

08/18/21 BCC AGENDA SHEET

OWENS & LOS FELIZ
(TITLE 30)

OWENS AVE/LOS FELIZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500109-PAVILOS FAMILY TRUST ET AL:

TENTATIVE MAP consisting of 20 single family residential lots on 14.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)

RELATED INFORMATION:

APN:

140-23-401-003; 140-23-401-004; 140-23-403-005 through 140-23-403-010

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 14.3
- Number of Lots: 20
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 20,040/16,256 (minimum gross and net)/24,800/18,916 (maximum gross and net)
- Project Type: Single family residential development

The site plan depicts a 20 lot single family residential development on 14.3 acres with a density of 1.4 dwelling units per acre. The development is located on the north side of Owens Avenue, west of Los Feliz Street, and east of Easement Lane. The proposed development is shaped in a half circle loop oriented in a clock-wise direction with a 4 lot cul-de-sac (not a part of this project) adjacent to Easement Lane. The landscape plan depicts a 6 foot wide landscape easement with 24 inch box trees and 15 gallon shrubs along the easternmost property line of the development (adjacent to Los Feliz Street), the southernmost property line (adjacent to Owens Avenue), and the west property lines of Lots 12, 13, 20, and Lot 1. There is also a 20 foot wide public drainage easement oriented north to south which runs through Lot 2 and Lot 19 which will be relinquished. Lastly, the development will consist of a 43 foot wide private street which will include a 4 foot wide sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0243-06	Vacated and abandoned portions of rights-of-way and a 20 foot wide drainage easement - expired	Approved by PC	May 2006
TM-500093-06	Single family residential subdivision - expired	Approved by PC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
WS-21-0348	A waiver of development standards for increased retaining wall height and reduced street intersection off-set dimension, and a design review for increased finished grade and single family residences 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 Comprehensive 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 a 54 foot property line radius on the southeast portion of the site;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall project.
- 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

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

Building Department - Fire Prevention

- 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 #0243-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: EDDIE DUENAS

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