

10/05/21 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

BILLMAN AVE/SANDHILL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0436-CLAUS, THOMAS AUGUSTUS:

WAIVER OF DEVELOPMENT STANDARDS to allow a non-decorative (solid metal) fence in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Billman Avenue, 250 feet west of Sandhill Road within Paradise. TS/jor/jo (For possible action)

RELATED INFORMATION:

APN:
161-19-303-004

WAIVER OF DEVELOPMENT STANDARDS:
Allow an 8 foot high non-decorative (solid metal) fence within 15 feet of the front property line where a 5 foot decorative fence is permitted per Table 30.64-1.

LAND USE PLAN:
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 3715 Billman Avenue
- Site Acreage: 0.4
- Project Type: Non-decorative (solid metal) fence
- Height (feet): 8 (existing non-decorative solid metal fence)/22 feet, 5 inches (existing residence)

Site Plan

The site plan depicts an existing single family residence on the subject parcel. The existing residence is a single story, 3 car garage home, and the front faces Billman Avenue. The subject parcel includes a driveway adjacent to the front property line (Billman Avenue). Per the submitted plan and photos, the applicant constructed an 8 foot high non-decorative (solid metal) fence along the front property line.

Landscaping

The applicant submitted a landscape plan, which depicts dwarf fruit trees on the northwest corner of the subject parcel.

Elevations

Submitted photos show a 1 story single family residence with neutral colored stucco walls, stucco pop-outs, and a Spanish style concrete tile roof. The structural elevation plan shows a dark brown 8 foot high metal non-decorative (solid metal) fence supported by 2 inch square metal tubing and corrugated metal paneling.

Applicant’s Justification

The applicant installed the metal fence due to theft and trespassing circumstances. Secondly, students from the middle school to the east (Woodbury Middle School) regularly trespass on the property. Per the applicant, the existing fence has stopped people from trespassing, stealing, and sleeping in the applicant’s personal vehicles when not parked within the garage.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|---|------------------------|---------------------------|
| North, West, South, & East | Rural Neighborhood Preservation (up to 2 du/ac) | R-1 | Single family residential |

Clark County Public Response Office (CCPRO)

There is an active zoning violation on the site (CE19-10686) for constructing a fence/wall in the front yard over 6 feet in height.

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 non-decorative screen fence along the front property line. The typical streetscape preferred includes a 5 foot high decorative fence within 15 feet of the front property line. The applicant’s existing fence creates a canyon-like effect, which is inconsistent with the neighborhood. Some adjacent parcels include decorative fencing within the front property lines, but the fences are not 8 feet high. Staff recommends denial.

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:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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; and that 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.

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Septic

- 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: Paradise - approval (applicant shall apply for building permit and obtain necessary final approval and inspections).

APPROVALS:

PROTESTS:

APPLICANT: TOBI CAPERON

CONTACT: TOBI CAPERON, 3715 BILLMAN AVE, LAS VEGAS, NV 89121