

11/02/22 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT/FINISHED GRADE
(TITLE 30)

CAMPBELL RD/AZURE DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400097 (DR-18-0413)-BEARD FAMILY TRUST & BEARD JOHN M & SUSAN M TRS:

DESIGN REVIEW SECOND EXTENSION OF TIME for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Azure Drive and the east side of Campbell Road within Lone Mountain. RM/dd/syp (For possible action)

RELATED INFORMATION:

APN:

125-29-101-013

DESIGN REVIEW

Increase the finished grade to 84 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 22,625/22,679 (gross)
- Project Type: Single family residential development

Site Plans

The original plan depicts a proposed 4 lot single family residential development on a 41 foot wide private cul-de-sac street that is accessed from Azure Drive. The proposed development will consist of custom homes. The plans also depict the finished grade of the site will be increased to 7 feet along portions of the east property line. Title 30 has been amended since the original approval of this application and now allows an increase in grade up to 36 inches.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400058 (DR-18-0413):

Current Planning

- Until July 18, 2022 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions

Listed below are the approved conditions for DR-18-0413:

Current Planning

- Applicant to provide a 6 foot retaining wall and 6 foot screen wall on the east side of development, if structurally sound, applicant can use existing wall as part of the configuration, if not, applicant will remove existing wall and construct a new wall, all costs related to the existing and new wall construction will be the responsibility of the applicant.
- Applicant is advised that 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 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.

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 for any sanitary sewer needs, to contact either the Southern Nevada Health District concerning the use of an individual disposal system, or 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting this extension of time to increase the finished grade for a 4 lot subdivision for single family homes. The applicant states that due to the pandemic and other health conditions they will need another 2 years for their project.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400105 (VS-0611-17)	Second extension of time to vacate and abandon easements	Approved by BCC	November 2020
ET-20-400058 (DR-18-0413)	First extension of time to increase finished grade	Approved by BCC	August 2020
ADET-19-900628 (VS-0611-17)	First extension of time to vacate and abandon easements	Approved By BCC	August 2020
DR-18-0413	Increase finished grade	Approved by BCC	July 2018
VS-0611-17	Vacated and abandoned easements	Approved by PC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Public Facilities	R-E (RNP-I) & P-F	Single family residential, water reservoir, & pumping station

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. However, approval of the extension of time will extend this application 6 years from the initial approval; therefore, this is the last extension of time staff will support.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until July 18, 2024 to commence.
- 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SUSAN BEARD

CONTACT: THOMAS HELLUMS, DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128