

01/20/21 BCC AGENDA SHEET

REDWOOD ESTATES
(TITLE 30)

UDPATE
REDWOOD ST/TORINO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500168-LH VENTURES, LLC:

TENTATIVE MAP consisting of 44 residential lots on 9.0 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-14-401-007; 176-14-401-048

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6640 W. Torino Avenue
- Site Acreage: 9
- Number of Lots: 44
- Density (du/ac): 4.9
- Minimum/Maximum Lot Size: 6,090 (gross and net)/12,846 (gross)/11,356 (net)
- Project Type: Single family residential

The plans depict a proposed single family residential subdivision consisting of 44 lots on 9 acres at a density of 4.9 dwelling units per acre. This project is located on the east side of Redwood Street and the north side of Torino Avenue. This general area (660 feet west of Rainbow Boulevard and north of Pebble Road) is an existing R-E/RNP-I neighborhood. The majority of the lots have access from internal streets that connect to Redwood Street. The private streets are 38 feet wide with no sidewalks on either side of the street. The lots not served by the private street front directly onto Redwood Street to the west. All the adjacent public streets will be developed to "rural" non-urban standards. Seven lots approximately 10,000 square feet in size are located on the southern perimeter of the development which abuts developed single family homes in the R-E/RNP-1 zoning district. The remaining lots range in size from a minimum of 6,090 square feet to a maximum of 9,741 square feet. Additionally, there was an existing house with accessory structures on the subject parcel to the east which now has been demolished according to the applicant.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0634	Increased wall height; single-family residential development with an increased finished grade (subject parcel to the west) - expired	Approved by BCC	October 2018
TM-18-500147	9 single family residential lots (subject parcel to the west)	Approved by BCC	October 2018
VS-18-0635	Vacated and abandoned easements (subject parcel to the west) - expired	Approved by BCC	October 2018
VS-0447-11	Vacated and abandoned portions of right-of-way being Sorrel Street and Ford Avenue (subject parcel to the east) - recorded	Approved by PC	November 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) and Public Facilities	R-E & P-F	Single family residential & elementary school
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Low (up to 3.5 du/ac)	R-1	Single family residential

The subject site and surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-20-0487	A nonconforming zone change to reclassify this site to R-1 zoning is a companion item on this agenda.
VS-20-0488	A vacation and abandonment of 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. However, since staff is not supporting the corresponding zone boundary amendment, staff cannot support this tentative map.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: January 5, 2021 – APPROVED – Vote: Aye: Stone, Nguyen, Kirk, Waltho Nay: Kilarksi

Current Planning

- Applicant is advised that 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;
- Traffic study and compliance;
- 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

- 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 #0251-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS: 3 letters

PLANNING COMMISSION ACTION: December 15, 2020 – HELD – To 01/05/21 – per the applicant.

APPLICANT: LH VENTURES, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118