

01/20/21 BCC AGENDA SHEET

INCREASED FINISHED GRADE
(TITLE 30)

WALNUT RD/WELTER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0528-AVENDANO'S PROPERTY DEVELOPMENT INC:

DESIGN REVIEW for increased finished grade in conjunction with an approved single family residential development on 2.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north and south sides of Welter Avenue and the east side of Walnut Road within Sunrise Manor. TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:

161-06-816-027; 161-06-816-029; 161-06-816-035; 161-06-816-057 through 161-06-816-079;
161-06-816-093; 161-06-816-096 through 161-06-816-097

DESIGN REVIEW:

Increase the finished grade to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.9
- Number of Lots: 22
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,497/5,432
- Project Type: Finished grade for a single family development

Site Plans

This site is located on the north and south sides of Welter Avenue between Walnut Road and Gateway Avenue and consists of parcels within an existing residential subdivision. The plans for this request depict that the finished grade of the site will be increased to 5 feet along the central west portion of the site. The applicant is currently in the process of subdividing the site into 22 single family residential lots.

Applicant's Justification

The applicant indicates that the need for increased finished grade is due to a large area in the central west portion of the site that is depressed a few feet from the rest of the surrounding properties. Proper development of the site will require that this area be filled in based on the design of the single family development. Therefore, the subject lots will need to be graded to drain to the street and this will require portions of them to have fill in excess of 18 inches.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500152	Subdivided the site into 22 single family residential lots	Approved by PC	November 2020
ZC-19-0995	Reclassified the portion of this site north of Welter Avenue to R-2 zoning for a single family residential development	Approved by BCC	June 2019
ZC-0168-06	Reclassified the portion of this site south of Welter Avenue to R-2 zoning for a single family residential development	Approved by BCC	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential & undeveloped
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

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 along 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 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;
- Full off-site improvements;
- Right-of-way dedication to include all the associated spandrels for Welter Avenue and Walnut Road, and Welter Avenue and Gateway Avenue.
- 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: RAUL AVENDANO

CONTACT: ROBERT LANGAN, LANGAN ENGINEERING, 241 GREYHAWK COURT,
HENDERSON, NV 89074