

FENCE HEIGHT/SETBACK
(TITLE 30)

LONE MOUNTAIN RD/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0433-ISAC ANDREI & ANCA CORINA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** allow a non-decorative fence; and **3)** increase fence height within the front yard in conjunction with a single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Lone Mountain Road and Bonita Vista Street within Lone Mountain. RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-802-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback for a single family home to 20 feet where 30 feet is required per Table 30.40-1 (a 33% reduction).
2. Allow a non-decorative fence where a decorative fence (a fence with not less than 50% of the vertical surface of the fence open) is required within 15 feet of the front property line per Table 30.64-1.
3. Increase fence height to 7 feet 4 inches where a maximum height of 6 feet is permitted within 15 feet of the front property line per Section 30.64.020 (a 23% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4825 N. Bonita Vista St.
- Site Acreage: 0.9
- Project Type: Fence height/setback
- Fence Height (feet): 7.4

Site Plans

The plans depict a proposed single family residence. The subject site is 0.9 acres and within the RNP-I overlay in Lone Mountain. The site is located at the northwest corner of Lone Mountain Road and Bonita Vista Street, directly north of the Mountain Crest Park. The house is situated

on the north of the site to allow a large area for landscaping, pool, and other yard amenities. The applicant is requesting to install a solid 6 foot high decorative CMU block wall on the corner side yard, along Lone Mountain Road, and along a portion of the front yard on Bonita Vista Street. On the north half of the front yard, along Bonita Vista, the applicant is proposing a 7 foot 4 inch non-decorative fence per Title 30. Along the west and north property lines there is an existing 6 foot high CMU block wall, which is to remain. The request for a waiver to allow a non-decorative fence and to increase the structure's height as well as a waiver to reduce the rear setback to 20 feet due to the narrow width along the north/south direction are a part of this application.

Elevations

The ornamental fence is 7 feet 4 inches high, consisting of open ornamental fence over 32 inches sitting on top of a 24 inch high CMU fence with CMU piers. This section of the fence includes a pedestrian access gate as well as 2 vehicular access gates. The remaining perimeter wall consists of a 6 foot high decorative CMU block wall with 16 inch piers 20 feet on center. The house is 2 stories with a basement. The maximum height of the proposed house is 35 feet, with different architectural elements and unique features to break-up the mass of the building. Additionally, the proposed structure has a 2,125 square foot basement, a 4,693 square foot first floor, and a 3,040 square foot second floor. The overall square footage of the house is 9,858 square feet.

Landscaping

The plans depict an existing attached sidewalk along Lone Mountain Road with 5 foot wide landscaping behind the sidewalk. Along Bonita Vista Street the applicant is proposing an attached sidewalk with five foot wide landscaping behind the sidewalk. The parcel map for this lot was approved prior to the adoption of the detached sidewalk ordinance; therefore, the sidewalk and landscaping are appropriate per Code in effect at the time of recordation of the parcel map.

Signage

Signage is not a part of this request.

Applicant's Justification

The ornamental fence and landscaping will extend north along Bonita Vista Street, approximately 50 percent of the length of the lot. The proposed fencing will be open architectural metal with a 25 inch high solid block base. The fence piers occur at appropriate spacing and are coursing height of 7 feet 4 inches. Access gates will be utilizing open architectural metal similar to the proposed front fencing. This request is to allow a solid decorative fence for a portion of the front where typically all of the fence would be required to be open decorative fence. The applicant further states the rear setback reductions is in concert with other proposed lot area uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Public Use	P-F	Mountain Crest Park

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the height and design of the proposed decorative block wall and ornamental fence along the perimeter of the property are in harmony with the development and meets the intent to be decorative and open rather than a solid wall creating a canyon effect. The design of this custom home has unique features, which complement the surrounding area. Staff does not foresee the height and design of the proposed perimeter wall and fence will adversely impact any of the neighbors; therefore, staff can support these requests. Furthermore, the rear setback reduction will not negatively impact the adjacent property as the portions of the proposed residence intruding into the setback are broken up in sections. The intrusion into the rear setback is not a large black façade in the proximity of the neighbor’s property. Therefore, staff can support this request.

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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: ANDREI ISAC

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