

11/15/22 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

CACTUS AVE/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0510-MOSTASHARI MOE:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 480 feet south of Great Gable Drive, 845 feet east of Gillespie Street within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-610-003

WAIVER OF DEVELOPMENT STANDARDS:

Increase height of a block wall to 8 feet where 6 feet is permitted per Section 30.64.020 (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10792 Hawes End Court
- Site Acreage: 0.7
- Project Type: Wall height

Site Plan

The plan depicts a single family home at the end of a private street cul-de-sac (Hawes End Court). The triangle shaped lot has side walls behind the front of the home and a wall along the rear property lines. The property was built with a 6 foot block wall and the current owner has added 2 feet to the existing wall for a total of 8 foot height at all sections of the wall. The additional 2 feet of block wall was added without a permit leading to a code enforcement violation CE20-12909. Homes to the south and east appear to be at a higher elevation than the backyard of this property.

Landscaping

There is existing landscaping adjacent to the wall along the back property line and side property lines. No new landscaping is proposed with this waiver request.

Elevations

The elevations depict the existing 6 foot wall with a new 2 foot wall addition on all sections of the wall. Minor ground height variations exist along the base of the existing wall. There are no known retaining wall areas on the property.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to keep the additional 2 feet of block wall added to the existing 6 foot block wall along the side and rear segments of the wall. The wall was increased to create additional privacy in the backyard.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Clark County Public Response Office (CCPRO)

CE20-12908 building without a permit.

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. A 6 foot block wall is the Code standard for single family residential properties in an R-E zone district. The applicant has not provided any mitigation or alternative to reduce the impact to the neighbors. Staff recommends denial of the application.

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:**Current Planning**

If approved:

- Applicant is advised that 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOSTASHARI MOE

CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET, SUITE 8-101, LAS VEGAS, NV 89128