

FINISHED GRADE
(TITLE 30)

LAMONT ST/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0267-CAREY-LAMONT PROPERTIES, LLC:

DESIGN REVIEW for finished grade in conjunction with a future industrial development on 9.8 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. MK/md/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-502-006

DESIGN REVIEW:

Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.8
- Project Type: Increase finished grade

Site Plan & Request

A tentative map for a 1 lot industrial subdivision, TM-20-500114, was approved by the Planning Commission in September 2020. An approved drainage study was a condition of the previous tentative map approval. A drainage study (PW21-11444) is currently being reviewed by Public Works for the project site.

The plans depict an overall project site consisting of 9.8 acres with 21 future industrial lots. The lots will be serviced by a future 27 foot wide private access easement connecting Lamont Street to Judson Avenue. According to the applicant, the increase in finished grade will occur within the northern and eastern halves of the project site.

Landscaping

The plan depicts a 6 foot wide landscape area located behind the attached sidewalks along Lamont Street and Judson Avenue. Medium trees are planted 20 feet on center within the street landscape areas, in conjunction with the required shrubs and groundcover.

Applicant's Justification

The applicant states a drainage study (PW21-11444) was completed by the project engineer and submitted to Public Works for review. Public Works provided a comment letter in March 2021 requiring several of the subdivision finished floor elevations to be raised to meet Code requirements. The raised graded elevations of the finished floors require the fill to be greater than 18 inches above the existing grades on the property. It appears that the highest finished floor will be approximately 48 inches above the existing grade.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500114	1 lot industrial subdivision	Approved by PC	September 2020
UC-0380-02	Office and vehicle repair facility - expired	Approved by PC	April 2002
VC-0089-99 (ET-0042-02)	Second extension of time to waive on-site paving, landscaping, and increased fence height - expired	Approved by PC	August 2002
VC-0089-99 (ET-0071-01)	First extension of time to waive on-site paving, landscaping, and increased fence height - expired	Approved by PC	April 2001
VC-0089-99	Waived on-site paving, landscaping, and increased fence height - expired	Approved by PC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Industrial	M-D & M-1	Industrial buildings
South	Business and Design/Research Park	R-4, R-E, & M-1	Multiple family development, outside storage, & industrial building
East	Industrial	M-1	Outside storage & industrial building
West	Business and Design/Research Park & Public Facility	M-D	Warehouse/office building & 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; 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;
- Traffic study and compliance.
- 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:

APPROVALS:

PROTESTS:

APPLICANT: PHILLIP REGESKI

CONTACT: PHILLIP REGESKI, 1740 DELL RANGE BLVD., SUITE 454H, CHEYENNE, WY 82009