

10/04/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LOS FELIZ ST/KELL LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0479-LAGUNA RICARDO & MARISELA:

DESIGN REVIEW for finished grade for a previously approved single family residential development on 1.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Los Feliz Street and the south side of Kell Lane within Sunrise Manor. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:
140-23-401-002

DESIGN REVIEW:
Increase finished grade to 6.92 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 130.6% increase).

LAND USE PLAN:
SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Finished grade for a single family residence

Site Plan

This request is to increase the finished grade for a previously approved single family residence in the northeast portion of the site. The residence is set back 20 feet from the north property line along Kell Lane, 40 feet from the east property line along Los Feliz Street, and 190 feet from the west property line. Access is provided by 2 driveways from Los Feliz Street.

Applicant's Justification

The applicant indicates that the request is needed to construct the home above the flood zone and is consistent with the community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0731	Allowed access to a collector street and 2 driveways in conjunction with a proposed single family residence	Approved by PC	March 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & undeveloped

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:

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 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0003-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICARDO A LAGUNA

CONTACT: RICARDO LAGUNA, 2522 N. GATEWAY RD, LAS VEGAS, NV 89115