

06/16/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

HICKAM AVE/CONOUGH LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0215-KNUTH D & M 1990 TRUST & KNUTH, DUANE HOLLIS & MARY A. TRS:

DESIGN REVIEW for finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Hickam Avenue and the east side of Conough Lane within Lone Mountain. RM/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

138-04-707-003

DESIGN REVIEW:

Increase the finished grade to 42 inches (4 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Number of Lots/Units: 4
- Density (du/ac): 2
- Minimum/Maximum Lot Size: 23,198/25,106 (gross)/18,844/23,831 (net)
- Project Type: 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 Hickam Avenue. 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 accommodate drainage.

Applicant's Justification

The applicant indicates the finished grade of the proposed development exceeds 18 inches above the existing grade as the site slopes from west to east. Therefore, the design review request is for an increase in finish grade up to 42 inches where 18 inches is the standard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	City of Las Vegas	R-1	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 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;
- Grant necessary easements.
- 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

TAB/CAC: Lone Mountain - approval (increase the finished grade a maximum of 36 inches; and investigate design options to eliminate redundant wall).

APPROVALS:

PROTESTS:

APPLICANT: PUSHING 30, LLC

CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA AVE., SUITE 1, LAS VEGAS, NV 89118