

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0503-7675 MAGGIE AVE IRREVOCABLE TRUST ETAL & FEJE NEVADA, LLC TRS:

APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** allow a non-decorative wall along a street in conjunction with an existing single-family residence on 2.24 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Brent Lane and east of Coke Street within Lone Mountain.
MK/my/kh (For possible action)

RELATED INFORMATION:

APN:

125-09-501-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a proposed 8 foot high screen wall along the west property line (street side) and east property line (interior side) where 6 feet is the maximum allowed per Section 30.04.03 (a 33% increase).
- b. Allow a proposed 8 foot high fence (3 foot high block wall with a 5 foot high wrought iron fence on top) within the first 15 feet from the front property line where 6 feet is the maximum allowed per Section 30.04.03 (a 33% increase).
2. Allow non-decorative walls along a street (adjacent to Coke Street) where walls along a street shall be decorative per Section 30.04.03.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7670 Brent Lane
- Site Acreage: 2.24
- Project Type: Wall height increase
- Wall Height (feet): 8

Site Plan

The plan depicts an existing single-family residence with access to the site from 2 access gates along Brent Lane (south property line) and 1 access gate on Coke Street, along the west property line. An existing detached accessory structure is located along the west half of the subject parcel,

and agricultural accessory structures are located on the north portion of the site. The applicant is requesting waivers of development standards to increase the wall height along the north, south, east, and west lines. Per the applicant, the proposed wall along the west property line will not be decorative as required per Title 30, thus requiring a waiver of development standards.

Elevations

The existing screen walls and fencing are as follows:

- North property line (rear yard):
There is a 6 foot high wooden fence with a wooden gate which connects to the parcel to the north (same property owner) and is attached to an existing 8 foot high block wall. No changes are proposed to this area.
- South property line (front yard) / southeast corner / southwest corner :
Along the front property line and within the front yard area there is an existing 3 foot high solid block wall with wrought iron fence on top. This fence is also located along a portion of southwest property line but is still within the front yard. The applicant will replace this entire area with a new 8 foot fence (3 foot high block wall with a 5 foot high wrought iron fence on top).
- East property line (interior side):
Along the east property line, there is an existing 4 foot high agricultural fence with PVC Posts and wire. This will be replaced with an 8 foot fence (3 foot solid block with 5 foot wrought iron) located within the first 45 feet of the southern property line.
- West property line (street side yard):
Along a portion of the west property line, there is an existing 6 foot high screen wall. The plans show that the applicant will replace this wall with a non-decorative 8 foot high solid block wall. An 8 foot fence (3 foot solid block with 5 foot wrought iron) located within the first 70 feet of the southern property line.

Landscaping

Landscaping is neither required nor a part of this request. There are existing mature trees, shrubs, and ground cover through the property.

Applicant's Justification

Per the applicant, this request is essential to protect the security and privacy of high profile individuals who will use the property for residential purposes and accommodating and/or their guests.

Surrounding Land Use

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

Waivers 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 existing residence is located within the Neighborhood Protection (RNP) Overlay. This overlay was established to identify, preserve, conserve, and protect the distinctive architectural, and environmental character of existing neighborhoods, areas, sites, and structures. Staff finds that the proposed walls do not align with the intent of the NPO-RNP Overlay.

Increasing the height of the walls and not providing a decorative wall along Coke Street is out of character for the neighborhood. Neighboring residences currently exhibit decorative screening along the street, and still meet Title 30 height requirements. Staff finds the waiver requests are incompatible to the neighborhood; 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.

PLANNING COMMISSION ACTION: September 2, 2025 – APPROVED – Vote: Unanimous Absent: Kirk

Comprehensive Planning

- The wall along Coke Street and the interior side wall along the east property line will feature wrought iron for the top 2 feet of the wall.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

WAIVER OF DEVELOPMENT STANDARDS #2 IS NO LONGER NEEDED.

TAB/CAC: Lone Mountain - approval of waiver of development standards #2; denial of waivers of development standards #1.

APPROVALS: 2 cards, 2 letters

PROTESTS: 7 cards, 1 letter

APPEAL: This item has been appealed by a neighbor who does not agree with the Planning Commission action.

APPLICANT: JOHN VREELAND

CONTACT: JOHN VREELAND, 7670 BRENT LANE, LAS VEGAS, NV 89131