

01/19/22 BCC AGENDA SHEET

ROCHELLE ESTATES
(TITLE 30)

ROCHELLE AVE/PECOS RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500192-GIVANT, DAWN & BURCO, KIM:

TENTATIVE MAP consisting of 30 single family residential lots on 6.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

161-19-101-005; 161-19-101-009

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3482 & 3512 E. Rochelle Avenue
- Site Acreage: 6.4
- Number of Lots/Units: 30
- Density (du/ac): 4.7
- Minimum/Maximum Lot Size (square feet): 6,900/9,579
- Project Type: Single family development

The plans submitted depict a 30 lot single family residential development on 6.4 acres for a density of 4.7 units per acre. The minimum net lot size is 6,900 square feet and the maximum is 9,579 square feet. Five lots are accessed from Rochelle Avenue. The remaining lots are accessible on a private street from Rochelle Avenue with 2 streets terminating in hammerhead cul-du-sacs extending west from the private street (one ends with a stub street extending east).

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0907-16	32 lot subdivision with increased finished grade - expired	Approved by BCC	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-1 & C-1	Mini-warehouse & single family residential

Related Applications

Application Number	Request
VS-21-0684	A vacation and abandonment of easements is a companion item on this agenda.
WS-21-0683	A waiver of development standards for increased finish grade, wall height, and hammerhead design for a 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. However, since staff is not in support of the waivers of development standards and the design review, staff cannot support the tentative map.

Staff Recommendation

Denial.

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

If approved:

- 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;
- Right-of-way dedication to include 30 feet for Rochelle Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0307-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: HORROCKS ENGINEERS, 1401 N. GREEN VALLEY PARKWAY, SUITE 160, HENDERSON, NV 89074