

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

FORT APACHE RD/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0573-GREYSTONE NEVADA, LLC:

DESIGN REVIEW for a final grading plan for a hillside development (slopes greater than 12%) in conjunction with a previously approved single family residential development on 41.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) with Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

176-30-601-002 through 176-30-601-004

LAND USE PLAN:

ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC) & PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 41.9
- Number of Lots: 159
- Density (du/ac): 3.8
- Minimum/Maximum Lot Size (square feet): 6,282 (gross and net)/11,420 (gross and net)
- Project Type: Single family residential development

History & Request

The project site, consisting of 41.9 acres, was approved for a single family residential development by the Board of County Commissioners (BCC) in October 2018 via NZC-18-0287. Included within the nonconforming zone change request was a waiver of development standards to increase the maximum allowed disturbed area for slopes exceeding 12 percent in a hillside development and a design review for a preliminary grading plan. A condition imposed by the BCC on the Notice of Final Action required the applicant to submit an earth movement plan to staff prior to the issuance of building permits to show compliance with Title 30 standards. This request is for the final grading plan in conjunction with the previously approved single family residential development. No changes to the previously approved site plan are proposed with this request.

Site & Grading Plans

The plans depict a previously approved single family residential development consisting of 159 lots on 41.9 acres with an overall density of 3.8 dwelling units per acre. The site and grading plan depict the site being developed as 2 single family residential developments separated between the eastern and western portions of the site. Access to the development on the western portion of the site is provided from Mountains Edge Parkway, a public street that terminates in a radius cul-de-sac approximately 1,020 feet west of Fort Apache Road. Access to the eastern portion of the site is provided from Fort Apache Road. Access within the development is provided by 39 foot wide private streets with 5 foot wide sidewalks on 1 side of the streets. The northern and western portions of the site are located within a hillside area (slopes greater than 12%). A slope analysis indicates that approximately 418,327 square feet (9.6 acres) of the development is located within the hillside area, and 227,066 square feet (5.2 acres for 54.2%) of the hillside area will be disturbed. The plans depict 2 streets, which terminate with a hammerhead cul-de-sac design, that are located within the eastern portion of the site.

Applicant's Justification

The applicant states the proposed grading on hillside areas (existing slopes exceeding 12%) will be located mostly along the north west boundary of the site. The following lots will involve hillside grading: Lots 13 through 16, 22, 23, 64 through 66, 68 through 96, 155, 156, 100, 105 through 108, and 111 through 114. The site is being developed in accordance with the hillside development requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400090 (TM-18-500059)	Waived conditions per plans submitted on October 2, 2018	Approved by BCC	August 2019
WC-19-400091 (NZC-18-0287)	Waived conditions per plans submitted on October 2, 2018	Approved by BCC	August 2019
NZC-18-0287	Reclassified the site to an R-2 zone for a single family residential development	Approved by BCC	October 2018
VS-18-0641	Vacated and abandoned government patent easements - expired	Approved by BCC	October 2018
VS-18-0290	Vacated easements - expired	Approved by BCC	October 2018
TM-18-500059	159 single family residential lots and common lots	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land (up to 1 du/10 ac), Public Facilities, and Residential Suburban (up to 8 du/ac)	R-E and R-2	Undeveloped
South & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Major Development Project (Mountain's Edge)	R-2	Single family residential development

*The site and the abutting parcels to the north and east are 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**Current Planning**

The purpose of the hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. Staff finds the proposed final grading plan complies with the previously approved land use applications. The final grading plan will allow the development of the site to commence in accordance with the plans approved via NZC-18-0287. Therefore, staff recommends 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 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0566-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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