

12/08/21 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

FORT APACHE RD/STANGE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0609-RCAD TRUST & KHOURY MARIZ TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for finished grade on 1.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Stange Avenue and the east side of Fort Apache Road within Lone Mountain. RM/bb/jo (For possible action)

RELATED INFORMATION:

APN:

138-05-201-004

WAIVER OF DEVELOPMENT STANDARDS:

Increase combination of screen and retaining wall height to 11.4 feet (6 foot screen wall and 5.4 foot retaining) where a maximum of 9 feet (6 foot screen wall and 3 foot retaining) is permitted per Section 30.64.050 (a 27% increase).

DESIGN REVIEW:

Increase finished grade to 72 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 300% 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: 1.9
- Number of Lots/Units: 4
- Minimum/Maximum Lot Size (square feet): 20,757/22,115
- Project Type: Single family residential

Site Plan

The site plan depicts 4 proposed single family residential lots with future access from a private internal cul-de-sac street intersecting Stange Avenue to the south.

Landscaping

Landscaping is not a part of this application.

Applicant's Justification

The applicant is requesting to increase the finished grade of the property by an additional 54 inches above the maximum 18 inches allowed by Code. The site slope decreases 10 feet from the west property line, approximately 300 feet to east property line. Stange Avenue is a low point from the south to the north property line. The requirement to be 18 inches above the adjacent street centerline requires the proposed increased finished grade. The interior street grade was kept at a minimum to avoid needing additional fill on the eastern lots. One specific point will require 6 feet of increased finished grade and the eastern property line will have up to 5.4 feet of retaining wall in some areas, an increase of 2.4 feet above the maximum 3 foot retaining wall allowed per Code.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0610	A vacation of patent easements 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

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The additional 2.4 feet of retaining wall on the east side of the property is required to meet design standards associated with drainage and road construction, and will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services; therefore, staff supports this request.

Public Works - Development Review

Design 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 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

- 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;
- Right-of-way dedication to include the spandrel at the southwest corner of the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RCAD TRUST & KHOURY MARIZ TRS

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