

01/19/22 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

LA CIENEGA ST/PEBBLE ROAD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0694-AGRAWAL, PAWAN & ROSY:**

**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** single family residential development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of La Cienega Street, 300 feet north of Pebble Road within Enterprise. MN/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
177-16-801-007

**DESIGN REVIEWS:**

1. Increase the finished grade to 24 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 33% increase).
2. Single family residential development.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Number of Lots: 4
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,538 (net)/23,361 (gross)
- Project Type: Single family residential development (custom homes)

Site Plan

The site plan depicts 4 lots with access from a proposed private street on the west side of La Cienega Street. The proposed increased finished grade will be a maximum of 24 inches in height and located closer to the south property line.

Elevations

The applicant is proposing custom homes.

Floor Plan

The applicant is proposing custom homes.

Signage

Signage is not a part of this request.

Applicant’s Justification

The property slopes from west to east with a drop of 6 feet from the northwest corner to the southeast corner over approximately 400 feet. The minimum drainage design criteria requires spot grades on Lot 2 at the southwest corner of the property to exceed 18 inches, but remain less than 24 inches in height. Lots 3 and 4 on the north side of the parcel are designed with a terraced step down leading to the drainage easement on the north property line. A drainage easement is included between lots 2 and 3 on the west side of the property, to accommodate existing off-site water flow through this site to La Cienega Street. Lot 2 is the primary location of increased fill above the 18 inch maximum.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0695	A vacation of a patent easement is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Design Review #2

The proposed design and layout of the residential subdivision is consistent and compatible with Title 30 for this property and existing zoning. The design and layout of the proposed subdivision is also consistent with the existing single family residential developments that abut this site. Therefore, staff can support this design review.

## **Public Works - Development Review**

### Design Review #1

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:**

#### **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**

- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0420-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PAWAN AGRAWAL

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