

BLOCK WALL
(TITLE 30)

MONROE AVE/RADWICK DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0100-ESQUEDA HECTOR & SOLIS REBECA:

WAIVER OF DEVELOPMENT STANDARDS to allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located south of Monroe Avenue and west of Radwick Drive within Sunrise Manor.
TS/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

140-26-202-002

WAIVER OF DEVELOPMENT STANDARDS:

Allow a proposed 6 foot high block wall in the front yard where a 6 foot high decorative fence is permitted per Section 30.64.040.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6851 Monroe Avenue
- Site Acreage: 0.8
- Project Type: Block wall (non decorative)
- Wall Height (feet): Up to 6

Site Plans

The plans depict an existing single family residence on 0.8 acres located on the corner of Monroe Avenue and Radwick Drive. The front yard is along Monroe Avenue, but there is secondary access from Radwick Drive. This request is to waive the standards for a decorative fence along the front property line and to allow a solid block wall. The block wall is located on the property line along Monroe Avenue, west of the existing residence. An RV gate is located on the eastern portion of the wall.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans submitted show a proposed solid block wall with an RV gate along the front property line. The elevation shows the height of the wall being up to 6 feet.

Applicant's Justification

The applicant indicates that the area where the wall is to be built is an area where his kids and dogs play. This request is to enclose the area to provide more safety.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & West	Ranch Estate Residential (up to 2 du/ac)	R-E	Single family residential
East	Public Use	P-F	Middle school

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff does not typically support solid block walls within the front yard. However, the lot is designed as the front yard could be from Radwick Drive, and the area being enclosed acts more like a rear yard, rather than a front and side yard. There are no other residences fronting along Monroe Avenue in the immediate vicinity. In fact, the lot adjacent to the subject lot to the west is fronted on Morning Star Way and the area along Monroe Avenue will be the side and rear yard, which allows for 6 foot solid walls.

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:

Current Planning

- Wall must be decorative and painted to match the existing house.
- Applicant is advised that any retaining walls may need further land use applications; this approval does not constitute approval of a building permit; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: HECTOR ESQUEDA

CONTACT: HECTOR ESQUEDA, 6851 E. MONROE AVE, LAS VEGAS, NV 89110