

06/16/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

CRAIG RD/BONITA VISTA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400062 (DR-19-0134)-DESTINY HOMES, LLC:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** for finished grade in conjunction with a proposed 4 lot single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jgh/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

138-05-701-059 through 138-05-701-062

**DESIGN REVIEW:**

Increase the finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% 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: 2.5
- Number of Lots: 4
- Density (du/ac): 1.6
- Project Type: Increase finished grade

**Site Plan**

The previously approved site plan depicts a proposed 4 lot single family residential development with a density of 1.6 dwelling units per acre. The lots range from a minimum area of 20,258 square feet (gross) and 17,380 square feet (net) to a maximum of 22,570 square feet (gross) and 20,013 square feet (net). Ingress/egress to the proposed development is from Bonita Vista Street via a private cul-de-sac which is oriented east/west, and per the applicant, custom homes are the proposed design for the subject property. The applicant is proposing to increase the finished grade to a maximum of 36 inches where a maximum of 18 inches is the standard per Code.

Landscaping

Landscaping is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0134:

**Current Planning**

- Applicant is advised that 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;
- Right-of-way dedication to include 30 feet for Bonita Vista Street, 50 to 55 feet for Craig Road, and the associated spandrel.
- 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; and that items shown on the plans for this application that are non-compliant and that have not been previously waived must be complied with.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that additional time is needed to complete the project. The project experienced delays because construction funding was delayed but the applicant has made progress and has recently secured funding to finish the project; therefore, additional time is needed.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b> |
|---------------------------|---|-----------------|-------------|
| DR-19-0134                | Increased finished grade in conjunction with a proposed 4 lot single family residential development | Approved by BCC | April 2019  |

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>    |
|---------------------------|---|-----------------|----------------|
| VS-19-0030                | Vacated and abandoned patent easements  | Approved by PC  | March 2019     |
| WS-0642-15 (ET-0139-17)   | First extension of time to waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) allowed the applicant to complete parcel map process | Approved by BCC | December 2017  |
| VS-0503-16                | Vacated and abandoned 33 foot wide government patent easements - expired  | Approved by PC  | September 2016 |
| WS-0642-15                | Full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Craig Road in conjunction with a 4 lot single family residential                | Approved by BCC | November 2015  |
| ZC-0296-01                | Reclassified various parcels R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning within Lone Mountain   | Approved by BCC | September 2001 |

**Surrounding Land Use**

|                      | <b>Planned Land Use Category</b>                | <b>Zoning District</b> | <b>Existing Land Use</b>                |
|----------------------|---|------------------------|---|
| North, West, & South | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I)            | Single family residential & undeveloped |
| East                 | Residential Low (up to 3 du/ac)                 | R-D                    | Single family residential               |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

This is the first extension of time filed for the original application, DR-19-0134. The applicant recorded a minor subdivision map since the original approval of this application. Staff has no objection to this request.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- Until April 3, 2023 to commence.
- 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; and that 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.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GHASSAN MISHFERI

**CONTACT:** JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,  
LAS VEGAS, NV 89118