Public Hearing

App. Number/Owner/Description of Request

WS-18-0678-Hauglin, Robert & Suzanne:

Waiver of Development Standards to increase wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pescara Court, 150 feet east of Avola Street within Paradise. SS/dg/ja (For possible action)

Related Information:

APN:

177-23-711-013

Waiver of Development Standards:
Increase the height of an existing block wall in the rear yard to 8 feet where a maximum height of 6 feet is permitted per Chapter 30.64 (a 34% increase).

Land Use Plan:
Winchester/Paradise - Residential Suburban (Up to 8 DU/AC)

Background:
Project Description
General Summary
• Site Address: 2175 Pescara Court
• Site Acreage: 0.2
• Project Type: Increased wall height
• Wall Height: 8 feet

Site Plans & Project Scope
The plans depict an existing single family residence that is part of a residential subdivision. Each lot within the subdivision has block walls in the side and rear yards. The applicant extended the block wall in the rear yard, along the rear and side property lines, to a height up to 8 feet with transition stair stepping to the side yard wall which is at a height of 5 feet 4 inches. No other site design changes are proposed with this request.

Elevations & Landscaping
The picture documentation submitted by the applicant depicts an existing 5 feet 4 inches to 6 foot high block wall that was extended to a height of up to 8 feet within the rear yard only with stair
stepping transitions between the various heights. The block wall is standard gray CMU construction with the inside of the wall, facing the rear yard, painted with an outdoor mural.

The pictures depict mature landscaping consisting of trees and large shrubs along major portions of the rear yard adjacent to the increased block wall height.

**Applicant’s Justification**
The applicant states a number of reasons for the increased wall height in the rear yard. First, there is a medical need for the increased height since the applicant has a special needs child with no privacy since the existing wall varied from 5 feet 4 inches to 6 feet in height. According to the applicant, the child is prone to loud screaming and tantrums which requires a rear yard with privacy. Additionally, the child may be prone to unpredictable and aggressive behavior and by increasing the height of the wall, may protect the safety of the adjacent neighbors should something be thrown over the wall.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
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<tbody>
<tr>
<td>VC-1277-96</td>
<td>Reduced setbacks and rear yards for the existing single family residential subdivision</td>
<td>Approved by PC</td>
<td>September 1996</td>
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</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
<td>North, East, South, &amp; West</td>
<td>R-2</td>
<td>Portions of the existing single family residential subdivision</td>
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**Clark County Public Response Office (CCPRO)**
CE#18-06316 is an active violation for several items including the increase in block wall height without a permit and is pending consideration of this item.

**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 the increase in portions of the screen wall height to 8 feet will not adversely impact the surrounding properties since the walls will provide additional security and privacy for the
applicant. There is mature landscaping within the rear yard adjacent to the increased block wall height. The increased height matches the existing block wall and has appropriate stair stepping height transitions so that the overall wall appears seamless and cohesive; therefore, providing for an alternative standard that mitigates the impact of the relaxed standard. Finally, staff finds the reasons presented by the applicant may be appropriate justification to merit approval of this request.

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
- 1 year to complete with any extension of time to be a public hearing.
- Applicant is advised that 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.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC: Paradise - approval.
APPROVALS:
PROTESTS:

APPLICANT: SUZANNE HAUGLIN
CONTACT: SUZANNE HAUGLIN, 2175 PESCARA COURT, LAS VEGAS, NV 89123