

FINISHED GRADE
(TITLE 30)

CACTUS AVE/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0297-AMH NV9 DEVELOPMENT, LLC:

DESIGN REVIEW for finished grade in conjunction with an approved single family residential development on 4.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-33-501-003

DESIGN REVIEW:

Increase finished grade to 82 inches where a maximum of 46 inches was previously approved and 36 inches is the standard per Section 30.32.040 (a 128% increase).

LAND USE PLAN:

ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 38
- Density (du/ac): 7.7
- Project Type: Finished grade for a single family development

Site Plans

The plans depict an approved single family residential development on 4.9 acres. The plans for this request depict that the finished grade of the site will be increased over 6 feet along the central portions of the eastern property line. The applicant is currently in the process of subdividing the site into 38 single family residential lots.

Applicant's Justification

During the zoning process earlier this year, a design review was approved for grading over 18 inches to a maximum of 46 inches (a 122% increase). However, at the improvement plan stage of the process it was determined that the 46 inches previously approved was not adequate. The improvement plans now indicate that the grading maximum will be 6.8 feet or 82 inches. The Code was changed to allow for a maximum fill amount of 36 inches from 18 inches which is the standard per Section 30.32.030. Therefore, the applicant indicates for proper development of the site, it will require that this area be filled in based on the design of the single family development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0669	Reclassified this site to R-2 zoning for a single family development with a waiver for landscaping and a design review to increase finished grade to 46 inches	Approved by BCC	February 2022
VS-21-0670	Vacated and abandoned patent easements	Approved by BCC	February 2022
TM-21-500187	38 residential lots on 4.9 acres	Approved by BCC	February 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South, East, & West	Open Lands	R-E	Undeveloped

The subject parcel is located within the Public Facilities Needs Assessment (PFNA) area.

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:

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.
- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0412-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH NV9 DEVELOPMENT, LLC

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