

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0734-YANG, TAYING & VIKTORIYA:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow a 6 foot high non-decorative fence within the front setback in conjunction with an existing single-family residence on 0.98 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Viking Road and east of McLeod Drive within Paradise. TS/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-13-801-003

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 6 foot high non-decorative fence within the first 15 feet of the front setback where a 3 foot high maximum decorative fence within the front setback is allowed per Section 30.04.03B.

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 3095 E. Viking Road
- Site Acreage: 0.98
- Project Type: 6 foot high non-decorative fence
- Wall Height (feet): 6

Site Plans

The submitted plans depict an single-family residential site south of Viking Road. The parcel has dual access to Viking Road via an existing circular driveway. The existing residence is in the center of the property. The applicant submitted a photograph depicting the existing 6 foot high non-decorative fence located along the northern property line, with a rolling gate in front of each driveway. The applicant is requesting to allow the existing 6 foot high non-decorative fence within the front setback of the subject parcel, where a maximum 3 foot high decorative fence is allowed per Title 30.

Landscaping

Landscaping is not a part of this request.

Elevations

The photos depict a 6 foot high solid non-decorative fence constructed of wood planks and a black metal frame and pilasters. The fence is non-decorative as it is not 50% open and does not include enhancements or features.

Applicant's Justification

The applicant states that the fence is present for privacy and security reasons. The recent burglary incident underscores a heightened need for enhanced security measures to protect personal property and ensure the applicant's safety. The second reason is because this type of fence already exists in the surrounding neighborhood.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residences
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Undeveloped land

Clark County Public Response Office (CCPRO)

CE25-09282 is an active Code Enforcement case for a building without a permit.

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.

The applicant's existing fence 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. A 6 foot high, solid, and non-decorative fence disrupts the harmonic elements of the community and detracts from the code requirements; therefore, staff cannot 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:

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

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.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS: 5 cards

PLANNING COMMISSION ACTION: December 16, 2025 – HELD – To 01/06/26 – per the applicant.

PLANNING COMMISSION ACTION: January 6, 2026 – HELD – To 01/20/26 – per the Planning Commission.

PLANNING COMMISSION ACTION: January 20, 2026 – HELD – To 02/03/26 – per the Planning Commission.

APPLICANT: TAYING YANG

CONTACT: TAYING YANG, 3095 E. VIKING ROAD, LAS VEGAS, NV 89121