

06/15/21 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

SPANISH HEIGHTS DR/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0214-SJN TRUST & SIEGEL STEPHEN G TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased height of a solid block wall in the front yard in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Spanish Heights Drive, 200 feet north of Hacienda Avenue within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

163-29-615-012

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 6 foot high solid block wall (3 feet retaining and 3 feet block) where a maximum 3 foot high solid wall and 3 foot open decorative fence is permitted per Table 30.64-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5228 Spanish Heights Drive
- Site Acreage: 1
- Project Type: Wall

Site Plan

The site plan depicts a 1 acre property with a proposed new wall located 10 feet from the front property line with entrance and exits on the north and south side of the lot. The proposed wall includes a 3 foot retaining wall and additional 3 feet of decorative solid wall. The middle of the wall includes a set of stairs that climb 3 feet to an interior access path leading to the front door of the home.

Landscaping

A 10 foot landscape area is located between the wall and Spanish Heights Drive. The area located behind the wall is landscaped between the wall and driveway.

Elevations

The elevations depict a 6 foot solid decorative wall located 10 feet from the front property line. The wall is 3 feet retaining and 3 feet solid decorative block.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant redesigned the driveway entrance to the home and is adding a 3 foot retaining wall with 3 feet of additional decorative block on top. The wall is located 10 feet from the front property line. The driveway connects to Spanish Heights Drive on the north and south side of the lot and is located on the east side of the wall. The wall includes planter boxes and wall returns for additional decoration. The pedestrian entry gates are located in the middle of the wall, elevated above the front property line, with gates on top of the grade.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0511-11	Accessory structure setback	Approved by PC	December 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (2 du/ac)	R-E	Single family development
South, East, & West	Rural Neighborhood Preservation (2 du/ac)	R-E	Undeveloped

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.

The additional 3 feet of solid wall above the 3 foot retaining wall, where only 3 feet of solid wall is permitted, will not create an unsafe condition. The proposed wall will not disturb the harmony of the neighborhood or negatively impact the character of the surrounding area. The addition of

extensive landscaping, planters, and wall returns will make the proposed wall fit with the character of the neighborhood.

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

- 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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARC LEMOINE

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