

11/03/21 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

ADELIA ST/ROBISON AVE  
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0511-NELSON, SCOTT & BROWER-NELSON, NYCOLE:**

**DESIGN REVIEW** for finished grade for a proposed single family residential structure on 1.9 acres in an R-A (Residential Agricultural) Zone.

Generally located on the east side of Adelia Street, approximately 136 feet north of Robison Avenue within Moapa Valley. MK/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

070-13-502-015

**DESIGN REVIEW:**

Increase finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 50% increase).

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots/Units: 1
- Project Type: Single family residential

Site Plans

The plans depict a proposed single family residence that requires an increase in the finished grade. The property is currently undeveloped, and the owner will be building a new residence that currently is near a flood channel and the applicant's engineer who provided a drainage study for the applicant has advised that an increase in finished grade will alleviate possible flooding.

Landscaping

Landscaping is not a part of this application.

### Applicant's Justification

The applicant states that an increase in finished grade will help protect his residence from flooding by way of alleviating drainage issues. The applicant notes that the main residence will not be built within any existing flood zone.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Residential Suburban (up to 8 du/ac)	R-A	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-1	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;

- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); 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.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SCOTT NELSON

**CONTACT:** SCOTT NELSON, PO BOX 1053, OVERTON, NV 89040