

FINISHED GRADE
(TITLE 30)

PYLE AVE/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0553-MOUNTAIN WEST ASSOCIATES, LLC:

DESIGN REVIEW for increased finished grade in conjunction with an approved single family residential development on 39.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-701-006; 176-25-701-010 through 176-25-701-012; 176-25-701-018; 176-25-701-019;
176-25-701-022

DESIGN REVIEW:

Increase finished grade to 96 inches (8 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 533.3% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 39.3
- Number of Lots/Units: 252
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,384/8,202
- Project Type: Increase finished grade for a single family residential development

Site Plans

The approved plans for the single family residential development depict 252 lots on 39.3 acres with a density of 6.4 dwelling units per acre. Access to the development is provided by 2 entrances, 1 from Decatur Boulevard and the other from Frias Avenue. Access to the lots within the subdivision will be provided by 42 foot wide private streets, primarily parallel to Decatur Boulevard with a 4 foot wide sidewalk on 1 side of the streets. This request is to increase the

finished grade of lots within the approved residential development to be more than 18 inches above the finished grade of adjacent residential uses.

Landscaping

No changes are proposed or required to the landscaping areas of the approved single family residential development with this request.

Applicant's Justification

The applicant indicates that the site is bordered on all 4 sides by public roadways and the current topography of the site falls from the west to the east. There are washes and other topographic features that effect this site. Initial review for the grading and drainage of this site indicates there is a need for increased fill.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0442	Increased building heights, wall height and a design review for a single family residential development	Approved by BCC	July 2019
ZC-1041-05	Reclassified 60.2 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	August 2005
ZC-1517-03 (WC-0037-05)	Waived conditions for right-of-way dedication for Haleh Avenue	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres, which included a portion of this site, to an R-2 zone for a single family residential development	Approved by BCC	February 2005
ZC-1517-03	Reclassified 90 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (from 3 du/ac to 14 du/ac) & Office Professional	R-E & R-2	Single family residences & undeveloped parcels
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential High (from 8 du/ac to 18 du/ac) & Commercial General	R-E & C-2	Fast food restaurant & mini-warehouse facility
West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-20-0552	A request to vacate easements is a related item on this agenda.

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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

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;
- Compliance with approved traffic study PW19-19198;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Pyle Avenue, 30 feet for Edmond Street and associated spandrels;

- If required by the Regional Transportation Commission (RTC), provide a bus turnout on the west side of Decatur Boulevard south of and as close as practical to Pyle Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- 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 #0292-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOUNTAIN WEST ASSOCIATES, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 SOUTH ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118