08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0340-LONE MOUNTAIN ESTATES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase front wall heights for 17 single-family residential lots in conjunction with a single-family residential subdivision on 15.48 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Helena Avenue and west of Grand Canyon Drive within Lone Mountain. AB/rr/kh (For possible action)

RELATED INFORMATION:

APN:
138-06-312-001 through 138-06-312-004; 138-06-401-011; 138-06-401-012; 138-06-401-015; 138-06-415-001; 138-06-415-003 through 138-06-415-005; 138-06-416-001 through 138-06-416-006

WAIVER OF DEVELOPMENT STANDARDS:
1. a. Increase the height of a non-decorative wall to 9 feet (5 foot block/3 foot wrought iron/1 foot lighting cap) where a 3 foot high maximum wall is permitted within the first 15 feet of the front setback per Section 30.04.03B (a 200% increase).
   b. Increase the height of a wall to 9 feet (5 foot block/3 foot wrought iron/1 foot lighting cap) where a 6 foot high wall is permissible along a street (Grand Canyon Drive) per Section 30.04.03B (a 50% increase).

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 4119, 4120, 4140, 4160, 4161, 4181, 4200, 4220, 4240, 4260, & 4280 N. Jensen Street; and 4105, 4123, 4141, 4159, 4177, & 4195 N. Grand Canyon Drive
- Site Acreage: 15.48
- Project Type: Wall height
- Wall Height (feet): 9

History & Site Plan
WS-19-0503 was approved in August 2019, allowing walls up to 9 feet in height to be located along the front property lines of 19 undeveloped lots located along Jensen Street and Grand Canyon Drive. The application has since expired; however, front walls were constructed on 2 lots located on Jensen Street prior to the expiration.

A companion zone change, ZC-26-0339, has been submitted to remove 18 lots from the Neighborhood Protection (RNP) Overlay so that a waiver may be requested to increase the wall heights where front walls have not been constructed. The submitted site plan depicts 17 single-family residential lots with 8 undeveloped lots and 3 developed lots facing Jensen Street, along with 6 undeveloped lots facing Grand Canyon Drive. The front wall is depicted to be set back 10 feet from the front property lines of each of the lots along Jensen Street and Grand Canyon Drive. Each lot includes 1 wrought iron gate at the driveway that is set back 20 feet from the front property lines along the streets.

Landscaping
Landscaping is not required or a part of this request.

Elevations
The site plan includes a detail of the proposed front wall which is comprised of a 5 foot block wall with 8 courses of decorative smooth face CMU with light earth tone, a 3 foot wrought iron fence on top, and 9 foot tall columns including a decorative cap and 1 foot tall light fixture on top. The columns would be a maximum of 50 feet apart as measured center to center. The detail of the wrought iron gate indicates it will be up to 9 feet in height at the center.

Applicant's Justification
The applicant states the requested wall configuration has been thoughtfully designed to balance security, aesthetics, and visibility. The CMU base provides durability and privacy at the pedestrian level with the wrought iron portion maintains openness and reduces the visual mass of the wall. The decorative cap and integrated lighting enhance the overall appearance and contribute to site safety. The proposed wall height is consistent with existing perimeter walls in the surrounding area. The applicant states that granting this waiver will not negatively impact adjacent surrounding area, as the design remains compatible with typical perimeter treatments and will improve both functionality and visual quality of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0503	Waiver of development standards to increase wall height and alternative screening in the front yard - expired	Approved by PC	August 2019
VS-19-0204	Vacation and abandonment of patent easements for the lots that front Grand Canyon Drive	Approved by BCC	April 2019
WS-19-0172	Waivers of development standards to allow single-family residential lots to access a collector street (Grand Canyon Drive), allow single-family residential lots to access a collector street without a circular driveway or on-site turnaround, increase wall height, and waived off-site improvements for a single-family residential development	Approved by BCC	April 2019
TM-19-500060	Tentative map for 6 single-family residential lots along Grand Canyon Drive	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0742	Vacation and abandonment of patent easements along the Hickam Avenue alignment	Approved by PC	November 2018
WS-18-0743	Waivers of development standards to increase wall height and finished grade for a single-family residential development for lots along the east side of Jensen Street	Approved by PC	November 2018
TM-18-500176	Tentative map for 9 single-family residential lot along the east side of Jensen Street	Approved by PC	November 2018
VS-18-0481	Vacate a BLM right-of-way grant (easement) being the northern 30 feet of Solitaria Drive	Approved by PC	August 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & City of Las Vegas	RS10, RS20, & R-D	Single-family residential
East	City of Las Vegas	R-E, C-V, & U (RNP)	Single-family residential, place of worship, & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-26-0339	A zone change to remove the subject site from the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.

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.

A similar wall configuration was previously approved under WS-19-0503. The height and location of the walls will be compatible with other existing front walls in the area. The proposed walls will be on lots that are between 0.75 acres and 1 acre in size. The majority of the front yards will still be open, and the existing and future single-family residences will still be visible from the streets. 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

- 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)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.
APPROVALS:
PROTESTS:

APPLICANT: LONE MOUNTAIN ESTATES, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118