

01/18/23 BCC AGENDA SHEET

GOMER & PARADISE
(TITLE 30)

GOMER RD/PARADISE PARK DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500216-PERALTA FAMILY LP:

TENTATIVE MAP consisting of 29 lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-801-011; 176-19-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots/Units: 29
- Density (du/ac): 5.7
- Minimum/Maximum Lot Size (square feet): 3,814/8,518
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 29 lots. The site consists of 2 parcels with frontage on Gomer Road to the south and on the east and northwest sides of the terminus of Paradise Park Drive (48 feet wide with offset crown). The easterly portion of the development consists of 13 lots that will have 5 lots fronting onto Paradise Park Drive and the remaining lots accessing a 39 foot wide private street. The westerly portion of the development consists of 16 lots that will front onto a 39 foot wide private street. The private streets and portions of yards are located within an existing overhead powerline easement which consists of pedestrian trails to the east and west of the proposed development and connected by sidewalks within the proposed subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-22-0651	Zone change to reclassify 5 acres to an R-2 zoning for a single family residential development is a companion item on this agenda.
VS-22-0652	A request to vacate and abandon patent easements 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;

- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road, 18 feet for Paradise Park Drive, a portion of the cul-de-sac for Paradise Park Drive, and associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0460-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACTUS

CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120