

07/06/21 PC AGENDA SHEET

SCREENING
(TITLE 30)

MCLEOD DR/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0232-BRAVO EDWARD & ROXANNE XIPE-TOTED:

WAIVER OF DEVELOPMENT STANDARDS to allow an existing solid screen wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the east side of McLeod Drive, 175 feet south of Twain Avenue within Paradise. TS/jor/jo (For possible action)

RELATED INFORMATION:

APN:

162-13-710-015

WAIVER OF DEVELOPMENT STANDARDS:

Allow an existing 6 foot high solid screen wall (stucco finish) where a 5 foot high decorative fence is allowed within 15 feet of the front property line per Table 30.64-1.

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3742 McLeod Drive
- Site Acreage: 0.2
- Project Type: Screen wall with stucco finish within the front yard
- Wall Height (feet): 6

Site Plan

A variance (VC-0005-00) and a building permit (BD-02-29514) were previously approved for a 6 foot high decorative fence within the front yard of the site. The front of the home faces McLeod Drive, with the existing driveway located on the northwest corner of the parcel, and a portion of the front yard enclosed by an existing solid screen wall with a stucco finish located on the southwest corner of the site.

The decorative fence previously included CMU block at the bottom with CMU block columns with wrought-iron rods in between the columns; however, due to unforeseen safety

circumstances with trespassers on the property, the applicant modified the decorative fence by changing the decorative fence into a solid screen wall with a stucco finish. Furthermore, the screen wall remains 6 feet in height.

Landscaping

There is an existing grass area and a mature tree adjacent to the existing screen wall. Changes to the existing landscaping is neither required nor a part of this request.

Elevations

The submitted plans and photos show an existing 6 foot high tan colored screen wall with a stucco finish. The existing columns remain with a decorative pyramid shape at the top of each column.

Applicant's Justification

The applicant is requesting approval of the existing solid screen wall with a stucco finish for safety and security purposes. The applicant experienced trespassers on their property, and to provide a more secure area for their family, it is imperative to the applicant that the screen wall remain as is. The screen wall is still decorative and matches the existing residence.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0005-00 (ADET-0823-02)	Administrative extension of time for a 6 foot high decorative fence	Approved by ZA	January 2003
ZC-0658-00	Reclassified parcels to establish an RNP-II Overlay District within Book 162, Section 13, Blocks 1 thru 4, 7, & 8	Approved by BCC	July 2000
VC-0005-00	Increased decorative fence height to 6 feet (the top 2 feet of the wall is open)	Approved by PC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residences

Clark County Public Response Office (CCPRO)

There is an active zoning violation (CE21-01569) on the site for a 6 foot high solid wall (stucco finish) within 15 feet of the front yard of the subject parcel.

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. Although staff understands the security concerns from the applicant, staff does not typically support requests to allow a solid screen wall along the property line. Lots in the area that are fronting McLeod Drive have open yards with either no fence or a decorative fence. This is the typical streetscape preferred, rather than a canyon effect that walls along the sidewalk can sometimes create.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: EDWARD BRAVO

CONTACT: EDWARD BRAVO, 3742 MCLEOD DR, LAS VEGAS, NV 89121