

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0420-CHANG RICK FAMILY TRUST & CHANG RICK SHAO-HOY TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the wall height in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Cosima Lane and east of Pecos Road within Paradise. JG/jam/cv (For possible action)

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RELATED INFORMATION:

**APN:**

178-06-313-014

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the wall height within the front setback to 6 feet where 3 feet is the maximum allowed per Section 30.04.03B (100% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3525 Cosima Lane
- Site Acreage: 0.61
- Project Type: Increase wall height

Site Plans

The site plans depict an existing single-family residence with a newly constructed 6 foot tall decorative block wall within the front setback. The wall is parallel to the street and is set back 9 feet from the back of curb along Cosima Lane at its closest. The wall then returns towards the house on both sides, creating a courtyard in front of the residence. There is an entry gate on the west side of the wall.

Landscaping

Landscaping is not a part of this request.

### Elevations

The pictures provided by the applicant show that stucco has been applied to the 6 foot tall block wall and the color of the wall matches the color scheme of the residence. On the west side, there is a 6 foot tall entry gate.

### Applicant's Justification

According to the applicant, the solid decorative wall follows the natural contours of the property and maintains aesthetic consistency with the surrounding neighborhood. The wall does not obstruct visibility for drivers or pedestrians and does not create a blind spot due to the curved nature of the street. The placement ensures clear sightlines and does not interfere with traffic flow. Furthermore, the applicant indicates that neighboring homes have privacy walls as close as 8 to 10 feet from the property line. The requested waiver aligns with the existing character of the neighborhood and does not introduce and new disruptions.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-21-0256	Waivers for increase the wall height along the perimeter with Design Review for a single-family residential subdivision and walls	Approved by PC	July 2021
ET-21-400031 (WS-0456-14)	Third extension of time to waive streetlights along Pecos Road	Approved by PC	May 2021
ET-20-400174 (WS-18-0654)	First extension of time to waive off-site improvements	Approved by BCC	February 2021
WS-18-0654	Waived full off-site improvements and a design review to increase finished grade for a single family residence	Approved by BCC	October 2018
TM-18-500149	24 lot residential subdivision	Approved by BCC	October 2018
ET-18-400179 (WS-0456-14)	Second extension of time to waive streetlights along Pecos Road	Approved by BCC	October 2018
ET-18-400156 (WS-0323-16)	First extension of time to commence increased wall height - expired	Approved by PC	August 2018
WS-0456-14 (ET-0100-16)	First extension of time to waive streetlights along Pecos Road	Approved by PC	August 2016
WS-0323-16	Original request to increase wall height for an approved residential subdivision - expired	Approved by PC	June 2016
VS-0040-14 (ET-0040-16)	First extension of time to vacate and abandon portions of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	May 2016
TM-0012-14 (WC-0020-16)	Waived the condition on the tentative map requiring custom homes and not tract homes - expired	Approved by BCC	April 2016
WS-0456-14	Waived streetlights along Pecos Road	Approved by PC	July 2014

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-0012-14	Original application for 24 single family residential lots - expired	Approved by BCC	April 2014
VS-0040-14	Vacated and abandoned a portion of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	April 2014

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residence
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Flood channel & undeveloped

**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.

Opaque walls over 3 feet in height, whether decorative or non-decorative, are not allowed within the front 15 feet of the front property line/right-of-way. The intent of establishing maximum wall height within the front yard is to maintain a consistent standard along the street frontage. Staff is aware the request to increase the wall height is for security and privacy purposes. However, staff finds the height of the existing wall is inconsistent with the surrounding single-family residences and creates a canyon like effect. The applicant obtained building permits with the wall shown and approved at 15 feet behind curb indicating the ability to comply with Title 30, yet it was built as close as 9 feet from back of curb. Additionally, the applicant provided no justification as to why a decorative fence could not be provided in lieu of the block wall. 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:

- 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.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CARLOS CORDON

**CONTACT:** CORDON LLC, 2825 SAN BLAS DRIVE, LAS VEGAS, NV 89120