

01/05/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

ELKHORN RD/SISK RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0668-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS:**

**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** single family detached residential development on 23.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/bb/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

125-14-401-006; 125-14-401-007; 125-14-404-001; 125-14-404-002; 125-14-405-002

**DESIGN REVIEWS:**

1. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 166% increase).
2. Single family detached residential.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 23.3
- Number of Lots/Units: 43
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,508/24,279
- Project Type: Single family detached residential
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,814 to 4,150

Site Plan

The site plan depicts a 43 lot subdivision on 23.3 acres, located on the north side of Elkhorn Road, between Sisk Road and Rainbow Boulevard. The lots range in size from 18,508 square

feet (net) to 24,279 square feet (net). The subdivision includes 5 internal private streets with either a 43 foot cross section or 58 foot cross section, with a 4 foot sidewalk on 1 side of each street. East to west streets have a sidewalk on the south side of the street, while the north to south street has a sidewalk on the west side of the street. Sisk Road is a public street that ends in a cul-de-sac approximately 550 feet north of Elkhorn Road. A private street accesses the subject property at the end of this cul-de-sac and has an initial 58 foot. The roads narrow to a 43 foot cross section for the remainder of the subdivision after the entrance. A 39 foot wide community maintained emergency access and crash gate is proposed at the western end of the western most cul-de-sac on the property. The increased finished grade will take place gradually across the property in all directions, with house pad elevations generally decreasing in elevation from west to east and increasing in elevation from south to north. Lots will be separated by low retention walls, ranging in height from 1 foot to 3 feet in height. The maximum grade increase will be 48 inches across the entire site at the highest point.

#### Landscaping

The subdivision has a detached walk with 5 feet of landscaping on either side along Elkhorn Road and Rainbow Boulevard. An attached walk with 6 foot landscaping strip is provided along Sisk Road.

#### Elevations

The home elevations include 3 designs, each with at least 3 elevation choices. The homes have a combination of hip roofs and flat roofs, at various angles in a modern style. Concrete flat roof tiles, wood fascia, stucco exterior, stone veneer, cementitious siding/trim, and board and batten accents are provided as options with earth tone colors. Several façade options include an RV garage with a maximum height (all homes) being 23 feet at the peak.

#### Floor Plans

The floor plans come in 3 sizes of homes, including 3,814 square feet, 4,029 square feet, and 4,150 square foot options. Plans show up to 4 car garages, an RV garage, up to 5 bedrooms, up to 3.5 bathrooms, with other related living areas.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant is proposing to construct 43 single story, single family detached residential homes on 23.3 acres of an R-E zoned property. The applicant is requesting to increase the finished grade by 30 inches above the 18 inches allowed by Code. The companion tentative map and vacation of right-of-way are also being considered with this request. The proposed development will meet the density requirements for rural neighborhood preservation and the existing R-E zoning. The increased grade is needed to accommodate drainage design and approval. The applicant is proposing to build single story homes with a maximum peak height of 23 feet, with the majority of the building mass below 20 feet in height. Three product types and 3 elevations are being proposed with square footage ranging from 3,814 square feet to 4,150 square feet, to maintain compatibility with the surrounding development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0929-05	Vacated and abandoned a portion of Severance Lane between Eisner Drive and Solar Avenue alignments for existing utility easements	Approved by PC	July 2005
VS-1922-03	Vacated and abandoned portions of Solar Avenue and Severance Lane located between the Eisner Drive and Solar Avenue alignments	Approved by PC	February 2004
VS-0109-97	Vacated and abandoned portions of Garehime Street, Severance Lane, Solar Avenue, and an access easement for NV Energy and Clark County Public Works	Approved by BCC	March 1997

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0672	A vacation of a 5 foot right-of-way along Rainbow Boulevard and Elkhorn Road is a companion item on this agenda.
TM-21-500188	A tentative map for a 43 lot, 23 acre single family residential R-E subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Design Review #2

The proposed single family development may be compatible with the surrounding area when considering the design elements, size of home, development pattern, access, lot sizes, and improvements. All of the lots meet the Lone Mountain Interlocal Agreement preferred lot size of 18,500 square feet. Staff finds that this subdivision is in conformance with the Comprehensive Master Plan, Title 30, and the Lone Mountain Interlocal Agreement. Therefore, staff can support the design review.

**Public Works - Development Review**

Design Review #1

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 4 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;
- Traffic study and compliance;
- Full off-site improvements;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Kaizad Yazdani - Traffic Management Division for the design of the Rainbow Boulevard improvements;
- Coordinate with Public Works - Design Division for the Elkhorn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Elkhorn Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and the above mention projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and the above mention projects.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

**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.

**TAB/CAC:** Lone Mountain - approval (applicant to add a disclaimer to future homebuyers regarding agricultural uses in the area; and to work with neighbors to save trees on the north property line off Solar Avenue).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREYSTONE NEVADA, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118