

FINISHED GRADE  
(TITLE 30)

VERDE WY/JENSEN ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-23-0379-WEIST, ANDREW J.:**

**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Jensen Street and the north side of Verde Way within Lone Mountain. RM/jgh/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
125-31-401-005

**DESIGN REVIEW:**  
Increase the finished grade for a single family residential development to 47 inches (4 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 31% increase).

**LAND USE PLAN:**  
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 4925 N. Jensen Street
- Site Acreage: 2.1
- Number of Lots/Units: 4
- Minimum/Maximum Lot Size (square feet): 21,464 (minimum gross)/22,678 (maximum gross)
- Project Type: Finished grade for a single family residential development

Site Plans

The plans depict a proposed 4 lot single family residential development that has access to a private cul-de-sac street from Jensen Street. The proposed project currently consists of a 4 lot minor subdivision; no development plans have been submitted to the County for review. The plans depict the finished grade of the site will be increased to 4 feet along portions of the site to fill in an existing wash.

### Applicant's Justification

The applicant indicates the finished grade of the proposed development exceeds what is required by Code. Therefore, the design review request is for an increase in finished grade up to 47 inches where 36 inches is the standard, due to an existing wash.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-22-0660	Vacated and abandoned patent easements	Approved by PC	February 2023
ZC-0296-01	Reclassified various parcels within Lone Mountain to Residential Neighborhood Preservation Districts intended to preserve the residential character of the Lone Mountain area	Approved by BCC	September 2001

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	City of Las Vegas	R-E	Single family residential

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Public Works - Development Review**

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is greater than 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs, to contact the City of Las Vegas.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ANDREW WEIST

**CONTACT:** KEN KRAEMER, 800 N. RAINBOW BOULEVARD, SUITE 144, LAS VEGAS, NV 89107