10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0527-LOLO TRUST & BAGDASARYAN AZNIV TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase the retaining wall height in conjunction with an existing single-family residence on 0.28 acres in an RS80 (Residential Single-family 80) Zone.

Generally located south of Jack Frost Road and north of Crestview Drive within Mt. Charleston. AB/ji/kh (For possible action)

RELATED INFORMATION:

APN:
129-25-410-073

WAIVER OF DEVELOPMENT STANDARDS:
Increase retaining wall height along the front property line to 8 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 167% increase).

LAND USE PLAN:
NORTHWEST COUNTY (MOUNT CHARLESTON) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 306 Crestview Drive
- Site Acreage: 0.28
- Project Type: Single-family residential
- Retaining Wall Height (feet): 8 maximum

Site Plan
The plan depicts an existing single-family residence with primary access to Crestview Drive to the south. The existing retaining walls surrounding the perimeter is as follows:

North Property Line:
- Existing retaining wall near the north property line height is 6 foot maximum.

East Property Line:
- Existing retaining wall along the east property line is 3 foot maximum.

South Property Line:

- Existing retaining wall along the southeast property line has a maximum height of 8 feet and is separated by a 2 foot offset from another existing retaining wall with a maximum height of 4 feet.
- The existing retaining wall along the southwest property line has a maximum height of 6 feet and is separated by a 3 foot offset from another existing retaining wall with a maximum height of 4 feet 6 inches.

West Property Line:

- Existing retaining wall along the west property line is 6 foot maximum.

Elevations

The photo depicts an existing single-family residence with retaining walls constructed along the front property line and west of the home. The maximum height of the retaining wall is 8 feet.

Applicant's Justification

The applicant states that the retaining walls were constructed to mitigate the steep slopes, provide a safe approach to the house and garage, and ensure proper drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0975-08	Establish addressing grid and official street names within boundaries of Mt. Charleston Fire District Map	Approved by BCC	March 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residential

Clark County Public Response Office (CCPRO)

CE24-27045 is an active violation for building without a permit.

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.

The applicant constructed retaining walls throughout the property with a maximum height of 8 feet, far exceeding the 3 foot height limit established by Title 30. While staff recognizes the applicant's intent to stabilize the area, the retaining walls were built without permits and the current condition does not comply with established standards of Title 30, 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.

Southern Nevada Health District (SNHD) - Engineering

- 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:
APPROVALS:
PROTESTS:

APPLICANT: L O L O TRUST & BAGDASARYAN AZNIV TRS
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