

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0798-COLACION JENNIFER KAY & STANLEY EION J:

WAIVER OF DEVELOPMENT STANDARDS to allow a decorative wall in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Quadrel Street, 200 feet north of Red Coach Avenue within Lone Mountain. RM/mh/syp (For possible action)

RELATED INFORMATION:

APN:

138-04-503-004

WAIVER OF DEVELOPMENT STANDARDS:

Allow a decorative wall where only a decorative fence (a fence with not less than 50% of the vertical surface of the fence open) is allowed within 15 feet of the front property line per Table 30.64-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4640 Quadrel Street
- Site Acreage: 0.5
- Project Type: Decorative wall
- Wall Height (feet): 6

Site Plans

The plans depict an existing 1 story residence with an attached garage and attached carport, along with a proposed 6 foot high block wall that will be 100 feet in length across the front property line along Quadrel Street. There are 2 proposed access gates that will open to the existing driveways on the property.

Landscaping

There are no proposed or required changes to landscaping associated with this application.

Elevations

The plans depict a proposed 6 foot high block wall which is to be completed in textured stucco and painted to match the residence. The wall features 2 access gates constructed of iron, which will allow vehicles to enter and exit the property.

Applicant's Justification

The applicant states that the wall is needed for privacy and safety due to the constant flow of traffic at the middle school directly across the street. The applicant adds that vehicles are parking in front of the residence, hindering their ability to safely enter and exit the property, and also resulting in trash and other belongings being left on the property. Finally, the applicant states that several homes in the area, including those on each side of the property, have block walls similar to what is being proposed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain to R-E (RNP-I) zoning	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-PD2	Single family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	City of Las Vegas	C-V	Middle school

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.

Staff finds that the proposed block wall along the front property line is unlikely to have adverse effects on the surrounding neighborhood. The middle school across the street is likely to generate significant traffic that may impact the safety of the applicant's property, particularly when entering or exiting the premises. The proposed location of the wall will not affect the public right-of-way, which will ensure that pedestrian and vehicular safety are maintained. Staff also

finds that the adjacent properties along Quadrel Street have block walls along the streetscape, so the proposed wall will be compatible with the existing neighborhood development. 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:

Comprehensive Planning

- Paint the wall to match the residence.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulation 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; 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER COLACION

CONTACT: EION STANLEY, JENNIFER COLACION, 4640 QUADREL ST, LAS VEGAS, NV 89129