

FENCE HEIGHT
(TITLE 30)

MONTESSOURI ST/ELDORA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0010-MONTESSOURI, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with a single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Montessori Street, 200 feet north of Eldora Avenue within Spring Valley. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:
163-10-507-018

WAIVER OF DEVELOPMENT STANDARDS:

Increase fence height up to 8 feet where a maximum 6 foot high decorative fence is permitted within 15 feet of the front property line per Table 30.64-1 (a 33.3% increase).

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2660 Montessori Street
- Site Acreage: 1.3
- Project Type: Fence/wall height

Site Plans

The plans depict an existing single family residence with a proposed 8 foot decorative fence located across the northerly portion of the front of the property in front of the detached garage. In 2019 the property was merged into 1 lot and a detached garage was constructed on the northerly portion of the combined lot in conjunction with the existing single family residence on the southerly portion of the lot. The plans show an existing 8 foot high decorative fence located on the southerly portion of the site in front of the single family residence (WS-0257-11), which is set back 13 feet from the front property line and 18 feet from the back of curb. The existing and proposed fence design is the same and includes a 2 foot high solid wall with 6 feet of wrought iron located on top of the wall. The front fence and wrought iron access gate are set back 18 feet from the curb, 5 feet from the property line, to allow for vehicles to access the site

without blocking the right-of-way. The plan shows solid stucco support pillars with decorative wall caps and lighting.

Applicant's Justification

The applicant indicates that the request for the wall is to complete the enclosure of their property. Since the last approval, they have acquired the property to the north, combined the parcels with a Minor Subdivision Map and have constructed a detached garage. They would like to have the property look finished and add to the aesthetics of the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-057-11	Increased wall/fence height along the western and southern portion of the site	Approved by PC	August 2011

Surrounding Land Use

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

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.

Staff finds that the proposed decorative fence should not have a negative impact on the surrounding properties with the addition of landscaping to match the existing landscaping in front of the residence portion of the parcel.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Provide landscaping (matching trees and groundcover to the south) over the northerly portion of the property adjacent to the proposed decorative fence, all landscape material to be located outside of the public right-of-way;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- All non-standard improvements to be removed from the public right-of-way prior to building permit issuance.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: REBECCA SHABAT

CONTACT: REBECCA SHABAT, LAS VEGAS, 2660 MONTESSOURI ST., LAS VEGAS, NV 89117