

10/06/21 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

CAMERON ST/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0499-SCRIMA, PAUL & LORI:

DESIGN REVIEW for finished grade in conjunction with a single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Agate Avenue, 180 feet west of Cameron Street within Enterprise. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:
177-19-105-003

DESIGN REVIEW:
Increase finished grade to 22 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 22% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4740 W. Agate Avenue
- Site Acreage: 1.2
- Project Type: Increased fill
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 4,297

Site Plan

The site plan depicts a 1.2 acre parcel located 200 feet west of Cameron Street on the north side of Agate Avenue. The lot is 177 feet wide east to west and 330 feet north to south with an 8 foot private drainage easement on the west side of the lot. Agate Avenue is currently a 30 foot right-of-way located on the south side of the lot. The proposed home is located 164 feet from the north property line, 63 feet from the east property line, 32 from the west property line, and 70 feet from the Agate Avenue right-of-way property line. The water well is located on the west

side of the home with a septic system on the southeast side of the lot. A driveway off Agate Avenue provides access to the home.

Elevations

The elevations depict a 22 foot high single story wood framed home with stucco siding and tile roof.

Floor Plans

The floor plan depicts a 4,297 square foot, 4 bedroom 3 bathroom home, with a 3 car garage, and a 419 square foot covered patio.

Applicant’s Justification

The applicant is in the process of building a 4,297 square foot single family home on 1.2 acres that will require an increased finished grade of 4 inches above the permitted 18 inches of fill for a total of 22 inches. The County has approved the grading plan and the finished floor elevation was calculated based on the depth of flow in the adjacent drainage easement. The proposed finished pad elevation is 10 inches below the finished floor elevation.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0228	Vacated and abandoned patent easements	Approved by PC	July 2021
ZC-1026-05	Reclassified various parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Commercial Neighborhood	R-E	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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

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

- Compliance with approved drainage study PW 21-10210;
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAUL SCRIMA

CONTACT: ULTRYX, 1215 S. FORT APACHE RD., #120, LAS VEGAS, NV 89117