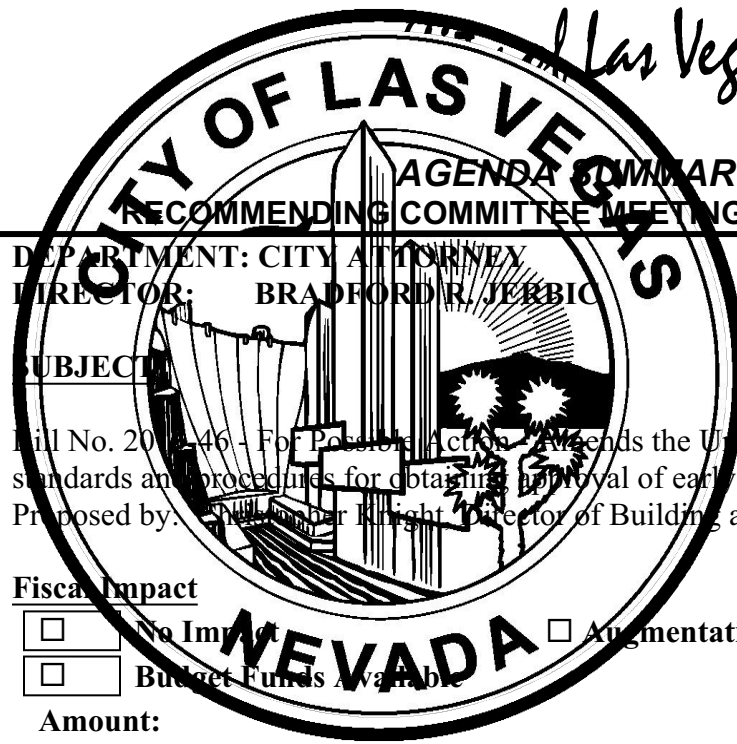




Agenda Item No.: 3.

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

Bill No. 2013-46 - For Possible Action - Amends the Unified Development Code to update the standards and procedures for obtaining approval of early grading permits. (TXT-49323)
Proposed by: Chris Knight, Director of Building and Safety

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will amend the Unified Development Code to update the standards and procedures for obtaining approval of early grading permits. The update is consistent with a policy that was in place previously but was not formalized in ordinance form. The bill includes provisions to address any risks associated with early grading.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2013-46

Motion made by STAVROS S. ANTHONY to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BOB COFFIN, RICKI Y. BARLOW, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILMAN BARLOW declared the Public Hearing open.

CHRIS KNIGHT, Building and Safety Director, stated this bill is in response to contractors that, because of economic conditions, have projects that have been delayed, and they would like to be able to grade before the plans are approved. Clark County and the City of Henderson allow it. Approval will be contingent upon certain requirements, such as completion of drainage and traffic impact studies.

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 17, 2013

TODD FARLOW, Las Vegas resident, emphasized that during grading there needs to be strict dust control.

COUNCILMAN COFFIN remarked that early grading was prohibited to avoid dust problems, so this proposed ordinance presented concerns to him. He also wondered how the developers will prove their projects are near commencement. MR. KNIGHT indicated that a dust control permit will have to be obtained from the Air Quality Control Division of Clark County. The developers have to demonstrate certain things are done and staff has to feel confident of that before the grading permit is issued. He pointed out that the plans approval process is expensive, and that dust control is currently handled by complaints to the Air Quality Control Division.

COUNCILMAN BARLOW declared the Public Hearing closed.

