

LINDA & TOPAZ
(TITLE 30)

TOPAZ ST/LINDA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500061-LINDA PROPERTIES, LLC:

TENTATIVE MAP consisting of 19 residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-12-402-005 through 162-12-402-007

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2700 through 2832 Linda Avenue
- Site Acreage: 2.6
- Number of Lots: 19
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 3,609/4,940 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 19 lots on 2.6 acres with a density of 7.4 dwelling units per acre. The minimum and maximum lot sizes are 3,609 and 4,940 square feet, respectively. The sole means of ingress and egress to the proposed development is via two, 37 foot wide north/south private streets that connect to Linda Avenue. The north/south private streets connect to a 37 foot wide east/west private street, internal to the proposed development. Lot 1 through Lot 7 are located along the west property line of the project site while Lot 8 through Lot 19 are centrally located within the development. A 4 foot wide internal sidewalk is located immediately adjacent to Lot 8 through Lot 19. A 5 foot wide sidewalk is located along Linda Avenue. A waiver of development standards is requested to reduce the street intersection off-set between a proposed north/south private street (Hawkins Way) within the project site and an existing north/south private street being Sumac Lane.

Landscaping

The plans depict a 6 foot wide street landscape area located behind a 5 foot wide attached sidewalk, adjacent to Linda Avenue. The street landscape area consists of 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover. Twenty-four inch box trees are planted 30 feet on center along the north and west property lines, adjacent to the existing single family residential development. A landscape area measuring 10 feet to 20 feet in width that includes 24 inch box trees, shrubs, and groundcover is located at the southeast corner of the project site, adjacent to Baskin Way, a private street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-use	C-2	Surgery center & single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential

Related Applications

Application Number	Request
ZC-22-0173	A conforming zone change to reclassify 2.6 acres from R-1 zoning to an R-2 zone for a proposed single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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 Master Plan, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years 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;
- Full off-site improvements.
- 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.

Current Planning Division - Addressing

- Davison Way and Hawkins Way are street name sound a likes and shall have approved street names;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0147-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: RYAN HOGGE

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113