

FINISHED GRADE
(TITLE 30)

MOONLITE DR/JUDSON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0175-PAEZ, LUIS ARANDA:

DESIGN REVIEW for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone.

Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. WM/jor/jo (For possible action)

RELATED INFORMATION:

APN:
140-19-602-007

DESIGN REVIEW:
Increase finished grade to 41 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 128% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Acreage: 1.8
- Project Type: Increase finished grade
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,288 (proposed residences)

Site Plan

The applicant is processing a 2 lot parcel map (MSM-20-600033) with the Clark County Public Works - Mapping Department. The subject parcel will be subdivided into 2 separate parcels with an approximate area of 39,315 square feet each. The applicant is proposing to construct a 1 story single family residence on each proposed lot. Both lots will have frontage on Moonlite Drive. Lastly, the applicant is proposing to increase the finish grade to a maximum of 41 inches underneath the pad site of the proposed residences (adjacent to the east property line). The slope of the lots then decrease towards the rear yard adjacent to the west property line.

Applicant's Justification

Per the applicant's justification letter, the request to increase the finished grade is for drainage purposes. Title 30 allows a maximum 18 inch increase in finished grade above the roadway centerline. The proposed increase in finished grade supports the approved drainage study via PW20-20132.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (APZ-2)	Single family residential & vacant parcel to the east

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 Comprehensive 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.

- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: DANIEL ARANDA

CONTACT: DWYER ENGINEERING, 7310 SMOKE RANCH RD., SUITE E, LAS VEGAS,
NV 89128