

FINISHED GRADE
(TITLE 30)

DAPPLE GRAY RD/HAMMER LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0446-HAMMER PROPERTIES, LLC:

DESIGN REVIEW for finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Hammer Lane and Dapple Gray Road within Lone Mountain. RM/sd/ja (For possible action)

RELATED INFORMATION:

APN:
125-32-202-001

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

LAND USE PLAN:
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2
- Number of Lots/Units: 4
- Project Type: Increase finished grade

Site Plans

The plans depict a proposed 4 lot subdivision located on the southeast corner of Hammer Lane and Dapple Gray Road. The proposed single family residential development consists of 4 lots on 2 acres, with a gross density of 1.97 per acre. The applicant is requesting to increase finished grade up to 60 inches.

Landscaping

The plans show proposed landscaping along Dapple Gray Road and Hammer Lane and within the entrance portion of the subdivision with trees planted 20 feet on center at approximately 6 feet in width. Landscaping includes trees, groundcover, and shrubs.

Elevations

The plans show single family residential buildings up to 20 feet in height with tiled concrete roofs and a stucco finish.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that the proposed 4 lot subdivision development requires a design review to increase the finished grade above 18 inches. This request for fill heights will meet the maximum allowed retaining wall height outlined in Title 30. This request is also necessary to direct storm run-off around habitable structures and provide adequate flood protection.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified site from R-U and R-E to R-E (RNP-I) zoning	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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; that minimum paving is required on Dapple Gray Road; and that off-site improvement permits will be required.

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 that for any sanitary sewer needs to contact 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.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., STE 200, LAS VEGAS, NV 89148