 and 6 feet in height and constructed of concrete blocks. Wood planks have been installed on top of the block wall which increased the wall height to a maximum of 8 feet. The wall along the rear property line ranges in height between 6 and 7 feet in height and constructed of concrete blocks. Wood planks have been installed on top of the block wall which increased the wall height to a maximum of 10 feet. All walls and wood spans are painted in white.

Landscaping

No landscaping is proposed with this request.

Applicant's Justification

The applicant states they purchased the home with the wall already being raised in height. They would like to keep this extended elevation to protect their home against burglary and vandalism which has occurred previously.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0098	Reclassified 176 acres from an R-1 zone to an R-1 zone in a Historic Neighborhood Overlay District for an existing residential subdivision.	Approved by BCC	April 2022

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active violation (CE23-17730) for walls that exceed the maximum allowed height per Title 30.

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

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.

Although staff understands the property owner's intention to protect the property from vandalism and burglary, the wall exceeds the allowable maximum height for a residential development as stated per Title 30. Additionally, the walls are visible from the rights-of-ways Iglesia Street and Golden Arrow Drive. Development standards for residences, including maximum wall heights, are established by Title 30 to maintain the character and aesthetics of neighborhoods, neither of

which are accomplished with this request. Staff does not typically support request to increase wall height and cannot support this excessive request for increased wall height.

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:

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: SARAH JIN

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