

06/21/23 BCC AGENDA SHEET

INCREASED GRADE
(TITLE 30)

STANGE AVE/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-23-0188-702 CAPITAL GROUP, LLC:

DESIGN REVIEW for finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Stange Avenue and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:
138-06-601-011

DESIGN REVIEW:
Increase finished grade to 108 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 200% increase).

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

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 2
- Project Type: Single family residential

Site Plans & Request

The plans depict a proposed single family residential development consisting of 2 lots located on the corner of Grand Canyon Drive and Stange Avenue. The applicant has submitted a Minor Subdivision Map (MSM-19-600099) to create a 2 lot subdivision. The plans depict a circular driveway for both lots that will allow access from Grand Canyon Drive. The application submitted is to allow for an increase in finished grade to 108 inches (9 feet) where 36 inches or (3 feet) is allowed per Code Section 30.32.040.

Landscaping

Landscaping is not required or a part of this request.

Applicant's Justification

The applicant states an approved drainage study for this site required an increase in finished grade to be at least 18 inches above the fronting street of Grand Canyon Drive elevation. The property falls approximately 15 feet from the street to the rear of the property and required fill to be up to 108 inches. This property is located on a steep downhill slope from north to south and west to east.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400126 (WS-20-0028)	First extension of time for a single family residential development	Approved by PC	January 2023
WS-20-0028	Waivers to allow a single family residence to have direct access to a collector street Grand Canyon Drive	Approved by BCC	March 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	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:

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

- Comply with approved drainage study PW21-18022;
- 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRIAN MINTER

CONTACT: BRIAN MINTER, 702 CAPITAL GROUP, 429 COLORFUL RAIN AVENUE,
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