

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0029-CAMPOS, ALEXANDER & TAMELLA A. REVOCABLE LIVING TRUST & CAMPOS, ALEXANDER J. & TAMELLA A. TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Tenaya Way and the south side of Camero Avenue within Enterprise. JJ/mh/ng (For possible action)

RELATED INFORMATION:

APN:

176-15-217-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 7 feet where a maximum of 6 feet is permitted per Section 30.04.03 (a 17% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8415 S. Tenaya Way
- Site Acreage: 0.5
- Project Type: Wall
- Height (feet): 7

Site Plan & Request

The plan depicts an existing single family residence with an attached garage. The property is accessed from a private street ending in a hammerhead, which is directly west of Tenaya Way. There is an existing 6 foot high CMU block wall that is attached on both sides of the home, extending around the perimeter of the property to enclose the rear yard. The portion of the return wall on the east side of the home is set back 47 feet from the front property line and features a 6 foot wide gate. The portion of the return wall on the west side of the home is set back 53 feet from the front property line and features a 12 foot wide gate. The applicant is requesting to increase the height of the wall to 7 feet all around the property.

Landscaping

There are several existing trees and shrubs in the front yard and along the east side of the property. There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos provided depict a 7 foot high CMU block wall featuring desert tone coloration.

Applicant's Justification

The applicant states that increasing the height of the wall will provide more privacy and security for the residence, while also being consistent with the character of the community.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0222	Reduced the rear setback for 4 single family residential lots	Approved by PC	July 2020
TM-18-500233	8 single family residential lots and common lots	Approved by BCC	February 2019
WS-18-1004	Single family residential development with hammerhead street design with waivers for reduced lot area and full off-site improvements	Approved by BCC	February 2019
VS-0277-07	Vacated and abandoned patent easements	Approved by PC	April 2007
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
MP-0466-02	Neighborhood plan for a mixed-use major project Comprehensive Planned Community	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	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

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.

Staff finds that the proposed increased wall height will not have any adverse effects on the adjacent property or others in the neighborhood. The CMU block wall meets the Title 30 requirements for a wall to be decorative when located along a street. The property owner to the west shares a portion of the subject wall with the applicant and has indicated support for the wall height increase. For these reasons, 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ALEXANDER CAMPOS

CONTACT: ALEXANDER CAMPOS, 8415 S. TENAYA WAY, LAS VEGAS, NV 89113