

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0160-MONARCH MARKETING CORPORATION:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the wall height in conjunction with an existing single-family residence on 1.64 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Spanish Gate Drive and west of Butler National Drive within Spring Valley. MN/ji/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-28-119-004

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Increase the wall height along the north property line within the first 15 feet of the front setback to 9 feet (8 foot high wall with 9 foot high columns) where a maximum 3 foot high decorative wall is permitted per Section 30.04.03B. (a 200% increase)
- b. Increase the wall height along the west property line to 8 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 33% increase).
- c. Increase the wall height along the east property line to 6 foot, 6 where 6 feet is the maximum permitted per Section 30.04.03B (a 8 % increase).
- d. Increase the fence height along the south property line to 8 feet (2 foot screen wall with a 6 foot high decorative fence) where 6 feet is the maximum permitted per Section 30.04.03B (a 33% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 91 Spanish Gate Drive
- Site Acreage: 1.64
- Project Type: Increase wall height
- Wall Height (feet): 4 (existing)/8 (proposed wall) & 9 (proposed columns)

Site Plan & Elevations

The plan depicts an existing single-family residence with primary access to Spanish Gate Drive to the north. The existing and proposed perimeter screening is as follows:

North Property Line:

- The plans show that there is an existing 4 foot high block wall.
- The applicant is requesting to increase the height of this wall up to 8 feet with columns up to 9 feet.
- The existing gates located along the north property line will remain unchanged.

South Property Line:

- The existing wall height is approximately 2 feet with a 3 foot high wrought iron fence. The wrought iron will be removed and be replaced with 6 foot wrought-iron extension, for a total of 8 feet in height.

West Property Line:

- The existing 4 foot wall is proposed to be raised to a total height of 8 feet, extending to the front property line (within the first 15 feet).

East Property Line:

- The existing retaining wall measures 4 feet high, and extends to the front property line (within the first 15 feet). The proposed design adds 2 feet 6 inches to the existing wall, for an overall wall height of 6 feet 6 inches

Landscaping

Existing mature landscaping is located throughout the site, no new landscaping is proposed nor required with this request.

Applicant’s Justification

The intent of the proposed height increase is to enhance on-site security and provide an appropriate level of privacy consistent with the surrounding residential environment.

**Surrounding Land Use**

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

The applicant's wall along the front property line is not consistent with Title 30's wall and fence standards. Title 30's definition of a decorative fence includes a fence constructed of decorative material which may be in combination with decorative walls and/or columns with no less than 50% of the vertical surface of the fence open. These standards exist to promote a sense of harmonious design throughout the surrounding area, and reduce the bulk and mass along the street frontage. In addition, mitigation has not been provided to reduce the impact of an 8 foot high fence may have along the west and south property lines. While the 6 foot 6 inch wall along the east property line may not have the same impact as the 8 feet wall staff is unable to 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**

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)**

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

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAYDA BROOKS

**CONTACT:** RAYDA BROOKS, HH CONSULTING LLC, 2510 W. HORIZON RIDGE  
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