

10/20/21 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

WITTIG AVE/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0470-OCEANFRONT HOLDINGS, LLC & RPH INVESTMENT GROUP, LLC:

DESIGN REVIEW for finished grade in conjunction with a single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Wittig Avenue and the west side of Conquistador Street within Lone Mountain. RM/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

125-19-103-002

DESIGN REVIEW:

Increase finished grade to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 433% increase).

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9821 Wittig Avenue
- Site Acreage: 2.1
- Number of Lots/Units: 4
- Density (du/ac): 2
- Project Type: Increase finished grade

Site Plans

The plans depict a 4 lot subdivision located at the southwest corner of Wittig Avenue and Conquistador Street. One of the lots will have direct access onto Wittig Avenue, while the other 3 lots directly access onto Conquistador Street. The homes are designed to face the streets from which the lots front. The applicant is requesting to increase the finished grade to 96 inches where 18 inches is the standard.

Landscaping

No landscaping is proposed along the street frontages.

Applicant's Justification

The applicant states that the site slopes approximately 15 feet from the west property line to the southeast corner property line with the maximum required fill along the east property line. The site will combine areas of cut with other areas of fill and the result will be a site that drains properly.

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

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.
- 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: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: ROARING20S, LLC

CONTACT: RAY FREDERICKSEN, PER4MANENCE ENGINEERING, 4525 W. HACIENDA AVE., STE 1, LAS VEGAS, NV 89118