

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0413-KB HOME LAS VEGAS, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase screen wall height in conjunction with an approved single-family residential development on a portion of 14.3 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Hinson Street and south of Richmar Avenue within Enterprise.  
JJ/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-812-058 through 177-19-812-065; 177-19-812-125 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase screen wall height to 9 feet where a maximum of 6 feet is allowed per Section 30.04.03B (a 50% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9540, 9536, 9532, 9528, 9524, 9520, 9516, 9512 Hinson Street
- Site Acreage: 14.3 (portion)
- Project Type: Increased screen wall height
- Number of Lots/Units: 8 (Lots 58 through 65)

**Site Plan & History**

In April 2023, ZC-23-0925 was approved by the Board of County Commissioners to reclassify 14.3 acres from an R-E (currently RS20) zone to an R-2 (currently RS3.3) zone for a single-family residential development. The approved plans depicted a single-family residential development consisting of 113 lots on 14.3 acres with a density of 7.9 dwelling units per acre.

The submitted application is for a waiver of development standards to increase the screen wall height to a maximum of 9 feet on rear property lines of Lots 58 through 65, as well as along the north property line of Lot 65 (adjacent to Richmar Avenue). Lots 58 through 65 are located on the northwest portion of the subdivision and have access from Hinson Street to the west. The proposed plans will not change or alter the approved lot lines or create a redesign of these lots.

### Landscaping

No changes are proposed by the applicant to the previously approved landscaping.

### Applicant's Justification

The applicant states that for Lots 58 through 65 an increase in the screen wall from 6 feet to 9 feet due the slope in the rear of the lots. A standard 6 foot screen wall does not provide much privacy for these lots, so they are proposing a total screen wall height of 9 feet. The exposed height of the screen wall would be equal to the allowed 3 foot retaining with 6 foot screen wall. The applicant states the wall will be decorative and will provide privacy for these lots. In addition, the 9 foot screen wall will wrap around the northside of lot 65 along Richmar Avenue.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-24-0620	Design review for a single-family residential subdivision	Approved by BCC	December 2024
VS-23-0926	Vacated and abandoned easements	Approved by BCC	April 2023
ZC-23-0925	Reclassified 14.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone; Waiver of development standards to reduce street landscaping, eliminate landscaping adjacent to less intensive use & reduce street intersection off-set; Design Review for single-family residential development	Approved by BCC	April 2023
TM-23-500194	113 lot single family subdivision	Approved by BCC	April 2023
PA-23-700054	Redesignated the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN)	Approved by BCC	April 2023

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped/remainder of the subdivision
East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### **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 reasoning behind reviewing the height of retaining walls is to assure that the walls are necessary for the proper functioning of the site, but also to assure the walls are compatible with the surrounding area and will not be visually intrusive. The surrounding area is a mix of single-family and multi-family residential developments that allow for 6 foot high screen walls. The existing 5 foot wide drainage easement and the slope of the lots have created a condition that necessitates an increase of wall height to provide for privacy. Staff finds the requested increase from 6 feet to 9 feet height for a screen wall will not be injurious to the surrounding neighborhood nor have adverse impact on the neighboring properties. The applicant will provide 6 foot high wall along the other property lines and the additional height request is only adjacent to APN 177-19-802-002. The proposed 9 foot screen wall is equal to a 3 foot retaining wall plus a 6 foot screen wall which is allowed by Title 30; therefore, the proposed 9 foot wall should not cause any additional undue hardship for the adjacent parcel to the east. Therefore, staff can support this request.

### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

### **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 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.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME LAS VEGAS, INC.

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118