

01/19/22 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

DAPPLE GRAY RD/EL CAMPO GRANDE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0688-MORSE, JEFFREY & HALEY:**

**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the northeast corner of El Campo Grande Avenue and Dapple Gray Road within Lone Mountain. RM/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
125-29-306-004

**DESIGN REVIEW:**  
Increase finished grade to 40 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 122% 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: 1.1
- Number of Lots: 1
- Project Type: Increase finished grade for single family residential

Site Plans

The plans depict a custom single family residence on an undeveloped parcel located at the northeast corner of Dapple Gray Road and El Campo Grande Avenue. The parcel is approximately 1.1 acres in size and will have access from El Campo Grande Avenue.

Landscaping

Landscaping is not a part of this application.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that this property will be for a new custom built single family residence. An increase in finished grade is needed up to 40 inches based upon the existing grades throughout the property.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0296-01	Reclassified various parcels from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	August 2001

**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)	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.

**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 approval of this design review does not approve an increase in wall height; 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;
- Vacate any unnecessary easements.
- 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.

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

- No comment.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JEFFREY MORSE

**CONTACT:** CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN RD., LAS VEGAS, NV 89146