10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0505-NOYA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of retaining walls in conjunction with a single-family residence on 0.51 acres within an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of La Madre Way and west of Grand Canyon Drive within Lone Mountain. AB/jl/kh (For possible action)

RELATED INFORMATION:

APN:
125-31-301-012

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a retaining wall up to 10 feet where 3 feet is allowed per Section 30.04.03C (a 233% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 9670 W. La Madre Way
- Site Acreage: 0.51
- Project Type: Retaining wall

Site Plan & Cross Sections
The site plan shows a single-family residence centrally located on the site with driveway access from La Madre Way, a private drive, from the southwest. Plans show an existing block walls along the northern, western, and eastern property lines and an existing 10 foot retaining wall along a portion of the southern property line.

The proposal includes constructing 10 foot retaining walls near the residence in the northwest and southeast portions of the property. An additional 10 foot retaining wall is proposed along a portion of the southern property line, where it will extend the existing retaining wall. A waiver of development standards is required because the proposed retaining walls exceed the maximum allowed height per code. The applicant states that the existing 10 foot retaining wall was constructed by the southern neighbors. Waivers were not obtained for this construction.

Cross sections show a concrete driveway that will extend from the garage up to the proposed retaining wall near to the southeast. Each of the proposed retaining walls are shown with a wall less than 3 feet in height on top of the proposed retaining walls.

Applicant's Justification
The applicant states that the single-family residence is currently under construction (BD21-25866). Per the applicant, site is sloped and the proposed retaining walls are necessary to provide a driveway approach to the garage and to match the existing retaining wall. The existing 10 foot retaining wall along the southern property line were constructed by the neighbors to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0386-04	Vacate and abandon right-of-way and easements	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Southwest Gas Corporation facility
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences
West	City of Las Vegas	R-E	Single-family residential development

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.

Staff finds that the proposed retaining walls will negatively impact the neighborhood due to the massing and height. Staff has safety concerns, since the driveway is proposed next to the walls. Per the applicant, the existing retaining wall along the southern property line was constructed by the adjacent neighbors, however, a waiver for the height of that wall was not obtained. Although

the site is sloped and retaining walls might be necessary, shorter, tiered retaining walls would be more appropriate. 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:

- 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. 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 (applicant is to provide documentation of an existing structural permit for the existing wall).
APPROVALS:
PROTESTS:

APPLICANT: NOYA, LLC
CONTACT: BALOVA ENGINEERING, 7495 W. AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130