

01/17/23 PC AGENDA SHEET

FENCE HEIGHT
(TITLE 30)

NELLIS BLVD/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0645-CLIFFS DOVER COMMUNITY ASSN:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a perimeter fence/wall for a residential development on 39.4 acres in an R-3 (Multiple Family Residential) (AE-65) Zone.

Generally located on the northeast corner of Craig Road and Nellis Boulevard (alignment) within Sunrise Manor. MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

140-04-113-002; 140-04-215-002

WAIVER OF DEVELOPMENT STANDARDS:

Increase the fence/wall height to 9 feet where 6 feet is permitted per Section 30.64.020 (a 50% increase).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 4400 Dover Heights Street
- Site Acreage: 39.4
- Project Type: Fence height
- Fence Height (feet): 9

Site Plans

The plans depict an existing planned unit residential development. A 6 foot high wall is going to be constructed along the west property boundary, approximately 1,900 feet in length (permitted under BD22-25807). This wall will be adjacent to an existing flood channel and replace the existing 6 foot high wrought iron fence from the original construction of the residential subdivision. This request is to add a 3 foot high fence on top of the 6 foot high wall, for a total of 9 feet. Also, along the southwest corner of the site, the applicant proposes a 3 foot high CMU wall with a 6 foot high fence on top, for a total of 9 feet.

Landscaping

The existing landscape is to remain the same as it exists today.

Elevations

The proposed fence/wall combo along the west property line consists of a 6 foot high block wall, a 2 foot high wrought iron fence, and a 1 foot high picket iron fence (spikes) on top. The southwest corner of the site is proposed to have a 3 foot high block wall, with a 5 foot high wrought iron fence and a 1 foot high picket wrought iron fence (spikes) on top. This portion of the wall is the closest to Craig Road and will terminate at the existing fence along the sidewalk.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this addition is needed to enhance the security for the residential development and that the wrought iron spikes will be anchored to the block wall 24 inches above and 12 inches angled outward. However, spikes will not cross the property line. The proposed wall will mirror the security wall on the east side of the Nellis Air Force Base housing development on the other side of the flood channel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1284-06 (WC-0156-07)	Amended condition of a special use permit requiring a Development Agreement as agreed by the applicant to mitigate and address issues identified by the Technical Reports and Studies for a residential planned unit development	Approved by BCC	July 2007
UC-1284-06	Residential planned unit development	Approved by BCC	November 2006
TM-0376-06	Residential planned unit development consisting of 638 condominiums	Approved by BCC	November 2006
NZC-1296-04	Reclassified 40.2 acres from R-T to R-3 zoning for a single family residential development	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Nellis Air Force Base	P-F	Nellis Air Force Base
South	Corridor Mixed-Use	C-2	Commercial sites
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	R-2 & C-2	Single family residential, short term lodging, & mini storage

STANDARDS FOR APPROVAL:

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

Analysis**Current 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 recognizes that the applicant is proposing a type of fence height and style similar to fences existing near the vicinity of the site. 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:**Current 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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: POGO DIVERSIFIED SERVICES, LLC

CONTACT: POGO DIVERSIFIED SERVICES LLC, 4212 GALAPAGOS AVENUE, LAS VEGAS, NV 89084