08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0238-AYERS JOHN EDWARD:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** allow modified driveway geometrics in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Palm Street and south of Hacienda Avenue within Paradise. JG/rp/cv (For possible action)

RELATED INFORMATION:

APN:
161-29-310-012

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase the height of screen walls along the east property line to 9 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 50% increase).
2. a. Allow 3 driveway curb cuts where 1 driveway curb cut is permitted per Uniform Standard Drawing 222.
   b. Reduce the width of the driveways along Palm Street to 11 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (an 8% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 4387 E. Hacienda Avenue
- Site Acreage: 0.46
- Project Type: Wall height and driveways
- Wall Height (feet): 9

Site Plan
The site contains an existing single-family residence with primary access from Palm Street. Existing block walls run along portions of the western, eastern, and southern property lines. A portion of these walls have been raised along the southern half of the east property line, totaling approximately 95 feet in length.

In addition, the property includes 2 RV gates and a standard car driveway, which are located in the southeast corner of the site with access from Palm Street. The gates provide access to the rear

yard area, while the car driveway accesses the garage. As a result, the applicant is requesting waivers of development standards to allow a total of 3 driveway curb cuts and to reduce the width of the driveways to a minimum of 11 feet.

Landscaping
There is no proposed landscaping with this request.

Elevations
The raised portion of the wall consists of 2 portions, south of the existing residence.

Front Segment Along the East Property Line (First 63 Feet):

- Measures approximately 63 feet in length along the east property line;
- Wall height varies from 8 feet 1 inch to 8 feet 11 inches.

Rear Transition Segment Extending Westward (Next 32 Feet):

- Beginning at the end of the 63 foot segment, the wall turns and extends 32 feet westward into the rear yard;
- Wall height ranges from 6 feet 11 inches to 8 feet 11 inches.

Applicant's Justification
The applicant is requesting a waiver of development standards to allow an existing wall that exceeds the maximum height permitted by Title 30. The applicant indicates that maintaining the wall at its current height is necessary for safety and security. The applicant also notes that one of the existing RV gate openings measures approximately 11 feet 8 inches, which does not meet the minimum width required under Uniform Standard Drawing 222. In addition, the property contains three access points. Since these access points were installed by a previous owner without the proper permits, the applicant must request a waiver of development standards to bring the property into compliance.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)
There is an active violation (CE25-25010) for building without a permit and increased wall height.

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

Waivers 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.

Waiver of Development Standards #1

Staff finds the increased height of the wall may have adverse impacts on the neighboring properties given its proximity to the adjacent sidewalk and streetlight. Staff understands increasing the height of the wall may provide more privacy and security, but increasing the height of walls, especially along streets and sidewalks, can create a canyoning effect that can negatively impact the residential character of the neighborhood. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that allowing three driveways is excessive and would create conflicts between vehicles and pedestrians as the applicant is trying to enter and exit the site. Combined with the request to reduce the width of those driveways would further compromise safety. Therefore, 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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- Off-site improvements to include residential driveways per Uniform Standard Drawing 222.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.
APPROVALS: 7
PROTESTS: 1

COUNTY COMMISSION ACTION: June 17, 2026 – HELD – To 08/05/26 – per the Board of County Commissioners.

APPLICANT: JOHN AYERS
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